



# Charing Neighbourhood Plan

## Evidence Book 7

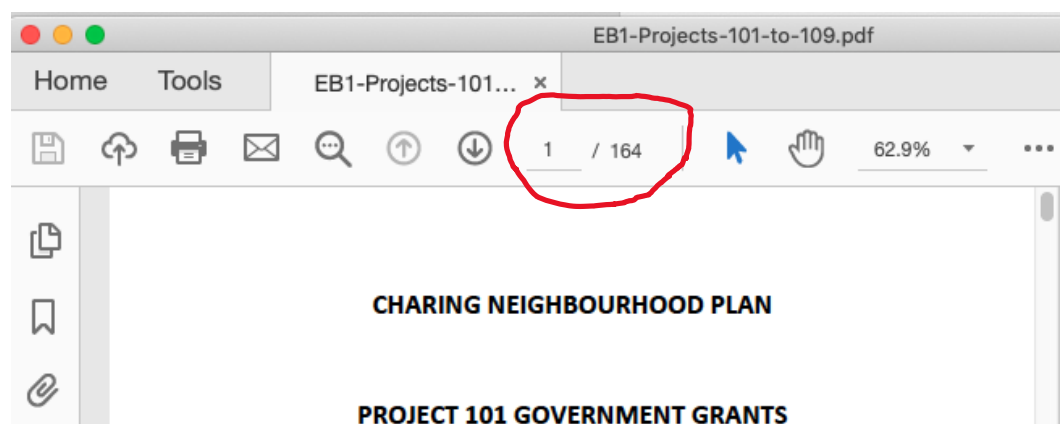
### Projects 145 - 159

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,

Google Chrome etc.

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 145 CYCLE AND FOOTWAY BETWEEN CHARING AND CHARING HEATH**

A suggested route has been established but this project is in its early stages

Hi Hugh

#### Cycle route from Charing Heath to Charing

Start point could be footpath AW33 at Little Swan Street Farm, there is a sizeable piece of land to the left of the footpath that is overgrown and unused, this could be a car park or assembly point if cleared and surfaced. Follow AW33 to its joining point with AW34 and turn left to follow AW34 through the current Charing Quarry, it then joins AW35 just after the bailey bridge, turn right and follow AW35 round the top of the quarry and across the fields to meet Hook Lane, there would need to be sheep grids and pedestrian gates at the field entrances by Hook Lane as sheep are grazed here, two are needed one where the quarry side is and one at Hook Lane, cross Hook Lane and follow AW35 round the top of the old Le Farge quarry, again 2 sheep grids and gates would be needed follow AW35 to its entrance to Little Hook Farm land here the path would need to be diverted to go diagonally across the fields to the meeting point with AW37, this diversion would take the footpath from going round the front and side of the farmhouse which I assume would be a bonus to the owner, again 2 sheep grids and gates would be needed, follow AW35 through the railway tunnel and turn right to follow the railway line along the embankment to Hither Field this piece of land would need to be widened to 3mtrs as it has fences both sides and is at present only wide enough for one person to walk, Wheeler would need to give this to KCC highways.

My understanding is that KCC Highways Sustainable transport would own and maintain the land that the path occupies it would be fenced either side where necessary this would be a bonus to Bretts and Le Farge as they have to maintain the footpath at present so they would save this cost. They usually ask the landowner to provide the grids and gates required (cost C£1200) and KCC install them, if we could get S106 monies for the establishment of said path we could offer some money to the landowners to offset against the cost of the grids and gates.

If you need any more info let me know

David

## **NP Project 145**

### **CYCLE AND FOOTPATH FROM CHARING HEATH TO CHARING**

Roads between Charing and Charing Heath are narrow and bendy and are generally hazardous to cyclists. Charing Heath has limited facilities and its residents need to use facilities in Charing almost daily. A safe cycle route and pedestrian usage would be of considerable value and provide much safer travel for youngsters in particular.

Proposed cycle route from Charing Heath to Charing (project 145)  
Start point could be footpath AW33 at Little Swan Street Farm, there is a sizeable piece of land to the left of the footpath that is overgrown and unused, this could be a car park or assembly point if cleared and surfaced. Follow AW33 to its joining point with AW34 and turn left to follow AW34 through the current Charing Quarry. It then joins AW35 just after the bailey bridge, turning right and following the AW35 round the top of the quarry and across the fields to meet Hook Lane. There would need to be sheep grids and pedestrian gates at the field entrances by Hook Lane as sheep are grazed there and two would be needed, one on the quarry side and the other one at Hook Lane. The path would then cross Hook Lane and follow AW35 round the top of the old Le Farge quarry. Once again two sheep grids and gates would be needed. The path would continue to follow AW35 to its entrance to Little Hook Farm land where the path would need to be diverted to go diagonally across the fields to the meeting point with AW37. This diversion would take the footpath from going round the front and side of the farmhouse which may be a preferred route to the owner. Two sheep grids and gates would be needed and the route would follow AW35 through the railway tunnel and turn right to follow the railway line along the embankment to Hither Field. This section would need to be widened

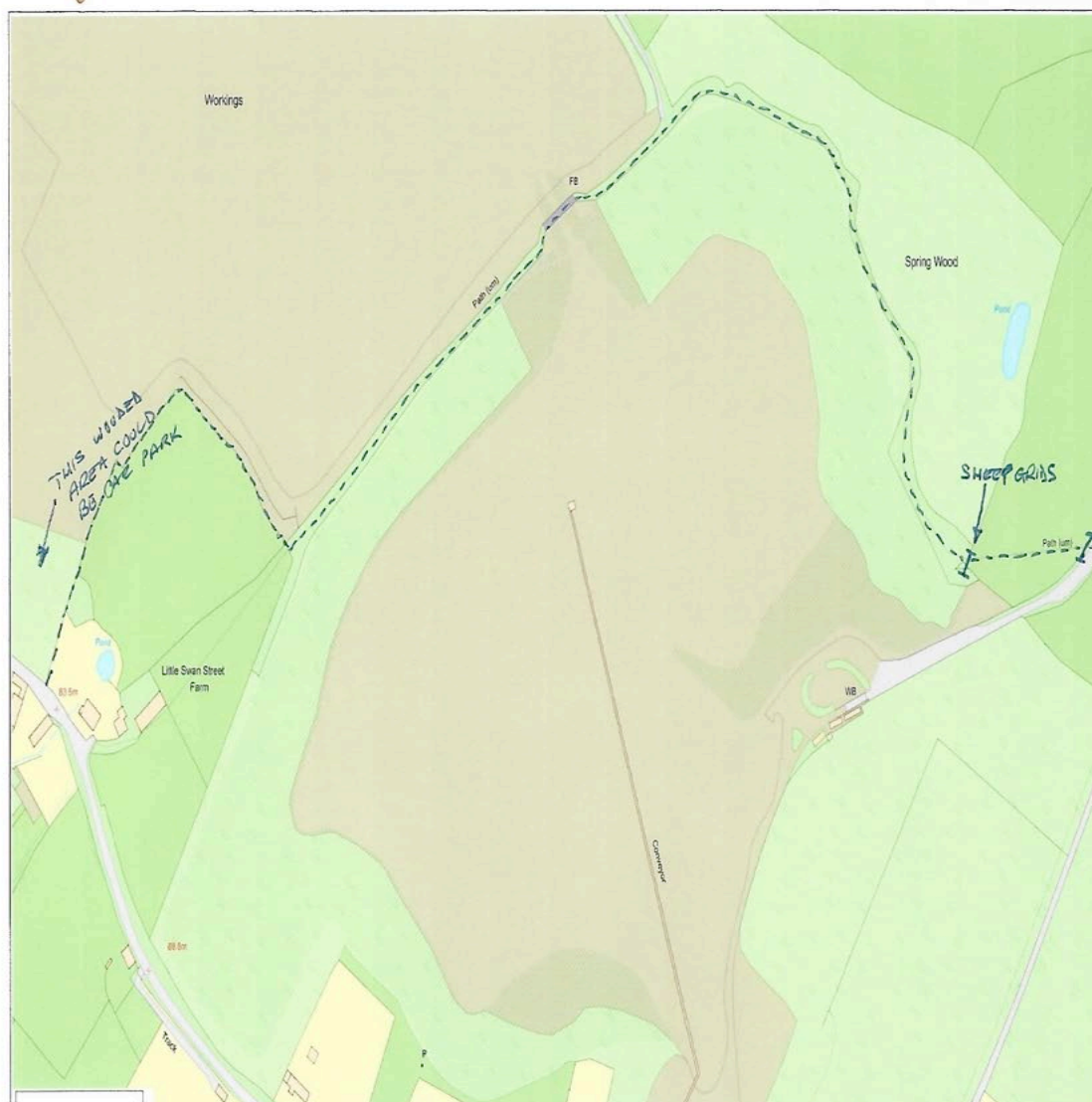
to 3 metres as it has fences both sides and is at present only wide enough for one person to walk.

For this route to succeed the following land owners would need to be supportive. So the Wheeler Estate would need to gift or sell at a peppercorn sum some land (marked 123 on map) to KCC Highways and other land owners would need to agree to land sales and path deviations.

Also regarding viability KCC Highways Sustainable Transport would be required to own and maintain the land that the path occupies and would need to fence in places. If KCC took ownership there would be savings for Bretts and La Farge who currently undertake some path maintenance.

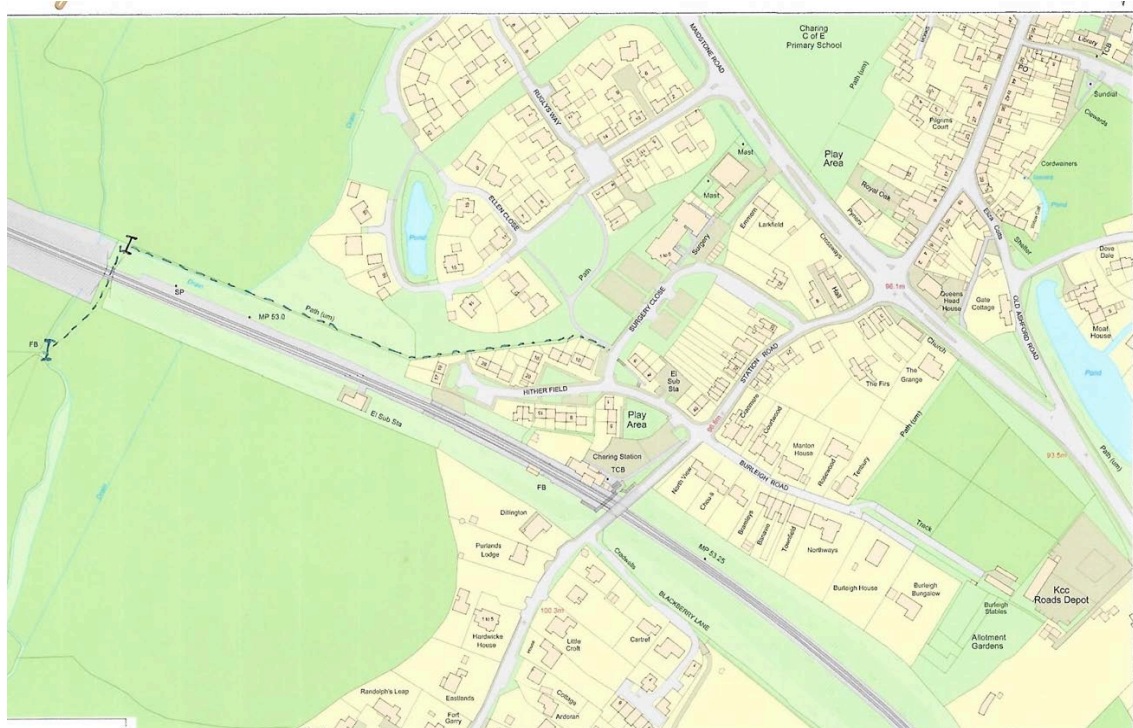
The proposed route is shown on the following maps (pictures 66, 67 and 68).

**Picture 66 Start of route from Charing Heath (Stage 1)**



Map of Little Hook Farm area showing a proposed footpath diversion. The map includes a road, a railway line (MP 62.75), and a building labeled 'Cottage'. A dashed line indicates the 'COERENT ROUTE OF FOOTPATH' and another dashed line indicates the 'DIVERT FOOTPATH FROM ROUND THE FARMHOUSE'. A 'Path (km)' is marked on the road.





A rough estimate of costs associated with this project are as follows

1. 6 grids and gates £12,000
2. Land acquisition £10,000
3. Fences £10,000
4. Installation costs (labour) £8000
5. Total estimated cost £40,000

NEIGHBOURHOOD PLAN

PROJECT 146 PUBLIC RIGHTS OF WAY IN THE PARISH



Hugh Billot &lt;hugh.billot@gmail.com&gt;

**PROWs**

3 messages

**Hugh Billot** <hugh.billot@gmail.com>  
To: corry@charingkent.org

Mon, Mar 11, 2019 at 8:07 PM

Corry  
I know you are the expert. How many PROWs in the parish?  
Do you have any idea of the total length of parish prows?  
Hugh

Sent from my iPhone

**Bain Smith** <bainsmith@btinternet.com>  
To: Hugh Billot <hugh.billot@gmail.com>

Mon, Mar 11, 2019 at 8:23 PM

Hi Hugh, we will get the PROW map out tomorrow, and try to work it out.



**Bain Smith** <bainsmith@btinternet.com>  
To: Hugh Billot <hugh.billot@gmail.com>

Tue, Mar 12, 2019 at 12:19 PM

Hi Hugh,  
We have worked out there are 82 PROWs in Charing parish. Total length  
52.6km, 32.7 miles. NB, some of the PTOWs have been curtailed due to the  
M20 and HS1.  
Wet mornings can be useful,  
Corry

-----Original Message-----

From: Hugh Billot [mailto:hugh.billot@gmail.com]  
Sent: 11 March 2019 20:08  
To: corry@charingkent.org  
Subject: PROWs

[Quoted text hidden]



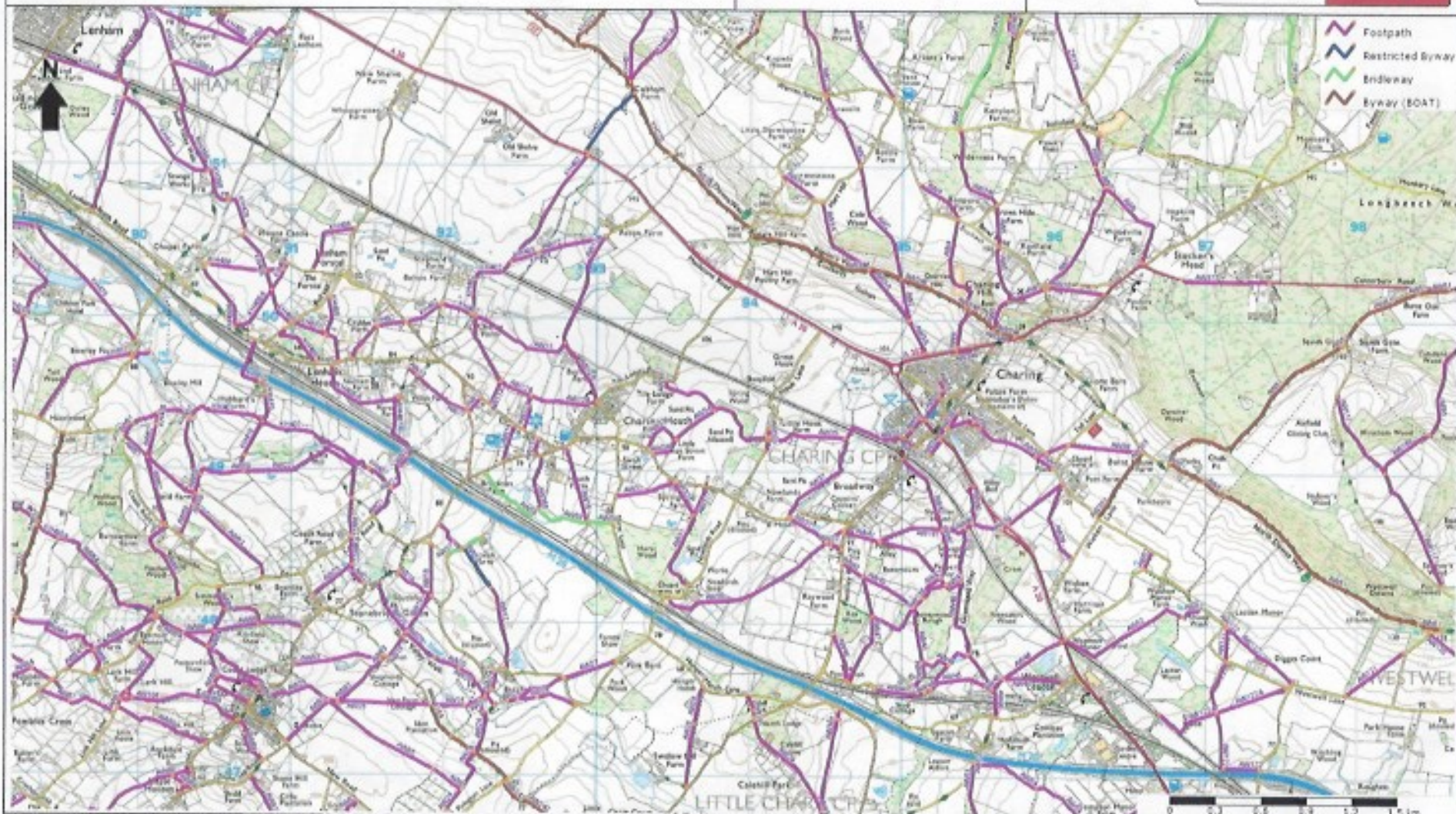
## Charing

Please note: this map is not the legal record of the alignment, status or existence of a Public Right of Way.

Date created: 10/05/2018

Kent County Council  
County Hall  
Maidstone  
Kent  
ME14 1XQ

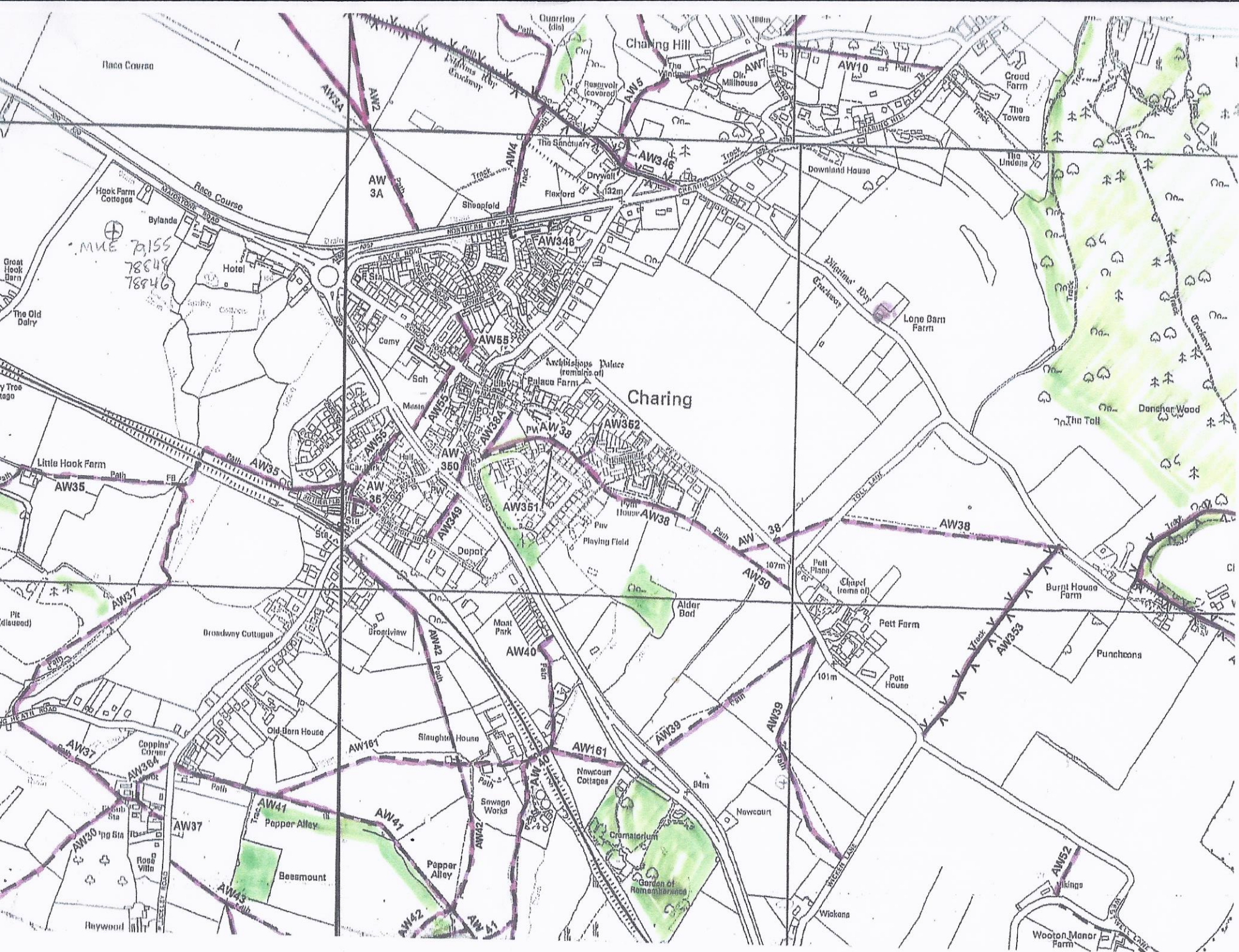
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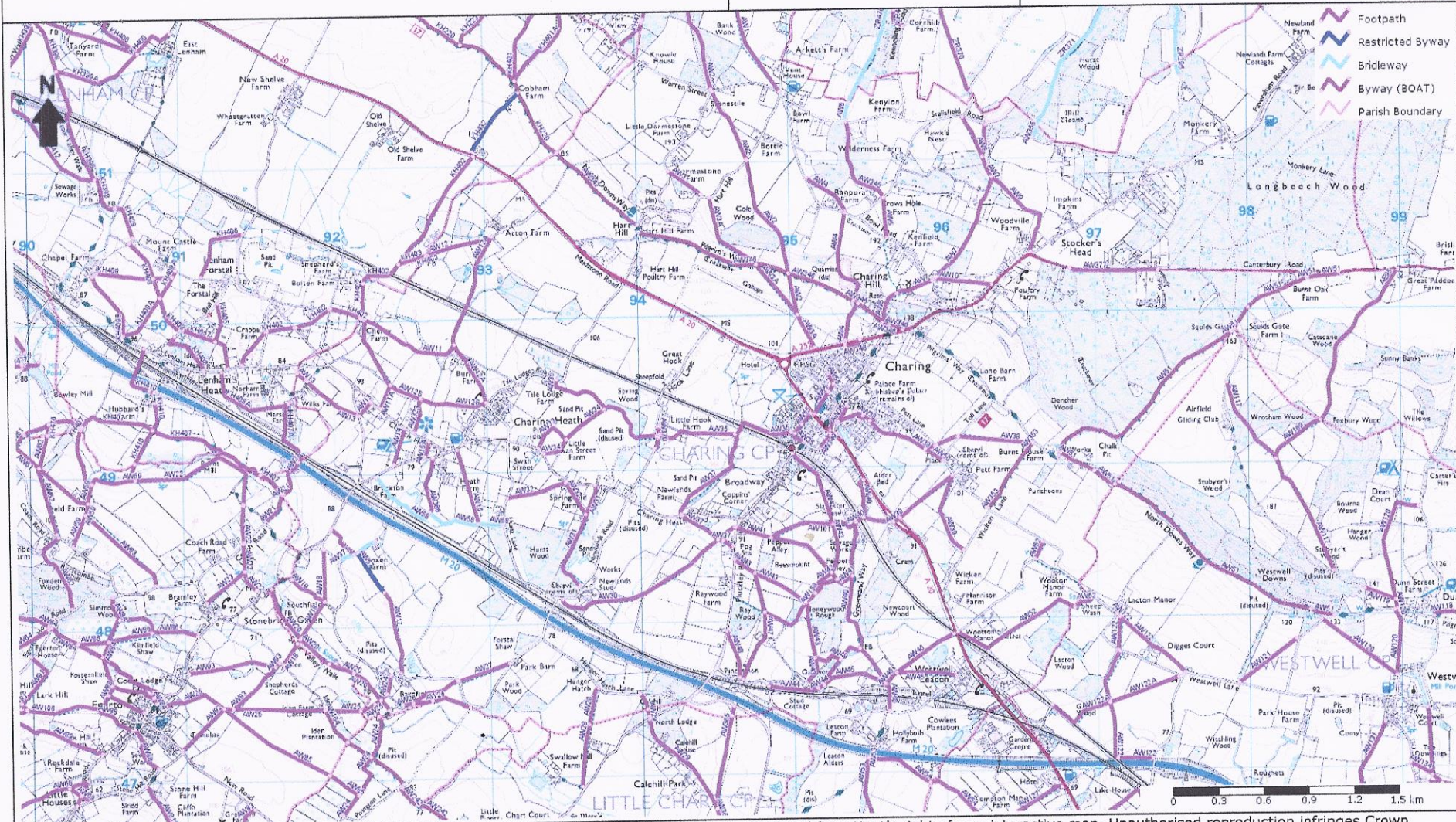
## PROW Map

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**NEIGHBOURHOOD PLAN**

**PROJECT 147 DEMOGRAPHICS**

## CHARING NP

### DEMOGRAPHICS

Relevant demographics are included in project 147. Referencer was made to (See also Note 44 Action with Communities in Rural England (ACRE) Rural Evidence Project October 2013, Rural community profile for Charing (Parish))

At the last census, 2011, Charing parish had a population of 2,765 (including 410 in Charing Heath). The gender breakdown was 47.4% male and 52.6% female.. The population comprised:

- Working age adults 1,625 (58.8%)
- People over 65 years of age 745 (26.9%)
- Children under 16 395 (14.3%)

The mix varies significantly from the average for England. In England the average proportion of the population in work is 64.7% while those people over 65 account for 16.3%. It is clear that Charing has a disproportionately higher number of people aged over 65. While it is not unusual for villages to have a higher than average proportion of elderly people, Charing has one of the most elderly populations in the borough of Ashford.

Population growth over the last census period, 2001 to 2011 was 2.7% or 77 people.

The parish contained 1,228 or 1298 households if caravan and temporary accommodation is included. These comprised in 2011:

Detached houses	571 (44.0%)
Semi-detached houses	368 (28.4%)
Terraced houses	149 (11.5%)
Flats (purpose built)	88 (6.8%)
Flats (other)	33 (2.5%)
Total	1209



Caravans/temporary	89 (6.9%)
Grand total dwellings	1298

The type of housing mix leans heavily towards larger houses with detached houses accounting for almost half of all housing types.

Excluding caravans and temporary accommodation, dwelling types were as follows

- Owner occupied 916 (74.5%)
- Social rented 191 (15.6%)
- Private rented 88 (7.2%)
- Other rented 33 (2.7%)

This situation is significantly different from averages for England. In England as a whole owner occupied houses account for 64.1%; social rented houses accounts for 17.7%; private rented accounts for 15.4% and other rented accounts for 2.8%.

House prices at 2011 were considerable more expensive, other than flats, for England as a whole (see table 2).

**TABLE 2 CHARING HOUSE PRICES COMPARED TO ENGLAND**

Type of property	Median house price in Charing 2011 £	Median house price in England £
Detached houses	366,000	320,268
Semi-detached houses	224,250	211,043
Terraced houses	210,000	174,653
Flats	106,000	131,110

The parish comprises 2,489 square hectares of land and population density is 1.11 persons per hectare.

There are 1,323 economically active residents according to the 2011 census. Economically active includes:

- Full-time employees 625
- Part-time employees 252
- Self-employed 357

130 people work from home.

There were 704 economically inactive residents, i.e. those include retired, students and home-makers,

The parish with 65.3% economically active has less than the average for England of 69.9%. This is due to the higher number of retirees.

Retail is the largest employment sector with 14% of employed residents. Health and social work comes second with 12% of employed residents engaged in this sector. Third sector by size related to number of employees in construction with 11%

People in rural areas tend to rely on their own transport to travel for all purposes. The 2011 census produced some interesting information regarding private transport (see table 3)

**TABLE 3 CAR OWNERSHIP IN THE PARISH**

Number of households	Number of cars (proportion of households %)
145	0 (11.9%)
480	1 (39.1%)
390	2 (31.8%)
140	3 (11.2%)
75	4 or more (6.0%)

Charing over the years has increasingly become a 'commuter village'. The 2011 census indicated that 110 people travel less than 2 kilometres to work but 160 travel 40 kilometres or more to work. Only 98 people were found who travelled to work by public

transport. Charing is located 7.3 kilometres from the nearest secondary school and some residents send their children to primary schools in Pluckley and Egerton so increasing traffic volumes. DEFRA measured carbon dioxide emissions in 2008 and found Charing's level was 6.3 Ktonnes per head compared to the average for England at 6.7 Ktonnes per head. With significant population growth in Charing over the last 10 years and planned for the future it is likely that carbon dioxide emissions will increase.

Hugh

## **NEIGHBOURHOOD PLAN**

### **PROJECT 148 IMPACT OF CTRL AND M20 ON CHARING HEATH AND WESTWELL LEACON**

## Footpaths and Bridleways cut or diverted by M20/HS1

Appended are 3 KCC Definitive maps at 1:10,000 showing pre M20/CTRL-HS1 FPs and BWs with updating in green with orders in red. Also appended is southern Charing from 2004 1:25,000 OS Explorer map.

The green amendments show how Charing has been separated for walkers and horse riders from Egerton and Little Chart. The largely unaffected tarred roads between the villages are unaffected but often too narrow to allow safe or enjoyable passage for non-motorised traffic.

The Definitive maps show Footpaths as dashed lines, Bridleways as dashed lines with vertical strokes between dashes and Byways as uninterrupted lines with Vs along the length of the lines.

The ways affected are :-

Foxen - AW 58 (BW) Hurst Lane (S. of Red Lion) to Foxen and then to Iden for Egerton or Little Chart or Pluckley. Enjoyable for horse or walker. Now not possible without awkward and lengthy diversion. AW 17(FP) from Red Lion to Barnfield – was a good walk through Foxen to Iden past Tramhatch but now cut at Foxen. AW 57 (Byway) now restricted – part of the Foxen damage.

Lenham Heath – KH407A(FP) mostly in Maidstone District and not too destructive by sensible diversion.

Newlands – AW 30(FP) minor diversion with no particular damage.

Pincushion – AW 47 and AW48(FPs) now poorly connected near Pincushion at tarred lane diversion of Westwell Leacon Lane. Continuation of both paths to Little Chart now cut destroying access from Coppins Corner and Broadway.

Calehill Stud – AW44 (FP) (includes access from AW43 and AW45) cut by HS1 at Calehill Stud results in unsatisfactory diversion preventing pleasant walk from Coppins Corner and Broadway or Leacon to Little Chart and Swan Inn.

Westwell Leacon – AW40(FP) Minor diversion with no particular problem.

Leacon/A20 – AW122A from Westwell terminates at Charing border near Walnut Tree Farm where it joined the now abandoned D2095 to Westwell Lane by Digges Court with access from A20 under railway. Easily rectified by ensuring gate opens and signs.



KENT COUNTY  
RING CP



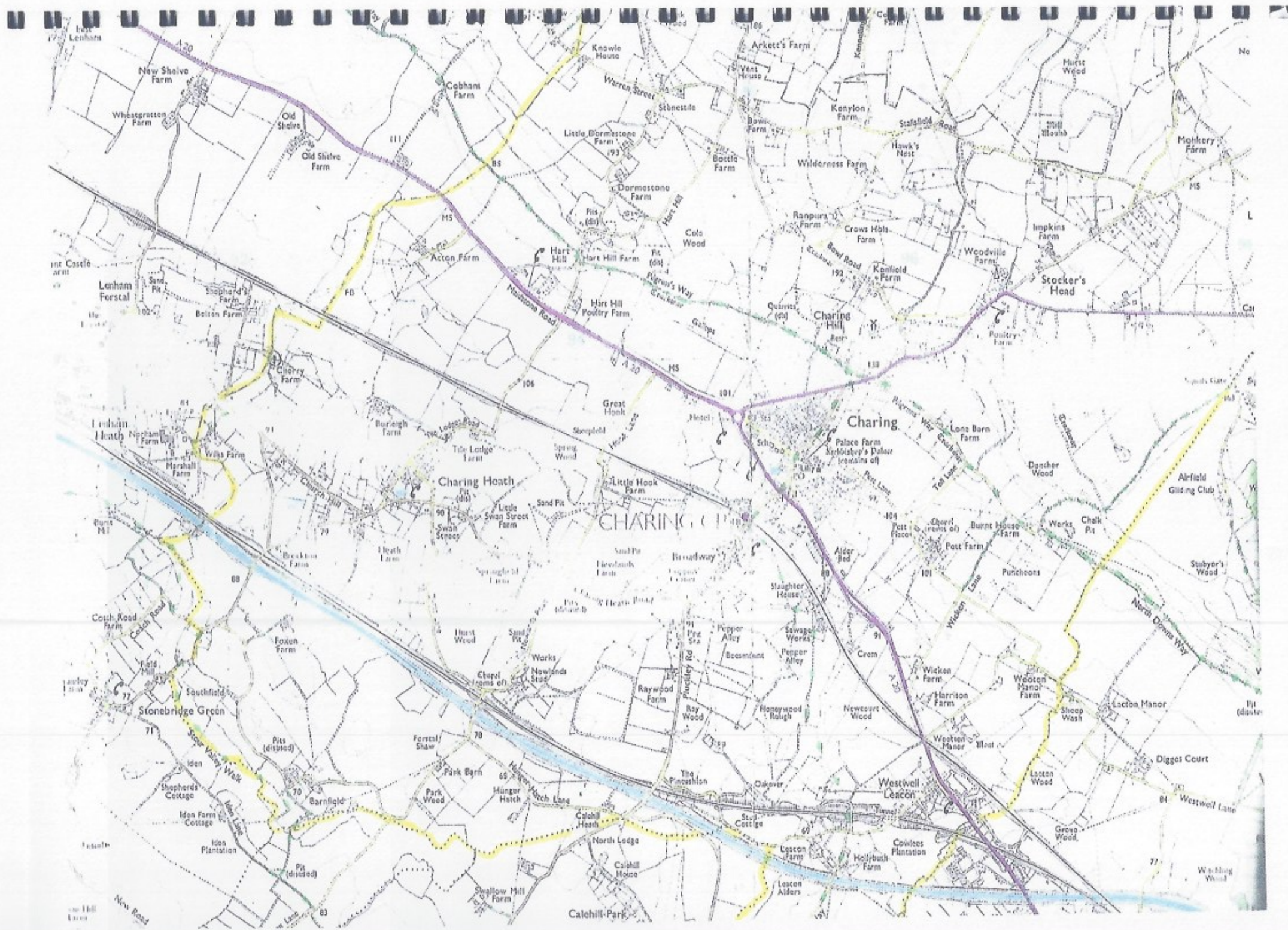
















Hugh Billot &lt;hugh.billot@gmail.com&gt;

**Charing Heath**

1 message

Sat, Mar 30, 2019 at 10:08 AM

Bain Smith &lt;bainsmith@btinternet.com&gt;

To: Hugh Billot &lt;hugh.billot@gmail.com&gt;

Dear Hugh,

Further to our last conversation about the effects of the CTRL (HS1) on CH herewith some notes. Use as you wish. At the time of the consultation ABC were quite detached and really did very little for us on Charing. On one occasion I went to a meeting with Martin Vink at which it was clear he did not understand the topography of Westwell Leacon and earlier the Borough took round a bus load of MPs. The officer guiding the MPs admitted he did not know the area. We got more joy out of Maidstone Borough. The result of ABC's detachment was that the severance from the land south of the CTRL was quite damaging in some respects.

I mentioned the so called passing loop on CH and that it does not now have that function because it is in the wrong place. So you can say that more land was taken for the CTRL on CH than was necessary. It would have been better using it for a Brexit car park !

Tim

 Scan.pdf  
3696K

**NEIGHBOURHOOD PLAN**

**PROJECT 149 CALL FOR SITES**

22nd March 2016

## **Charing Neighbourhood Plan: Do You Have Plans For Your Land**

The Parish Council is preparing a Neighbourhood Plan for Charing Parish and is keen to be in touch with landowners to establish their plans for their land over the next 15 years.

As part of the early plan preparation and to gather evidence to inform the Neighbourhood Plan, the Parish Council is inviting landowners to submit sites of 0.2 hectares and above for housing and business development within the Parish.

If you have a site you would like to submit to us for consideration please submit a map red lining showing the site area from the O/S map. Please identify if the site would be available 0-5 years 5-10 years or 10+ years.

If you have previously sent Ashford Borough Council details of your site there is no need to submit the details again

By email to: [cpclerk@btinternet.com](mailto:cpclerk@btinternet.com)

By post to: Mrs D Austen clerk to the council 6 Haffenden Meadow Charing Kent  
TN27 0JR

# Sites put forward in response to call for sites summer 2017

Site	CNP ref	Approved
<b>Charing</b>		
Parsons Mead	J1	Yes
Land adjoining Burleigh Bungalow	J2	Yes subject to access via J1
Palace View Field, Pilgrims Way	O	No
Land adjacent to Little Combe	P	No
Land at Charing Hill adjoining Lyndhurst	Q	No
Land at Charing Hill by Bowl Road	R	No
Land at Threeways	S	Yes for housing and/or commercial
<b>Charing Heath area</b>		
Land at Crofters	S	Yes for smaller houses
Church Hill	T	Yes provided mix right
Land by Swan Street	V	Yes provided mix right
<b>Industrial site</b>		
Land by Hatch Engineering		Yes for industrial use

## **NEIGHBOURHOOD PLAN**

### **PROJECT 150 ENVIRONMENT ISSUES (WATER AND DRAINAGE) ISSUES AT THE NEW POPPYFIELDS ESTATE)**

### **The Water Supply Issue for Charing:**

During the Summer of 2017, the proposals for both the Gladman North and South Sites raised concerns in the village. The water supply was highlighted by the leaflet "The Charing Times" and residents on Poppyfields became aware for the first time that the development had been built on an Environment Agency Source Protection Zone, which was part of the area where the water supply for the village was collected from. With planning permissions being applied for, several hundred additional houses are planned to be built on adjoining land to Poppyfields, also on the areas of the Source Protection Zones.

### **Initial Issue for Poppyfields Residents:**

On October 3rd 2017, the Residents were told by David Wilson Homes (DWH) that sewers on the development originally intended for adoption by Southern Water, would not be adopted because Southern Water refused to take them on saying that they had been built too close to the surface water pipework and that there was a risk of cross contamination if repairs were needed.

### **Environmental Impact**

The reason Southern Water have refused to adopt the sewers, is that they say the sewers and surface water drains are built so closely together that repairs to either sets of drainage, could lead to damage to the other set of drains and cause cross-contamination. This would then impact on the supply of water that was used for drinking water.

### **Financial and Legal Impact on Residents:**

As with many new developments much of the infrastructure and shared space on the development is intended to be privately owned by the residents (who through their property contracts are all members of a company, in this case) Poppyfields Charing Residents Management Company (PCRMC). In this case it would mean that the Residents would be responsible for maintaining the roads, lighting, open spaces and the sewers and surface water drainage. Any work done of these areas would be funded collectively by the residents.

Following the campaign in the village to raise awareness of the issues of water supply from the potential new developments, the Poppyfields Residents realised that an issue or fault with the sewers or surface water systems on Poppyfields could damage or contaminate the ground water and water supply to the whole village. The Residents would then be the owners of both sewers and surface water drainage, and so would be responsible for repairs and potentially for the clean up operation of the water supply, if this were possible. This would leave Poppyfields Residents with huge costs that they would have to pay to correct the faults.

### **The campaign to prevent the Residents being responsible for this infrastructure:**

What is described below, is the process by which the Residents have been able to achieve a resolution, where the infrastructure has been adopted by an alternative water undertaker to Southern Water. There has not been a solution to the original problem and so the risk identified by Southern Water from future maintenance still exists.

Had the intention of decisions in the planning process being carried out at the right time, this matter would have been identified before a house was built. So it seems there was a problem between the developers, the planning authority and Southern Water which meant that all of the houses were built prior to this problem coming to light. Additionally, had the residents not raised this issue, it would still have been left unaddressed today.

### **First Steps to take action**

At the October 3rd Meeting, a resident quoted from the 'Transfer of Part' document (part of the contractual purchase documents) that one of the Developer's Covenants stated that all of the sewers were intended for adoption, although at the meeting the residents were told this was not the case.

After this meeting the following took place:

1. The chair of the steering group of the residents contacted ABC Planning Dept. who were unable to find the relevant Section 104 document that would have shown that DWH had gained the approval for the sewers from Southern Water.
  - DWH then submitted a new Section 104 Application in December 2017 (Planning Application 12/00793/AS) . This was over two years after it should have been submitted.
2. The steering group of the residents were in contact with the Parish Council, which proved helpful especially as one of the planning applications for a much larger development was adjacent to Poppyfields and also formed part of the land which provides the water supply for the village.
3. The residents met and decided to collectively fund legal advice to find out what could be done about this matter. As formal handover of the development from DWH to PCRMC has not yet taken place, the residents met collectively but not as a formal company.
  - The solicitor they consulted, wrote to DWH and stated that the contracts of the residents said that the sewers would be adopted, and the reason for Southern Water not being willing to adopt the sewers was the fault of the builders and so they needed to resolve the issue.
  - DWH then wrote to residents in January 2018 saying “the sewerage system on this development has been constructed to the required standard for adoption...” and that “David Wilson Homes do not agree with the stance being taken by Southern Water and our design engineers are preparing a strategy to challenge Southern Water’s position.”
4. A resident contacted Damian Green M.P. and this proved very useful as he:
  - contacted Southern Water to establish the precise reason why they would not adopt the sewers this is an extract from that letter: “Unfortunately, the majority of the foul sewers on the Poppyfields site are laid in close proximity to the cellular storage tanks. ... Any future repair or replacement of the sewer is likely to compromise the stability of the tank structure and vice versa. This is especially true where the sewer runs over and parallel to the tank system. The areas of concern have not been addressed, so Southern Water was not able to adopt the foul water sewers upstream of where this situation first occurs;
  - following this Mr Green contacted Barratt Homes Head Office to find out how the situation would be resolved, and DWH explained that they felt the proximity of the two systems was not a barrier to adoption and that they would appeal to OFWAT if Southern Water still refused to adopt.
5. The residents were then informed by DWH that Southern Water was still unwilling to adopt the sewers. However, DWH had been in contact with another company (Icosa) that was willing to adopt the Sewers, (rather than being a regional water company, Icosa is adopting sewers and storm drains across the country). DWH did in fact arrange that Icosa would also adopt the surface water drains as well. Icosa agreed to do this due to certain conditions, which DWH have complied with and at the time of writing this report (March 2019) adoption is close to taking place.
5. In 2018 Mr Green’s secretary asked for an update on the situation. This was sent, expressing concern regarding what might happen if Icosa (as a small and new provider of water services) went into liquidation. Mr Green contacted DWH again and Gary Ennis ( DWH Regional Managing Director) responded by saying :



I do appreciate concerns over a new company being involved however I very much hope comfort will be taken from OFWAT's statement when assessing the financial viability of applications for new appointments and variations wherein they state that *"if an appointee's business does fail, the special administration process that applies to all appointees will come into force. This will either rescue the business or transfer it to another appointed company. This ensures that customers will continue to receive secure and reliable water, sewerage or water and sewerage services."* Furthermore, OFWAT's statement when regulating new appointees is that *"We have the same powers to regulate new appointees as we have to regulate existing monopoly water companies. This includes making sure that each new appointee is financially viable. We have a legal duty to protect the interests of consumers.....When we consider applications for new appointments, one of our primary concerns is that customers should be 'no worse off' if they are supplied with a new appointee than if they were supplied by the existing appointee for that area."*

Before instructing ICOSA, due diligence was carried out which included confirmation of an escrow account where ICOSA have deposited funds to satisfy the regulations of having ring-fenced sufficient financial resources and facilities to meet their operating and maintenance costs and into which additional funds must be deposited as the business grows. I do hope the above alleviates certain

7. Since the Summer of 2018, the main issue has been dealing with surface water run off and DWH have put in place a number of attenuation tanks in the open space at the bottom of Poppyfields, the purpose of which is to store water in times of significant rainfall, so that it can be released into the water courses beyond Poppyfields at a rate that would not lead to flooding downstream of the development.

8. All of this process has led to a situation whereby the development has an undertaker for sewers and surface water in the same way that other property owners have in the village. DWH have spent a considerable sum of money and time in ensuring that the sewers and surface water drains now have an Undertaker who owns them and the residents pay water charges in line with those paid by any other homeowner in the area.

#### **9. Issues that might be considered in for future developments:**

**Monitoring of the build process:** With the site S55 in the Ashford Local Plan having been given planning permission. When building on this site goes ahead, planning permission needs to factor in this experience and to take account of the Hydrology reports to ensure the water in this area is safe from contamination, given the potential shortage of water supplies in the UK.

There needs to be better monitoring of the planning conditions and an avoidance of the mistakes which occurred and meant that building of houses took place before the Sewers had been inspected and approved by Southern Water. This may have been due to ABC Planning, Southern Water, as well as DWH. This issue of drainage proximity should have been checked and signed off by ABC Planning in 2014 before any house was built on the development. For future developments, house building should not start until the infrastructure has been agreed to be acceptable by ABC Planning, Southern Water and the Developer. Currently, this identical situation or something much worse could happen on any future development. The processes, which might have stopped this situation, have not been identified and solutions have not been built into the planning process. This is an issue, which Borough and County Councils need to recognize and resolve.

**Adoption of roads and open spaces:** The question of private ownership of open space, roads and sewers and surface water drainage needs to be looked at carefully. Residents on these developments pay identical Council Tax to that of other residents in similarly banded houses. Yet they then incur service charges to a management company and as members of a Property Management Company, they have to ensure that the upkeep of the development takes place. Adoption of roads and open spaces by the local council may be wiser and prevent issues for the future, not least from residents who seek to get their Council Tax reduced to help offset the significant costs they incur with the service charges. In the 1990's these issues did not exist as developments were built with adopted roads, sewers and open spaces and so builders had to ensure standards were adhered to.

In a further matter related to the roads on the development, conversation with the Agreed Development Team of Kent Highways, stated that roads on a private development, not intended for adoption, had no set of standards by which they should be built. This highlights the problems that all future development in Charing faces, if conditions and regulations are not included in the planning process, for unadopted roads and other infrastructure.

**Ownership of sewers:** Further, with regard to sewers. In 2011 the Government passed a law (The Private Sewers Transfer Regulations) which had the stated objective that homeowners only had responsibility for sewers within their freehold boundary. The intention was to prevent homeowners having huge bills for repairs of sewers outside their freehold. New build housing needs to have the same situation, otherwise a repeat Act of Parliament will be needed for houses built after 2011.

**Responsibility for Building Control** The Building Control for Poppyfields was with the NHBC rather than the Planning Authority. This means that the Planning Authority is unable to enforce matters or support residents when issues occur. Equally, the NHBC as the Building Control can only help with regard to issues within the freehold of properties, and not with issues of infrastructure beyond the freeholds of resident's individual properties.

**Reliance on individuals** This issue has been addressed because of the collective will of the residents on Poppyfields to ensure that potential problems were resolved prior to the builders handing over ownership of the land and infrastructure to the Residents. This is an ad hoc arrangement dependent on the Residents of the development identifying an issue and addressing it. Residents on other developments might not pick up issues such as this, and so environmental damage and other matters could well occur and no one would have identified the cause. Planning Services, Building Control and service Undertakers need to have a process, which protects individual residents and local communities.

**Profit vs Community Benefit:** Problems with individual homes from poor building standards identified nationally by companies other than DWH, along with the huge sums of money made by land promoters such as Gladman mean that there is a massive incentive for companies to override the interests, standards and safety of existing and newly built communities.

Recognition has to be given to the fact that DWH have addressed these concerns and the homeowners on Poppyfields now have all sewers and surface water drainage administered by a water undertaker, overseen by. OFWAT.

Unless the issues which led to the set of circumstances which happened here are designed out of the system, another developer may not be so willing to do what DWH have done in this case and if the new much larger developments (such as S55 in the Wheeler Meadows) are built then there may be a much larger group of new Charing Parishoners who are very unhappy with their new homes, and a water supply which is no longer of use, meaning there would be huge costs in bringing in a new infrastructure to provide a water supply to everyone in the village.

## **NEIGHBOURHOOD PLAN**

### **PROJECT 151 QUARRYING AND MINERALS IN THE PARISH**

## Quarrying and Minerals in Charing

Sand and chalk are the two minerals that have been, and still are, quarried in Charing parish. Part of the parish lies on the chalk of the North Downs while the Folkestone Sand Beds, a major source of soft (building) sand, runs under Charing Heath and much of the south of the parish. The importance of the supply of sand means that areas of the parish are in mineral safeguarding zones. These can be seen at <http://consult.kent.gov.uk/file/3531757> .

Kent County Council (KCC) is the Minerals Authority for the area and has the responsibility of ensuring future supply of needed minerals. With the exception of Burleigh Quarry (Tile Lodge Road Quarry) where the start of operations is imminent (see below) KCC has no plans for more quarries in Charing in its current plan (<http://consult.kent.gov.uk/file/4073744> ) which runs up to 2030.

The map shows past and existing quarry sites. Three old chalk quarries (maps 1, 2 and 3) no longer function but Beacon Hill Quarry (site 10) is still operational albeit intermittently when there is seasonal demand for chalk. Access to the quarry is along narrow lanes which can cause problems when large lorries are sent to collect chalk.

It is supposed to be restored when worked out but plans for restoration have yet to be submitted to Kent County Council and are well overdue. *Waiting for comments from Richard Carrison*

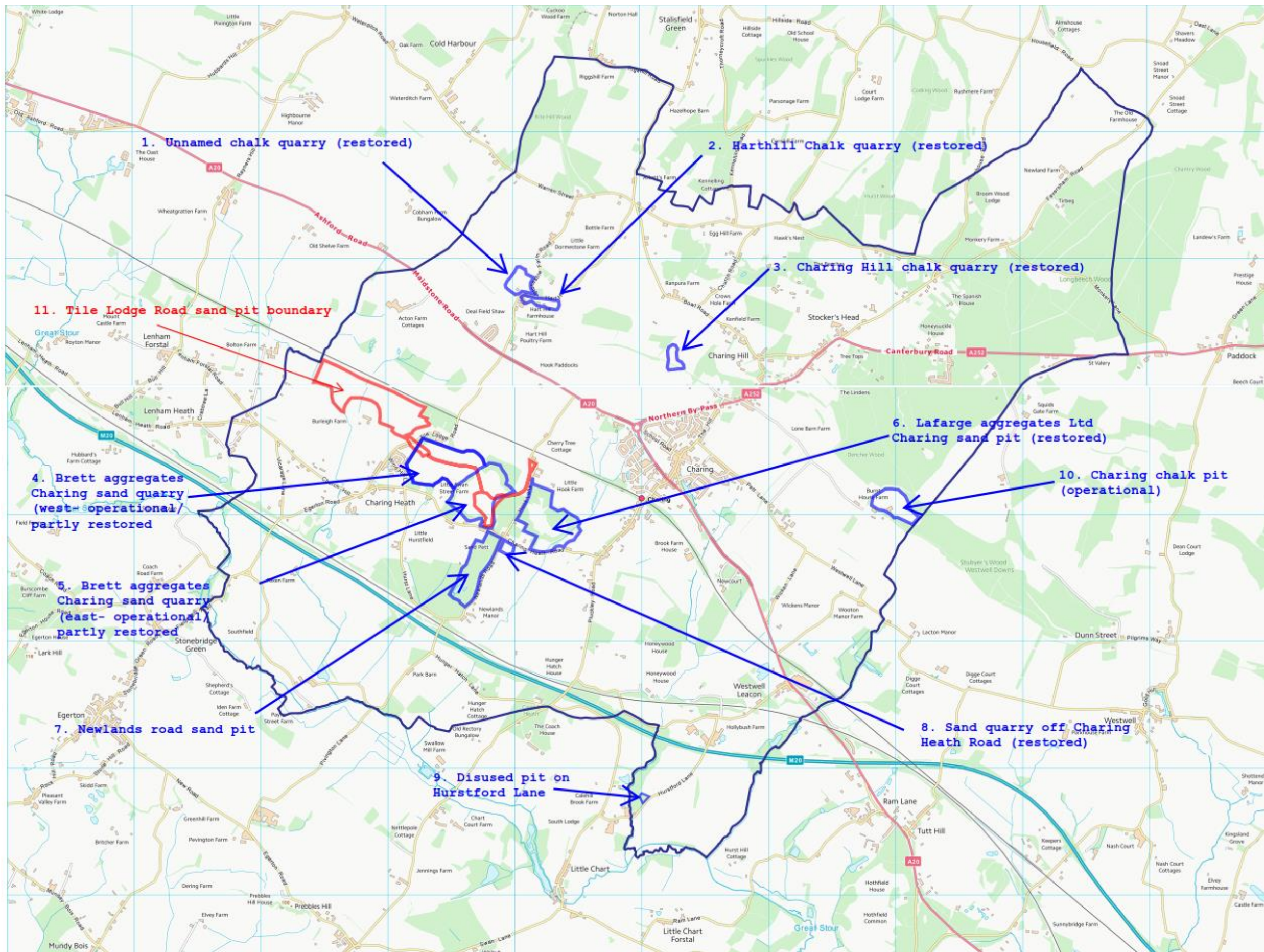
Past sand quarries have had a major impact on landscape. Until recently they were left as steep-sided wooded pits with no or limited landscaping and unavailable for public access. This applies to sites 6m 7, 8 and 9 on the map.

The large Charing Quarry – consisting of two bowls, west and east, sites 4 and 5 respectively – is different. The quarry is now worked out and is being restored to form a pleasant landscape. Improving public access will be a major feature of the restoration with a number of additional footpaths created. Ultimately it should be a major recreational asset to the parish as well as providing sites favourable to wild life.

There will however be two stages to its restoration due to the imminent coming on stream of Burleigh Quarry (Tile Lodge Road quarry, site 11 on map). There is not easy access to Burleigh Quarry for lorries taking the sand so it will travel by conveyor under Tile Lodge Road to a loading bay by Hook Lane. The new quarry, the route to the conveyor and the loading bay are outlined in red on the map so these parts of Charing Quarry will remain operational until the new quarry is worked out in around ten years time. Pending this the parts of the quarry outside the red lines will be open for public use.

Operation of sand quarries today is largely mechanised. Thus the number of jobs created by the new quarry will be small. The number of people needed to operate the quarry and loading bay will be in low single figures. The other related source of employment is drivers of trucks that collect sand and distribute it. These will not necessarily be people from Charing. *Hugh – if you need more details on this can ask Brett.*







**NEIGHBOURHOOD PLAN**

**PROJECT 152 BROADBAND**



Hugh Billot &lt;hugh.billot@gmail.com&gt;

**Broadband note and other points**

2 messages

**Jill Leyland** <jill.leyland@gmail.com>  
To: Hugh Billot <hugh.billot@gmail.com>

Sun, Apr 14, 2019 at 10:36 AM

Hi Hugh

I promised to do the note on Broadband access. I have been in contact with the guy at KCC who oversees this to ask which parts of the parish do not yet have highspeed broadband and whether/when there are plans for them.

He wants to use this as a training exercise for a newly arrived member of his team so I have asked for the information by the end of the month.

I hope this is OK. If you want a one sentence summary for the report most of the parish now has access to high speed broadband with just a few pockets still not connected. Poppyfields has fibre to the premises and new estates will presumably also benefit from this.

As you have seen I am working on the minerals one and will then do confines. I will also let you/Dawne have a list of sites submitted as a result of our call for sites and the outcome after they had been assessed.

Apart from where I am waiting for other people I should be able to complete the work before I go away for a long Easter weekend on Thursday.

Best

Jill

Jill

--  
Jill Leyland

Tel +44 (0)1233 713798  
Mob +44 (0) 7736 731274

**Hugh Billot** <hugh.billot@gmail.com>  
To: Jill Leyland <jill.leyland@gmail.com>

Sun, Apr 14, 2019 at 8:04 PM

Thanks Jill. Sorry I missed your call regarding CH meeting as I was away. Anyway read your note and pleased it went well.  
Hugh

Sent from my iPhone  
[Quoted text hidden]

**NEIGHBOURHOOD PLAN**

**PROJECT 153 HOUSING AND POPULATION GROWTH**





**Clerk to the Council:**

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

Tel: 01233 713599

[cpclerk@charingkent.org](mailto:cpclerk@charingkent.org)

Members of the Cabinet and Planning Committee  
Ashford Borough Council

19<sup>th</sup> February 2019

Dear Gerry, other Members of Cabinet and Members of the Planning Committee,

You and your fellow councillors will shortly be adopting the new Local Plan. Charing Parish Council wishes to bring to your attention the issues facing Charing primarily as a result of the substantial housing allocations in the Plan, exacerbated by current high levels of windfall development. Nothing in the Local Plan addresses the issues. As a parish council we are actively seeking ways to address them. We believe that the Borough Council has a duty to assist.

Over the Plan period 2011 to 2030 Charing parish is facing forecast housing growth of around or over 600 homes. An increase of over 45% from the 2011 census level with consequent population growth approaching 50%. For Charing village itself the growth is even higher. The attached table gives details.

To put these figures into perspective, comparable figures for the borough as a whole in the Local Plan are 34% for dwellings (Plan requirement as a percentage of 2011 census figure) and 23.7% for population (Plan assumption although we note that the latest Office for National Statistics population projections are slightly lower). A housing needs assessment carried out by AECOM suggested that reasonable growth for Charing, including taking its fair share of the borough's housing requirements, would be around 400 homes, just two thirds the likely level.

We understand the pressure Ashford is facing to meet housing needs and we have always been willing to play our part. But you are asking – indeed imposing – much more. And, as we have pointed out on more than one occasion, you have asked this without any provision, in the Local Plan or elsewhere, for providing the additional facilities needed to cope with this expansion.

To cope successfully, and sustainably, with this amount of development, Charing will need new employment opportunities (employment has been stagnant over the last five years), new community facilities (our Parish Hall is ageing, already at times at capacity and lacks storage and office space) and additional village centre car parking. There is substantial concern among residents over whether the GP surgery can expand to cope with the rising demand from this and other villages it serves. We have the facts and figures from our Neighbourhood Plan work to support all these points.



We are working on a number of things at the moment to help meet new needs and improve lives for residents including a "greenway" between Charing and Charing Heath to add to recreational facilities while improving connectivity between the two settlements, CCTV to combat crime and vandalism and, in conjunction with Kent Highways, a potential 30mph limit for Charing Heath.

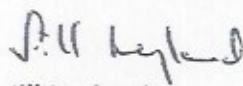
In particular we have a plan to help meet many of the new needs via a new community centre plus offices for employment. A suitable site for this is available close to the village centre that can also offer additional car parking. (To obtain the land there will need to be a Neighbourhood Plan allocation for some dwellings.) We envisage a centre that as well as meeting social needs might offer training facilities for young (and old) and ancillary health facilities to help relieve pressure on the GP surgery. That is likely to be used by residents of surrounding parishes as well as our own. Funded through a combination of S106 money, grants, possibly sale of our existing parish hall (subject to referendum) and by the parish council taking out a loan.

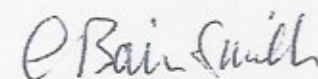
You will see therefore that we are attempting to be proactive in meeting the new challenges. But a parish council has limited powers. We are there for asking for:


1. Assurances that relevant S106 agreements will include the maximum possible contribution to new facilities. At the moment we have been unable even to get assurance from your officers that there will be an S106 contribution to the proposed community centre and car parking from the "Land South of the Swan" (18/00029/AS) development of up to 135 dwellings where the S106 agreement is currently being negotiated.
2. Proactive help in seeking, and making operational, sites for new employment in the parish so that we do not become just dormitory villages.
3. Restricting the number of new dwellings on site S55, the largest of the allocated sites, to the indicative number of 180 dwellings in the Local Plan. "Land South of the Swan", which pro rata would account for around 100 of the 180, already has outline permission (subject to S106 agreement) for up to 135 dwellings.
4. Some direct financial help. You benefit from the government's new homes premium. It is hardly unreasonable to ask that a share of this is spent in Charing given the contribution we will be making.
5. Your help, for example through serving a repairs notice, in preventing the Grade 2 listed Oak building in the High Street falling into disrepair so that it can either once again be a pub or serve the community in other ways.

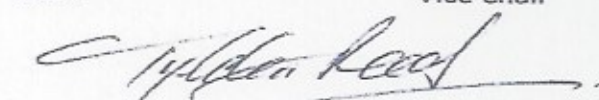
We stand ready to supply you with all additional information you may need and, of course, to discuss in detail. We appreciate the pressure you are under as regards new housing which has resulted in you imposing so much housing on us. But if Charing is to deliver for Ashford, Ashford must deliver for Charing.

We look forward to your response. This is an open letter and will be made publicly available.

  
Jill Leyland  
Chair

  
Corry Bain Smith  
Vice Chair

  
Sarah Crawley  
Vice Chair

  
Tylden Reed, Chair of Planning

## Charing Housing and Population Growth

The usual assumption of 2.4 people per dwelling has been used to estimate population growth except where the size of dwellings suggests a smaller figure would be appropriate. Such cases are indicated in the notes.

	Dwellings	Population	Notes
2011 census	1,298	2,766	
Additions to 31/3/2018	83	199	
Current (31/3/18) situation	1,381	2,965	Assume 2.4 people per additional dwelling
<b>Likely additions 2018 to 2030</b>			
<i>Planned</i>			
Orbit age restricted	51	70	Single and Two person units so assume 1.3 per dwelling
"Char 1" site S29*	60	132	Mainly smaller dwellings so assume 2.2 per dwelling
Northdowns site S28	20	48	
Land south of Swan, part site S55**	135	324	
Remainder of site S55	80	192	
<i>Windfall</i>			
Yewtree	23	30	Park homes, assume 1.3 per dwelling
The Green	9	18	Mainly flats assume 2 per dwelling
Other windfall with extant PP	38	91	
Current applications, say	15	36	
Future windfall, ten years @ 5 per year	50	120	
<b>Total above</b>	<b>481</b>	<b>1,061</b>	
<i>Likely allocations from NP***</i>			
Parsons Mead	40	88	Mainly small dwellings so assume 2.2 per dwelling
Crofters, Charing Heath	9	14	One and two person starter homes
<b>Total additions</b>	<b>530</b>	<b>1,163</b>	
<b>Total since 2011</b>	<b>613</b>	<b>1,362</b>	
% growth from 31/3/18	38.4	39.2	
% growth from 2011	47.2	49.2	

### Additional notes

\*S29 is in Local Plan at around 35. However due partly to Charing's need for smaller homes current plans assume 60

\*\*This part of S55 was originally proposed for around 100 homes. Outline PP is for 135

\*\*\* Parsons Mead is the proposed site for the new community facility. Land would be donated by landowner in exchange for permission to build houses on the rest. Crofters land has been proposed for 1 or 2 person starter homes so allocated since it meets a clear need.



SL

forthcoming. It is therefore important this be raised in the Neighbourhood Plan. The Charing residents clearly know what is and what is not right for the Parish. Housing to the new levels proposed do not seem fair and reasonable and go against any form of common sense.

The forecast growth of 608 is three times the 200 required in the emerging Local Plan requirement of 200. Is such a situation sustainable? The draft NPPF defines sustainable development as:

*Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. It is central to the economic, environmental and social success of the country and is the core principle underpinning planning. Simply stated, the principle recognises the importance of ensuring that all people should be able to satisfy their basic needs and enjoy a better quality of life, both now and in the future.*

-To achieve sustainable development the planning system needs to take on board three overarching objectives, which are independent but need to be pursued in mutually supportive ways. The objectives are:

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure
- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using



natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

It is our view that the emerging Local Plan fails to meet these objectives.

From an economic perspective it creates minimal new jobs and from past experience promotes a 'dormitory village' with residents travelling significant distances to work mainly by car. It does little to promote business in the high street which has been in decline for many years. Whereas employment nationally has grown significantly over the last five years employment in Charing village has been in decline. There are no indications of any innovative ideas or productivity enhancing measures which would impact positively on Charing.

From a social perspective it is accepted that the plans outlined would favour smaller homes much in demand for first-time buyers and downsizers and acceptable levels of affordable housing. However there are real concerns among parishioners that their ability to receive appropriate healthcare with the type of population growth predicted not just in Charing but the 18 other villages the Charing surgery services as well as parts of growing Ashford. A cultural and social deficit is likely with this predicted growth in population. Increased traffic on already congested roads will add to safety concerns for both drivers and pedestrians.

From an environmental perspective the emerging local plan is seen as damaging. It proposes major development on a spring line west of Poppyfields which could pollute or even destroy the natural system which provides drinking water to parishioners and many others. Some proposed developments will have adverse effect on views and negatively impact on the KDAONB. The significant growth in population will result in thousands more vehicle movements and at congestion points could lead to increases in pollution which could



damage parishioners health. This approach is also contradictory to efforts to avoid the negative aspects of climate change.

The following housing and transport facts also mean these laudable objectives can never be achieved:

- Minimal growth in local jobs cannot sustain any kind of large growth in smaller properties, freehold or social and shared ownership housing. Smaller properties are also now not affordable (a modest 3 bedroom semi-detached property on the PoppyFields development sold for £350,000 in May 2017), for the majority of workers and the lack of public bus transport makes car ownership essential to travel to any places to work. This also means that most households demand two rather than one car to cater for the needs of all family members.
- Charing train station is convenient but peak train travel is expensive and, other than Ashford, links to surrounding towns and communities are not timely in terms of connection. The fact that it takes about the same time to travel direct from Charing to London Victoria as from Ashford Brussels speaks volumes. Travelling to London on the High-Speed Line from Ashford is quick (but very expensive (over £70 standard return) and demands a timely train link from Charing to Ashford (of which there are hardly any at any time of the day) or you park in Ashford station which adds nearly £8 to a daily commute.
- The market for larger new 'executive' properties (which attract the largest profit



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- The market for larger new 'executive' properties (which attract the largest profit



margin to builders) does not seem buoyant in Charing. The spacious (housing and landscaping), award winning Poppyfields development did not sell quickly with the latter houses being discounted. The Poppyfields development also attracted a significant number of retired people with the majority of workers being employed in London not locally. Ongoing these types of new houses on the second-hand market do not seem to easily attract buyers.



While the emerging Local Plan fails to achieve sustainability the Neighbourhood Plan has taken sustainability on board with its flagship programme aimed at reducing traffic congestion through developing a new car park; constructing new business units to create new employment opportunities; developing, with Charing GPs support a new health centre to provide a range of services clearly needed and not currently deliverable; a new education and training facility; and a new community hall and all this aimed at improving the welfare and quality of life of existing and new residents. But, and this is an important but, the sustainable approach laid out in this neighbourhood plan is in recognition of the housing needs assessed by AECOM at a maximum growth rate of 408 new houses over the plan period.

Looking at the wider political scene, whilst it is not the primary purpose of the Neighbourhood Plan, the whole issue of Brexit and the impact on the levels of immigration must raise concerns with ABC. Should ABC not think carefully about flooding a local village with an unsustainable level of new housing.

It is recommended therefore that ABC undertake the following in order to avoid a completely unsustainable position in Charing:

1. Avoid development on the Bromley element of S55
2. Revisit the extras to S55
3. Consider minimising development in total across S55
4. Consider reducing development in Charing by building elsewhere in the borough **where affordable housing, transport links and sustainable job growth exists.**

with a view to reducing the total number of new dwellings to around 408 which is in line with the AECOM Housing Needs Assessment.



4 per year  
wma fall

**Annex A: Housing development in Charing parish since 2011**  
**Situation at 18 November 2017**

	No. of dwellings	
2011 census Charing parish	1,298	
2011 census Charing ward	1,135	
Charing Heath implied	163	
<b>Completed Apr 2011 to March 2017 (ABC data)</b>		
Poppyfields	61	
Other	9	
Completed March 2017 to date	1	to be checked
<b>Total completions</b>	<b>71</b>	
<b>Under construction</b>		
Blackberry Lane	6	
Others	3	
<b>Total above</b>	<b>9</b>	80
<b>Planning permission granted</b>		
Orbit age-restricted development	51	approved but s106 to be finalised
Char 1 (outline)*	42	Ditto
Land rear of Millgarth (outline)	4	Reserved matters now applied for
Yewtree Park Mobile homes	23	(-87)
The Green	9	
Land next to Forge House	4	(Charing Heath)
Other	16	(20)
<b>Total above</b>	<b>149</b>	279
* In Local Plan as S29 for 35 units		
<b>Draft Local Plan sites (excluding S29)</b>		
Northdowns Garage	20	
Land adjacent to Poppyfields	180	24
<b>Total above</b>	<b>200</b>	40
<b>Grand total all above</b>	<b>429</b>	
Implied percentage growth from 2011 for Parish	33.1	
Implied percentage growth from 2011 for Ward	37.4	
Gladman	245	
Implied % growth with Gladman for parish	51.9	
Implied % growth with Gladman for ward	59.0	
<b>Planning applications</b>		
Charing Heath	2	
Broadway Slip	3	
<b>In Pipeline</b>		
Land next to Red Lion	5	(Charing Heath)

202  
2003  
402

Parsons Mead/Land adj. Burleigh Bungalow	35	
Wilkinson Close Mk 2	6	Possible Local needs
<b>Total applications and in pipeline</b>	<b>51</b>	

**Implication from current DCLG consultation**

AB population 2011	117,956
Charing parish 2011	2,766
% of Ashford	2.3

Annual proposed housing growth for ABC	989
Implied for Charing parish	23
Implied 2011 to 2030	460



From: TonyFullwood RTP1  
Date: Thu, Nov 16, 2017 at 2:33 PM  
Subject: Re: Charing NP Vision and Objectives Report  
To: [Hugh.Billot](#)  
Cc: Jill Leyland

Dear Hugh

I have now had the chance to read the AECOM report in full. I believe there are some important issues with the report.

In my view, there is no need for the Housing Needs Assessment to attempt to quantify a housing need for the Parish. Unlike other locations where there is no up to date Local Plan and there is a need to assess an appropriate quantum of housing for a Neighbourhood Plan, there is an adopted Local Plan. There is also an emerging Local Plan (with which the Parish Council have a disagreement over the scale of a recently- added site). The Parish Council needs to be free to argue its case against the scale of development proposed in the parish at the Local Plan Inquiry and the Gladman (and any other) appeals.

In my view, the current Housing Needs Assessment is likely to seriously undermine these attempts.

Sections 1.6 (Quantity of Housing Needed) and 4 (RQ1 What quantity of housing is appropriate for the NPA?) set out five separate projections of dwelling numbers for Charing between 2011 and 2030. These are set out below and each has a detrimental impact on the aims of the Parish Council as I set out below:

- A figure derived from the emerging Local Plan for Ashford (which gives a total of 337 dwellings)

This text is misleading as the number of dwellings shown represents a proportionate share of the 12,950 residual allocations required to meet the total Borough's need (based on the existing % of dwellings in the parish - 2.6%). In other words, this option would require the NP to allocate sites for a further 337 dwellings (after completions, planning g permissions and windfalls are excluded). As far as I am aware, the only allocated site accepted by the Parish Council from the Emerging Local Plan is Policy S28 - Charing - Northdown Service Station, Maidstone Road - 20 dwellings

Policy S29 - Charing - Land South of the Arthur Baker Playing Field already has planning permission for 42 dwellings and as this AECOM scenario refers to a residual housing need having discounted extant planning permissions, this site must be discounted as a future allocation.

There is a formal objection to the scale of development at Land adjacent to Poppyfields (S55) MC 98 which is proposed to accommodate 180 dwellings. Let us assume that a development of 80 dwellings would satisfy the Parish Council.

Thus, in total the Parish Council may accept additional allocations of say 100 dwellings. Under this scenario this leaves a shortfall of some 237 dwellings. Currently, no other suitable, available and achievable sites have been identified. Step forward Gladman with 245 dwellings – a perfect match to meet this scenario.

- A 'proportionate share' derivation from the SHMA, Objectively Assessed Need (OAN); indicating a total of 408 dwellings over the plan period (rounded to the nearest whole number)

This is the total figure from which completions, extant planning consents and a projected windfall contribution can be deducted prior to the need for allocations. Nevertheless, by implication the Parish Council has rejected a total of 400 dwellings as being out of scale and disproportionate (as set out in the Council has rejected a total of 400 dwellings as being out of scale and disproportionate (as set out in the formal objection to the Main Modifications).

Although refinement of the figures below will be necessary, they give a reasonable assessment of development:

Completed since 2011

Poppyfields 61

Blackberry Lane 6

Other, say 8

Total above 75

Planning permission granted

Orbit age-restricted development 51

Char 1 (outline)\* 42

Land rear of Millgarth (outline) 4

Yewtree Park 8

The Green 9

Land next to Forge House 4

Allowance for sites of 1-2 houses 7

Total above 125

\* In Local Plan as S29 for 35 units

Windfall trend? 30 dwellings? (to be researched)

Emerging Local Plan Allocations

Policy S28 - Charing - Northdown Service Station, Maidstone Road - 20 dwellings

Land adjacent to Poppyfields – say, 80 dwellings is acceptable

TOTAL APPROX 330 dwellings

The net additional allocations required under this scenario would be some 78 dwellings ie remainder of Land adjacent to Poppyfields.

This scenario supports the scale of development proposed to be located to Charing by Ashford Borough Council in the emerging Local Plan and Main Modifications and would clearly weaken the case against the scale of Land adjacent to Poppyfields. Having this option stated in the Parish Council's NP evidence will undermine the case against the scale of Poppyfields and will increase the pressure from developers to use this benchmark at Poppyfields or other sites.

- DCLG Household Projection of 413 dwellings for the plan period 2011-2030

This is the total figure from which completions, extant planning consents and a projected windfall contribution can be deducted prior to the need for allocations. Nevertheless, by implication the Parish Council has rejected a total of 400 dwellings as being out of scale and disproportionate (as set out in the formal objection to the Main Modifications).

The same arguments apply to this scenario as the 'proportionate' scenario above except the net additional allocations required under this scenario would be some 83 dwellings ie remainder of Land adjacent to Poppyfields.

- A projection derived from net dwelling completion rates for the period 2001-2016, which generates a forward projection of 190 dwellings.

I do not consider this a reasonable basis for assessing housing need.

Summary

All of these scenarios (apart from the discredited scenario based on housing completions) would lead to growth of 400+ dwellings for the parish. Section 9 includes market signals which show why this figure may need to be uplifted. However Para 23 of the AECOM report states:

As a result, an increased target for 340-350 dwellings is deemed appropriate for the period between 2011-2030.

This is not sufficiently justified in the AECOM report. In any event, plans should meet the full, objectively assessed needs for market and affordable housing in conformity with the NPPF. If the evidence points to scenarios which conclude with a need of 400+, it will be unlikely that a NP which provides less would pass examination to referendum.

In my view, these sections of the report should be replaced.

There can be reference to the planning process, and the NPPF which states:

Neighbourhood plans... should not promote less development than set out in the Local Plan or undermine its strategic policies.

There can also be reference to the need to meet the adopted Local Plan target, but that the emerging Local Plan target is not yet settled.

Finally, there can be reference to CPC's Housing Needs Survey (2014) and its outcome, together with the ABC Waiting List (which correlates closely with the PC's HNS).

Other Matters

The sections on affordable housing are mostly acceptable (apart from the proportionate scenario – for similar reasons). The PC may feel the same about the Gypsy and Traveller section.

In relation to the size of dwellings there appears to be evidence in the AECOM report to focus on 1-2 bedroom dwellings rather than 2-3 bedroom dwellings as proposed.

Conclusion

There are some serious points here with potentially significant implications for the PC which I believe merit discussion. I would be happy to attend a meeting to expand on these points and subsequently to discuss these matters with AECOM if necessary.

Best regards

Tony

In a message dated 09/11/2017 16:16:27 GMT Standard Time, [hugh.billot](#) writes:

Tony

The survey is closed off so I don't think we can amend it now but if there are some really important things I can try or we can note them with the report for use as necessary.

Hugh

From: TonyFullwoodRTPI  
Sent: Wednesday, November 8, 2017 8:15 PM  
To: Jim Boot ; Hugh Billot ; Jill Leyland ;  
Kitchenjane

Subject: Re: Charing NP Vision and Objectives Report

Good work Jim

A good basis for the draft vision and objectives.

Hugh, I apologise about the lateness of response but I have quite a few comments on the Housing Needs Survey (AECOM) if there is still time to make them. Please let me know and I'll get them to you for early next week.

Best regards

Tony

In a message dated 24/10/2017 10:17:56 GMT Standard Time, [Jim Boot](#) writes:

Dear Hugh, Jill, Jane and Tony

Attached is the report from the Vision and Objectives workshop. I've also included the presentation that was used on the day (with a couple of additions) as Appendix A and a pdf of the actual vision and objective flip sheets. Normally I would add a list of attendees but I think Jane took this with her. Please could you send me a copy of these to add in? When you've had a read through these, please let me have any comments / amendments and then we can circulate to the steering group.

Have we a meeting of the steering group in the pipeline? It would be good to go through the report (briefly) and the next actions to ensure we're making sufficient progress on these. Also, would you now like me to arrange to meet with Katie from the Kent Downs AONB Unit and who would you like to attend that meeting?

Jim

--

Jim Boot

Community Planner

Big Local Rep to Devonshire West (Eastbourne), Eastern Isle of Sheppey,

North East Hastings and Sompting (Adur) [www.localtrust.org.uk](http://www.localtrust.org.uk)

Associate with Action for Communities in Rural Kent (ACRK)

Planning for Real Consultant: <http://www.planningforreal.org.uk/about-us/theprf-team/>

M: 07732 393780

Preferred e-mail: [jimbootcp@gmail.com](mailto:jimbootcp@gmail.com)

Location: Kent/Sussex border

Location: Kent/Sussex border



Housing issues	AECOM Housing Needs Assessment (Av. & range)
New houses needed between 2011 and 2030	360 [Range 337 to 408]
Houses completed 2011 to 31-03-18 Increase in number of houses since 2011	83 (i)
Granted planning by 30-06-17 when revised LP published	
Orbit age restricted	51
S29 Land south of Arthur Baker fields	35
Windfall	16
Sub total	102
Revised Local Plan	
S28 Northdowns Garage	20
S55 Land south of Swan	100
Bromley Land	80
Sub total	200
Windfall 01-07-17 to 31-12-18	37
Built, agreed, LP plus windfall	422
Provides an increase in dwellings since 2011	32.5%
Other developments and prospects	
S29 EXTRA	20
S55 EXTRA	35
The Green	9
Yewtree Park	15
Alternative sites	

(a)Parsons Mead	42
(b) Crofters	10
Sub total	131
Estimated windfall 2019 to 2030 (5pa)	55

Planned, permissions, prospects & completions	608 (ii)
Increase in housing stock compared to AECOM housing needs assessment	
(a) Average of 360	Plus 248
(b) Maximum 408	Plus 200
Increase in dwellings	
(a) Parish	46.8%
(b) Charing	51.9%
Increase in population	
(a)Parish	52.8%
(b)Charing	60.0%

*Notes Population: Charing Parish 2765; Charing Heath 410; Charing Village/Ward 2355*

*Housing stock: Charing Parish 1298 (includes caravans and temporary accommodation); Charing Heath 163; Charing Village/Ward 1135*

*(i) Includes 61 dwellings on the Poppyfields Estate; 6 at Blackberry Lane; and 16 dwellings through windfall development*

*(ii)Includes 19 new dwellings in Charing Heath*

This analysis raises a major question, why should ABC planners promote a situation whereby the estimated housing growth is between 200 and 248 greater than the housing needs as assessed by AECOM? Logic does not apply. Further Charing with a predicted growth in housing of 46.8% and an estimated increase in population of 52.8% over the plan period of 2011 to 2030 compares very unfavourably with Ashford where over the same period growth rates are predicted at 30.5% for new housing (47,787 in 2011 to 62,375 in 2030) and 23.7% of the increase in population (118,405 in 2011 to 146,503 in 2031), especially as Ashford has most of the facilities and employment opportunities (see AECOM Housing Needs Assessment for Charing [Note 45 and project 103]). At this stage no answers are forthcoming.

It is therefore important this is raised in the Neighbourhood Plan. The Charing residents clearly know what is and what is not right for the parish. Housing growth at an estimated level of 608 in the plan period does not seem fair or reasonable and is not sustainable?

The draft NPPF defines sustainable development as:

*Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. It is central to the economic, environmental and social success of the country and is the core principle underpinning planning. Simply stated, the principle recognises the importance of ensuring that all people should be able to satisfy their basic needs and enjoy a better quality of life, both now and in the future.*



To achieve sustainable development the planning system needs to take on board three overarching objectives, which are independent but need to be pursued in mutually supportive ways. The objectives are:

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure
- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

•

It is our view that the emerging Local Plan fails to meet these objectives.

From an economic perspective the emerging Local Plan creates minimal new jobs in the parish and from past experience promotes a 'dormitory village' with residents travelling significant distances to work mainly by car. It does little to promote business in the high street which has been in decline for many years since there is no provision for needed additional parking in the emerging Local Plan.

Whereas employment nationally has grown significantly over the last five years employment in Charing village has been in decline. There are no indications of any innovative ideas or productivity enhancing measures which would impact positively on Charing. It is acknowledged that major developments will attract construction workers but from past experience these come from outside the village.

From a social perspective it is accepted that the plans outlined would favour smaller homes much in demand for first-time buyers and downsizers and acceptable levels of affordable housing. However there are real concerns among parishioners that their ability to receive appropriate healthcare with the type of population growth predicted not just in Charing but the 18 other villages the Charing surgery services as well as parts of growing Ashford. A cultural and social deficit is likely with this predicted growth in population. Increased traffic on already congested roads will add to safety concerns for both drivers and pedestrians. In fact traffic growth is expected to be significant as there are not the employment opportunities in Charing and with limited and or expensive public transport it is more than likely that even the most modest houses will have two cars. A standard daily return on the High Speed from Ashford to London is over £70 and daily car parking adds almost another £8. We are unaware of any studies showing the cumulative impact of extra traffic coming to the surgery, which already has a congested and at times overfull car park which is becoming increasingly unsafe for pedestrian access. The emerging Local Plan will, in its current form, change the nature of the village.

From an environmental perspective the emerging local plan is seen as damaging. It proposes major development on a spring line west of the village confines, which could pollute or even destroy the natural system which provides drinking water to parishioners and many others. Some proposed developments will have adverse effect on views and negatively impact on the KDAONB. The significant growth in population will result in thousands more vehicle movements. This will unquestionably lead to significantly increased congestion, as has been agreed by ABC. This will damage the environment and is a danger to pedestrians. The approach does not assist nationally recognised climate change programmes. Further the emerging Local Plan has no policies which enhance the natural and historic environment of Charing.

While it is considered that the emerging Local Plan fails to achieve sustainability the Neighbourhood Plan has taken sustainability on board with its flagship programme aimed at reducing traffic congestion through developing a new car park; constructing new business units to create new employment opportunities; developing, with Charing GPs support a new health centre to provide a range of services clearly needed and not currently deliverable; a new education and training facility; and a new community hall and all this aimed at improving the welfare and quality of life of existing and new residents. However it is critical to note that the sustainable approach laid out in this neighbourhood plan is in recognition of the housing needs assessed by AECOM at a growth rate of 408 new houses over the plan period. It is not considered that the proposed flagship programme could cope with the substantial growth in population that an extra 608 new houses would bring.



It is recommended therefore that ABC undertake the following in order to avoid a completely unsustainable position in Charing:

1. Avoid development on the Bromley element of S55
2. Revisit the extras to S55
3. Consider minimising development in total across S55
4. Consider reducing development in Charing by building elsewhere in the borough where affordable housing, transport links and sustainable job growth exists.

with a view to reducing the total number of new dwellings to around 408 which is in line with the AECOM Housing Needs Assessment.

## Existing and planned developments in Charing

AECOM

	Charing Parish	Charing Ward	Charing Heath
2011 census	1,298	1,135	163
Completions to February 4th 2018	83	78	5
<i>No of completions above which were windfall</i>	22	17	5
Implied current housing stock	1,381	1,213	168
% increase since 2011	6.4	6.9	3.1
<b>Extant permissions (windfall in brown)</b>			
Orbit age restricted development	51	51	
"Char 1" (outline)*	42 35	35	
Yewtree Park park homes	23	23	
The Green	9	9	
Other <i>incl Millgarth, CPCH</i>	23	14	9
<b>Total extant permissions</b>	<b>148 141</b>	<b>132</b>	<b>9</b>
<b>Permissions plus completions</b>	<b>231 224</b>	<b>210</b>	<b>14</b>
% increase since 2011	17.3	18.5	8.6
<b>Other sites in ABC Local Plan</b>			
Land behind Northdowns Garage	20	20	
Land west of Poppyfields	180	180	
<b>Total in Plan without PP</b>	<b>200</b>	<b>200</b>	
<b>Planned, permissions and completions</b>	<b>431 424</b>	<b>410</b>	<b>14</b>
% increase since 2011	32.7	36.1	8.6
Plan plus permissions as % current stock	24.7	27.4	5.4
Appeal site	245	245	
<b>Total with appeal site</b>	<b>669</b>	<b>655</b>	<b>14</b>
% increase since 2011	51.5	57.7	8.6

\* The number of units was not specified in the outline permission. 35 is the number allocated in the draft Local Plan

Permissions since June 2017 not in Local Plan

40

$$\begin{array}{r}
 \text{object} \quad 360 \\
 \quad \quad \quad 231 \\
 \hline
 200 = \underline{129}
 \end{array}$$

# 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

I may not have them all

of which: estimated by  
31/3/2021

## Additions 2018 to 2030

	Dwellings	Population	Dwellings	Population	Notes
Orbit age restricted	51	70	51	70	Single and Two person units only
"Char 1"	55	121	40	88	Mainly small dwellings so assume 2.2 per dwelling
Northdowns	20	48	20	48	
Land south of Swan	135	324	30	72	
Rest of Land W of Poppyfields	80	192	0	0	
Parsons Mead	36	79	10	22	Mainly small dwellings so assume 2.2 per dwelling
Crofters	9	14	9	14	One and two person starter homes
Yewtree	23	30	8	12	Park homes so single or double occupancy
Windfall PP granted	62	149	62	149	65 granted, assume slight shortfall
Current applications, say	10	24	10	24	
Future windfall, say	35	84	0	0	
<b>Total additions</b>	<b>516</b>	<b>1,135</b>	<b>240</b>	<b>499</b>	

2.4 persons per dwelling are assumed except where specified

-80  
836

Approved =

Local Plan =

Alternative sites =

Others (windfall)

Parsons Mead  
Land next to Burleigh  
Bungalow (42)

Threewans Garage (10)  
Land next to Crofters CH (20)  
Church Hill (10)  
East of Wilkinson Close (8)

Replace Boyd = 80



Charing Dwellings and Population growth to 2030  
Analysed December 2018

	Dwellings	Population	
2011 census	1,298	2,766	
Additions to 31/3/2018	83	199	
<b>Current (31/3/18) situation</b>	<b>1,381</b>	<b>2,965</b>	
<b>"In the bag" by 30/6/17 when revised draft plan published (ie planning permissions granted)</b>			
Orbit aged restricted	51	70	Single and Two person units only
S29 "Land S of Arthur Baker"	35	84	
Windfall	16	38	
<b>Total above</b>	<b>102</b>	<b>192</b>	
<b>Additional Plan requirements</b>			
S28 Northdowns Garage	20	48	Approved
<b>S55 Land West of Poppyfields:</b>			
Land South of the Swan	100	240	Approved
Bromley Land	80	192	Application awaited
<b>Total</b>	<b>200</b>	<b>480</b>	
Assumed windfall at 5 per year	55	132	
<b>Total with assumed windfall</b>	<b>255</b>	<b>612</b>	
<b>Other options</b>			
S29 Likely additional houses	25	55	Site to be mainly 2-3 bed houses
S55 Additional outline permissions in Land South of Swan	35	84	
<b>Likely allocations in NP</b>			
Parsons Mead	40	88	Mainly smaller houses
Crofters	10	20	1-2 bedroom starter homes
<b>Total other options</b>	<b>110</b>	<b>247</b>	
<b>Other</b>			
Yewtree	23	30	Park homes so single or double occupancy
Other windfall PP granted since 30/6/2011	46	110	49 granted, assume slight shortfall

Current applications, say	10	24
Future windfall, say	35	84
<b>Total other</b>	<b>114</b>	<b>248</b>

<b>Grand totals</b>	<b>% increase from current</b>			
Plan assumption ("In the bag" plus Plan and assumed windfall)	357	612	25.9	20.6
Likely outcome if all go ahead (sum of totals)	526	1,168	38.1	39.4
Outcome less Bromley Land	446	976	32.3	32.9

2.4 persons per dwelling are assumed except where smaller dwellings predominate - see notes

2011-2030

AECOM (1) Seed from emerging local plan 337  
 adjusted for changing mkt. conditions 340-350  
 (2) Proportional share (2.6%) 408  
 (3) Household projections 394  
 (4) completion rate 190  
 AECOM mean 337  
 Av three (345 + 408 + 394) = 382  
 382 + 337 = 360 over plan



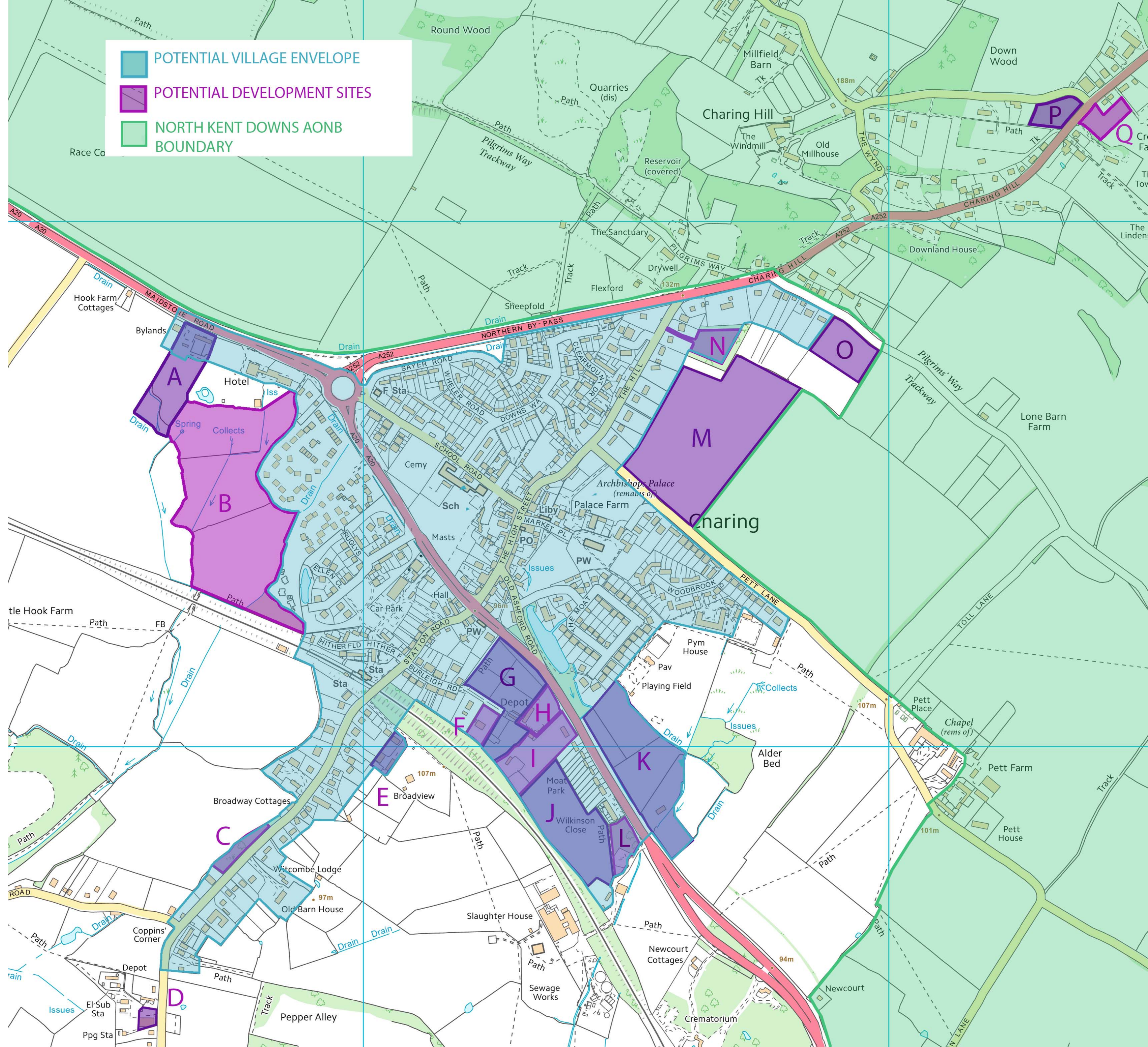
# Charing Dwellings and Population growth to 2030

Analysed December 2018

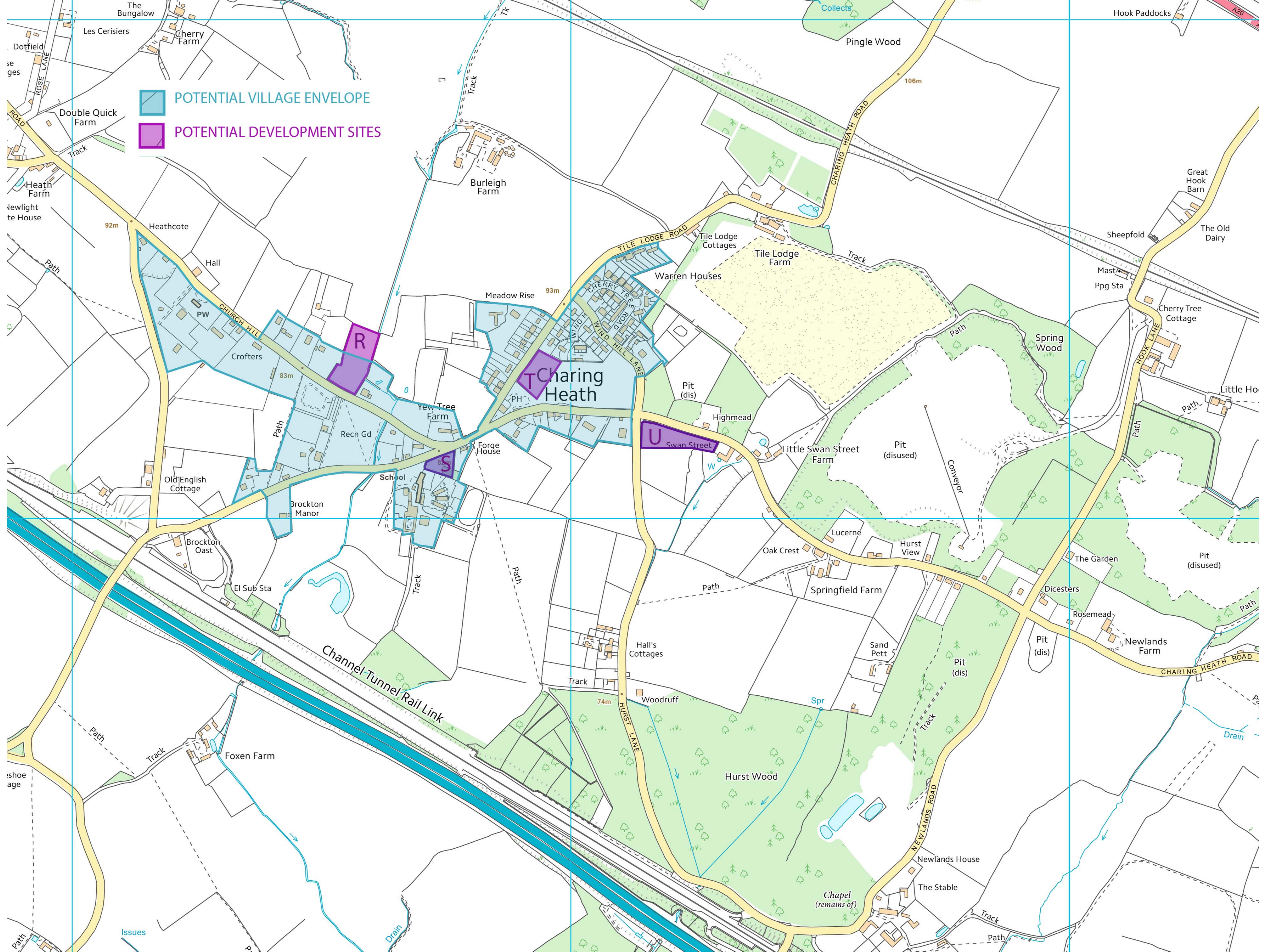
	Dwellings	Population				
2011 census	1,298	2,766				
Additions to 31/3/2018	83	199				
Current (31/3/18) situation	1,381	2,965				
<b>"In the bag" by 30/6/17 when revised draft plan published (ie planning permissions granted)</b>						
Orbit aged restricted	51	70	Single and Two person units only			
S29 "Land S of Arthur Baker"	35	84				
Windfall	16	38				
<b>Total above</b>	<b>102</b>	<b>192</b>				
<b>Additional Plan requirements</b>						
S28 Northdowns Garage	20	48	Approved			
<b>S55 Land West of Poppyfields:</b>						
Land South of the Swan	100	240	Approved			
Bromley Land	80	192	Application awaited			
<b>Total</b>	<b>200</b>	<b>480</b>				
Assumed windfall at 5 per year	55	132				
<b>Total with assumed windfall</b>	<b>255</b>	<b>612</b>				
<b>Other options</b>						
S29 Likely additional houses	25	55	Site to be mainly 2-3 bed houses			
S55 Additional outline permissions in Land South of Swan	35	84				
<b>Likely allocations in NP</b>						
Parsons Mead	40	88	Mainly smaller houses			
Crofters	10	20	1-2 bedroom starter homes			
<b>Total other options</b>	<b>110</b>	<b>247</b>				
<b>Other</b>						
Yewtree	23	30	Park homes so single or double occupancy			
Other windfall PP granted since 30/6/2017	46	110	49 granted, assume slight shortfall			
Current applications, say	10	24				
Future windfall, say	35	84				
<b>Total other</b>	<b>114</b>	<b>248</b>				
<b>Grand totals</b>						
Plan assumption ("In the bag" plus Plan and assumed windfall)	357	612	% increase from current	25.9	20.6	% increase from 2011 base
Likely outcome if all go ahead (sum of totals)	526	1,168		38.1	39.4	33.9
Outcome less Bromley Land	446	976		32.3	32.9	29.3
Memorandum item:						
RECOM average assessment 2011 - 2030	360	864	na	na	27.7	31.2

2.4 persons per dwelling are assumed except where smaller dwellings predominate - see notes











**NEIGHBOURHOOD PLAN**

**PROJECT 154 TRAFFIC ACCIDENTS IN CHARING**



## Charing NP traffic accidents Project No. 154

Traffic accidents are a regular occurrence in the village. Since 2011 Crashmap has recorded 19 vehicle accidents (reported to the police) although residents report that many other accidents do take place where the police have not been involved. Recorded accidents since 2011 are shown in table 13.

**TABLE 13 FORMALLY RECORDED TRAFFIC ACCIDENTS IN CHARING BY LOCATION AND SEVERITY**

LOCATION ACCIDENT	OF	SEVERITY	NUMBER
A252		SERIOUS	3
		SLIGHT	6
A20		SERIOUS	1
		SLIGHT	2
A20 CROSSROADS		SLIGHT	5
SCHOOL ROAD		SLIGHT	1
ENTRANCE MARKET PLACE	TO	SERIOUS	1

## **NEIGHBOURHOOD PLAN**

### **PROJECT 155 PUBLIC OWNERSHIP OF SPACES IN CHARING AND VILLAGE GREEN STATUS OF CLEWARDS MEADOW**



Search mail

Compose

Inbox 4

Starred

Snoozed

Important

Chats

Sent

Drafts 7

All Mail

Spam 11

Trash

Categories

Social

Updates 313

Forums

Your query regarding the above has been forwarded to this department.

Clewards Meadow in Charing is registered as Village Green VG229. Register and Plan you would be able to view, or we can provide a copy of this. If you came in to see it, there would be the same charge of you as we do require payment in advance, but will a copy for speed as we do require payment in advance, but will a sent (the easiest method I'm afraid).

I will wait to hear if you wish a copy.

Kind regards

**Kate Beswick** | Public Rights of Way Definition Team | PROW and Development | Kent County Council | Invicta House County Hall M:  
[www.kent.gov.uk](http://www.kent.gov.uk)

...

[Message clipped] [View entire message](#)

Reply

Forward



The cemetery is the responsibility of the **Cemetery committee**.

The Parish Hall is the responsibility of the **Parish Hall committee**.

- All open spaces within Charing Green.
- Children's play area at Hitherfield.
- Open spaces in and around Downs Way and Sayer Road.
- Grass verges and foot paths.

### The Moat Lake

It is owned by the Parish Council and managed by The Moat Management Committee on behalf of the Parish Council and for the benefit of all residents of the Moat Estate.



these boards 3 clear working days before CPC meetings.

- **The Hill.**
- **Junction A20 with The High Street (2).**
- **Facing roundabout at end of School Road.**
- **Outside the Public Library.** Note, framed footpaths map by library owned by KCC
- **Top of Charing Hill.**
- **Leacon Lane, Westwell Leaon.**
- **Charing Heath Road corner of Wind Hill.**

#### Public Waste and Dog Bins

Some owned by ABC, some by CPC and some by Arthur Baker Playing Field Committee. Your Clerk knows which is which. Emptied by ABC.

With the exception of the Cemetery and Parish Hall, all the above are the responsibility of the Open Spaces committee.

#### Public spaces not controlled by CPC

- The Market Place and first Village Green above.
- The Arthur Baker Playing Field – incl. the Scout Hut/Bowls Club area.
- The Alderbeds and car park.
- The grass area at junction of A20 and The High Street – the seats are ours though.

- **Hart Hill:** Both belong to CPC. C/Heath side replaced as previous was stolen.
- **School Road:** South and north owned by? If we want to keep them we have to maintain them!
- **Old Ashford Road:** Not ours but as above maintained by us.
- **A20 Ashford bound at the Crematorium.** Not ours but as above maintained by us.
- **A20 Ashford bound at Ardo.** Paid for by grant and Ardo, owned by CPC
- **A20 Charing bound outside the Crematorium.** Used to have one – burnt down.

#### Parish Notice Boards    Public Seats

CPC notices of agenda, minutes and others must be displayed on

- **Charing Hill** – by the entrance to The Wynd.



**Market Place**

Owned by ABC.

**Recreation Ground**

Location: Leacon Lane,  
Westwell Leacon,  
Charing.

Owned and maintained  
by CPC.

**Playing Field**

Location: Charing  
Heath.

Owned by CPC. Play  
equipment  
owned/managed by  
CPC. Heathens F.C.  
Play home games  
there with permission.

**Picnic site**

Location: A20,  
Maidstone Road,  
Charing.

Owned and maintained  
by CPC. Seating and  
picnic table and seats.  
Wall between picnic site  
and cemetery built and  
owned by CPC.

**Car Park**

Location: off School  
Road.

Long lease from ABC  
to CPC. CPC maintain.

**Bus Shelters**

At one time owned by  
East Kent Road Car Co  
and Maidstone and  
District but disowned  
by new companies.  
Some owned by CPC  
others not!

Includes all play equipment and seats. A20 fence and internal fencing CPC responsibility. High brick wall not owned by CPC but properties in The High Street.

### Clewards Meadow

Location: Market Place, Charing.

**Registered Village Green.** Grade 2 listed as is its wall surrounding it. Listed wall cannot be removed. Owned by CPC. Public seats. Meadow has restricted use, cannot dig below turf without special permission from KCC Archaeological department.

### Clewards Garden

Purchased by CPC late 1990s. Seating.

Owned/managed by CPC. Double-sided noticeboard in Market Place near Clewards Garden paid for owned and managed by C.P.C.

The Charing Gardeners' Society maintain the garden for the Parish Council

Note. Our first registered Village Green is owned by ABC and is the strip of grass between Clewards Meadow wall and The Market Place car parking area! Has copper beech tree on it.

**Charing Parish Hall**

Location: Station Road,  
Charing.

Built 1890s. Previously  
the parish used The  
Victoria Hall – above  
the Royal Oak, The  
High Street, Charing.  
Owned by the Parish,  
managed and  
maintained by CPC.

**The Cemetery –**

including the entrance  
gate and vestry.

Location: School Road,  
Charing.

Owned and  
managed/maintained  
by CPC.

The wall between  
cemetery and picnic  
area our property –  
built for us in the  
1990s.. War graves are  
our responsibility, we  
are given funding by  
W.G.C.

**Church yard of St  
Peter and St Paul  
Church**

Grass cutting paid  
for/managed by CPC.

**Piquets Meadow**

Location: A20  
Maidstone Road,  
Charing.

Gift to Charing by  
brewers Style and  
Winch of Maidstone.  
Owned by village,  
managed by CPC. Area  
from A20 to just  
beyond Austen's Oak –  
i.e. beyond the fence.



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## Amenities

You are here: [Home](#) / [Local Information](#) / [Amenities](#)



## Amenities

Property owned, controlled or managed by Charing Parish Council.

For additions, deletions and corrections please contact: [cpclerk@btinternet.com](mailto:cpclerk@btinternet.com).

### List of Managed Properties

**NEIGHBOURHOOD PLAN**

**PROJECT 156 FAVOURED SITES FOR RESIDENTIAL DEVELOPMENT**

## FAVOURED SITES FOR RESIDENTIAL DEVELOPMENT – PROJECT 156

Brainstorming took place to obtain further views on where development should take place. The key results are shown in Table 1.

**TABLE 1 PARISIONER SUPPORT FOR DEVELOPMENT BY SITE**

SITE/LOCATION	HOUSING CAPACITY	NUMBER SUPPORTING HOUSING	NUMBER OBJECTING TO HOUSING	NUMBER SUPPORTING BUSINESS DEVELOPMENT
Charing Motors	20	19	11	26
Wheler North	100	11	58	0
Wheler South	245	2	78	0
CHAR 1	35	46	6	0
CHAT 1 Extension	51	29	3	0
Wilkinson Close extension	DK	39	0	1
Burleigh Road allotments	DK	12	7	0
Corner of Bowl Road	DK	18	13	6
Land opposite Bowl Road	DK	21	6	0
Paddock adjacent Morrisons Yard	DK	32	16	2
Morrisons Yard	DK	23	1	31

Source project 138

All sites with the exception of Wheler North and South attracted reasonable levels of support for new housing.

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

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.



A hydrological appraisal (project 131, note 21) of both the Wheler north and south fields has concluded that proposals for large-scale development across an important Chalk scarp spring-line demonstrates an inherent lack of understanding of hydrological processes, and they would have an adverse impact on public water supply and environmental baseflows in the Upper Stour.

Groundwater discharge at the Chalk-GC spring-line and Gault Clay runoff at Charing provide a significant contribution to the water available in the Folkestone Beds aquifer used for public water supply and baseflow in the Upper Stour.

The proposed developments in the Wheler meadows will increase the risk of pollution of the public water supply, and over time lead to a deterioration in water quality (see project 131) .

The community questionnaire provided further clarity on where housing should be built and the also where business development could take place and table 2 shows the top nine sites from responses in the community questionnaire.

**TABLE 2 WHERE DEVELOPMENT SHOULD TAKE PLACE TOP NINE LOCATIONS.**

LOCATION	NUMBER OF PARISHIONERS SUPPORTING THE LOCATION
CHAR 1	577
CHAR 1 EXTENSION	477
BEHIND NORTH DOWNS GARAGE	458
LAND OPPOSITE BOWL ROAD	446
WHELER SITE 1 (NORTH)	437
WILKINSON CLOSE EXTENSION	423
PARSON'S MEAD	396
CORNER OF BOWL ROAD	395
FORMER MORRISONS YARD	387

## **NEIGHBOURHOOD PLAN**

### **PROJECT 157 GROUNDWATER PROTECTION ZONES IN CHARING**



Enter a postcode or place name:

Other topics for this area...

TN27 0AG



Groundwater



Groundwater

## Map legend

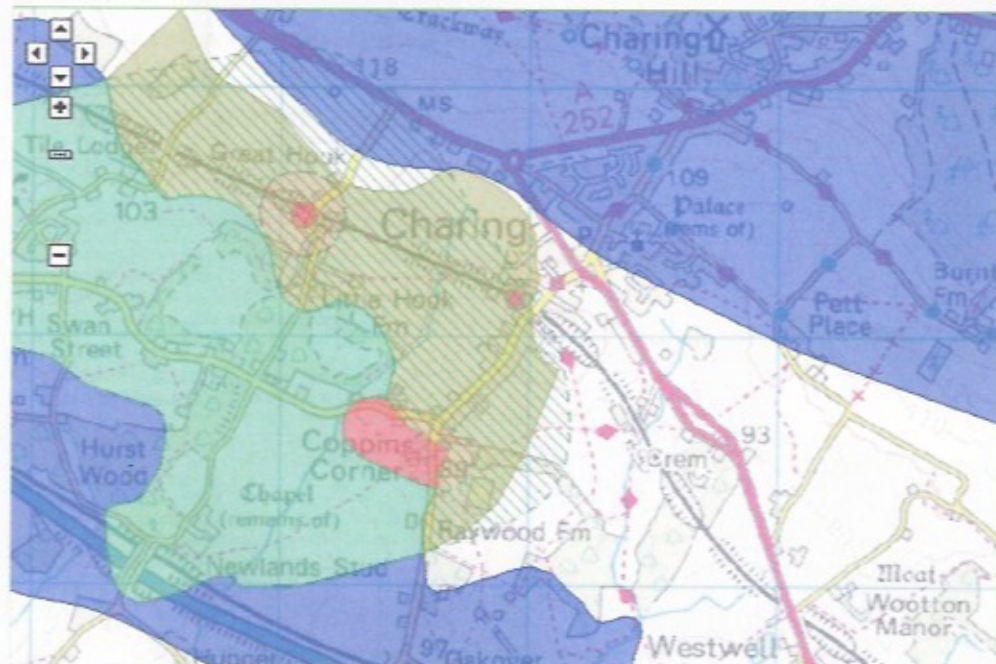
Map of TN27 0AG at scale 1:20,000

Other maps

Data search

Text only version

- ☒ Groundwater source protection zones
- Inner zone (Zone 1)
  - Inner zone - subsurface activity only (Zone 1c)
  - Outer zone (Zone 2)
  - Outer zone - subsurface activity only (Zone 2c)
  - Total catchment (Zone 3)
  - Total catchment - subsurface activity only (Zone 3c)
  - Special interest (Zone 4)
- ☐ BGS Aquifer Maps - Superficial Deposits Designation
- Principal
  - Secondary A
  - Secondary B
  - Secondary (undifferentiated)
  - Unknown (lakes and land slip)
- ☐ BGS Aquifer Maps - Bedrock Designation
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  - Secondary B
  - Secondary (undifferentiated)
- ☐ Groundwater Vulnerability Zones
- Major Aquifer High
  - Major Aquifer Intermediate
  - Major Aquifer Low
  - Minor Aquifer High
  - Minor Aquifer Intermediate
  - Minor Aquifer Low
- ☒ Other national environmental organisations
- Natural Resources Wales Area of responsibility
  - Scottish Environment Protection Agency Area of responsibility



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## More about Groundwater

## Groundwater Source Protection Zones:

Groundwater provides a third of our drinking water. We ensure that your water is safe to drink defining Source Protection Zones. These zones help to monitor the risk of contamination from any activities that might cause pollution in the area.

The Source Protection Zones are not displayed at scales greater than 1:20,000 (Ordnance Survey 1:50,000 scale) as the data was only modelled to this level and is not accurate past this. They should not be compared against field boundaries.

[Understanding Groundwater Source Protection Zones maps](#)

## British Geological Survey's Aquifer Maps:

From 1st April 2010 new aquifer designations replace the old system of classifying aquifers as Major, Minor and Non-Aquifer. This new system is in line with our Groundwater Protection Policy (GP3) and the Water Framework Directive (WFD) and is based on British Geological Survey mapping.

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[Understanding the British Geological Survey's Aquifer maps](#)

## Groundwater Vulnerability Maps:

The Environment Agency are currently updating their groundwater vulnerability maps to reflect improvements in data mapping and understanding of the factors affecting vulnerability. The new maps will be released later in 2015.

The [New groundwater vulnerability mapping methodology](#) report provides technical information about how the new maps have been created.

The [user guide](#) outlines the kinds of activities the new maps can be used for.

These reports have been published on [GOV.UK](#) in advance of the release of the new maps to give users time to understand the new approach and how this differs from the previous groundwater vulnerability maps.

[Understanding Groundwater Vulnerability maps](#)





What's in your  
backyard?

Groundwater  
source protection  
zones

## Groundwater source protection zones

Understanding the Groundwater Source Protection Zones map

[Go to Groundwater Source Protection Zones Map](#)

### What are Groundwater Source Protection Zones?

Groundwater provides a third of our drinking water in England and Wales, and it also maintains the flow in many of our rivers. In some areas of Southern England, groundwater supplies up to 80% of the drinking water that you get through your taps. It is crucial that we look after these sources and ensure that your water is completely safe to drink.

We have defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. The maps show three main zones (inner, outer and total catchment) and a fourth zone of special interest, which we occasionally apply to a groundwater source.

We use the zones in conjunction with our Groundwater Protection Policy to set up pollution prevention measures in areas which are at a higher risk, and to monitor the activities of potential polluters nearby.

### Key to understanding the Groundwater Source Protection Zones Map

How do we define groundwater source protection zones?


The shape and size of a zone depends on the condition of the ground, how the groundwater is removed, and other environmental factors. When we define a zone we find out how the groundwater behaves in that area, what constructions there are to get the water out into the public water supply, and the process for doing this. From this we can develop a model of the groundwater environment on which to define the zones.

We divide groundwater source catchments into three zones. The zones are divided as follows:


#### Groundwater Source Protection Zones

 **Inner zone (Zone 1)** - Defined as the 50 day travel time from any point below the water table to the source. This zone has a minimum radius of 50 metres;


 **Inner zone - subsurface activity only (Zone 1c)** - ;

 **Outer zone (Zone 2)** - Defined by a 400 day travel time from a point below the water table. The previous methodology gave an option to define SPZ2 as the minimum recharge area required to support 25 per cent of the protected yield. This option is no longer available in defining new SPZs and instead this zone has a minimum radius of 250 or 500 metres around the source, depending on the size of the abstraction;

 **Outer zone - subsurface activity only (Zone 2c)** - ;

 **Total catchment (Zone 3)** - Defined as the area around a source within which all groundwater recharge is presumed to be discharged at the source. In confined aquifers, the source catchment may be displaced some distance from the source. For heavily exploited aquifers, the final Source Catchment Protection Zone can be defined as the whole aquifer recharge area where the ratio of groundwater abstraction to aquifer recharge (average recharge multiplied by outcrop area) is  $>0.75$ . There is still the need to define individual source protection areas to assist operators in catchment management;

 **Total catchment - subsurface activity only (Zone 3c)** - ;

 **Special interest (Zone 4)** - A fourth zone SPZ4 or 'Zone of Special Interest' was previously defined for some sources. SPZ4 usually represented a surface water catchment which drains into the aquifer feeding the groundwater supply (i.e. catchment





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# Evidence

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

## Groundwater vulnerability maps: summary and user guide

Project summary SC040016

The Environment Agency has updated its groundwater vulnerability maps to reflect improvements in data mapping and understanding of the factors affecting vulnerability. The new maps show the vulnerability of groundwater at a location based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. For the first time, the maps provide a separate assessment of the vulnerability of groundwater in overlying superficial rocks, and those that comprise the underlying bedrock.

These maps provide key evidence for the Environment Agency's assessment of the exposure of groundwater to a pollution hazard from a given activity as part of its permitting activity work. They form part of a suite of tools developed by the Environment Agency for groundwater protection including source protection zones and position statements. Further information on groundwater protection can be found in the Environment Agency's *Groundwater protection: principles and practice* (GP3) guidance.

### Two map products are available:

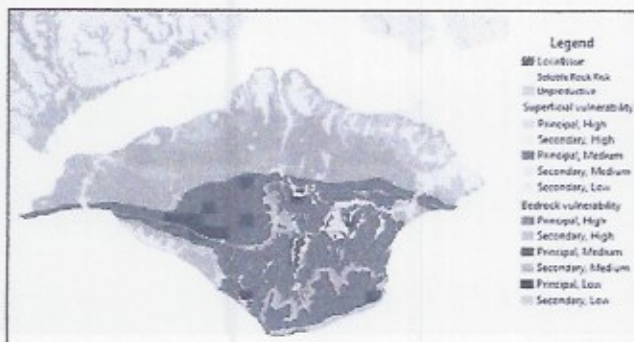
- The basic groundwater vulnerability map displays information about the likelihood of a pollutant discharged at ground level (i.e. above the soil zone) reaching groundwater for superficial and bedrock aquifers. This is expressed as high, medium or low vulnerability.
- The combined groundwater vulnerability map displays both the vulnerability and aquifer designation status (principal or secondary). An example of a combined groundwater vulnerability map is provided opposite.

The main aim of the maps is as a high level screening tool to give Environment Agency staff, water companies, Local Authorities, consultants and other users an indication of whether a proposed development or activity is likely to be acceptable (e.g. located in an area of low vulnerability or over unproductive strata) or of potential concern (e.g. located in an area of high vulnerability). The maps can also be used to inform and target environmental management and incident response so that preventative and/or remedial actions can be taken as early as possible to protect groundwater.

Information on soil leaching was obtained from the National Soil Resources Institute. The aquifer designation data used in the new maps is based on geological mapping provided by the British Geological Survey. Two main rock types are recognised:

- **Superficial (drift):** permeable unconsolidated (loose) deposits, such as sands and gravels.
- **Bedrock:** solid permeable formations such as sandstone, chalk and limestone.

The vulnerability of these two rock types may differ due to their structure and location. Where both types are present, the maps display the most vulnerable category of the two.



The aquifer designation status is an indication of the importance of the groundwater aquifer for drinking water supply. This information is helpful when considering the potential impact of groundwater contamination.



The combined map displays the following aquifer designations:

- **Principal:** These are rocks that provide significant quantities of water and can support water supply and/or baseflow to rivers, lakes and wetlands on a strategic scale. They typically have a high intergranular and/or fracture permeability, meaning they usually provide a high level of water storage.
- **Secondary:** These rocks can provide modest amounts of water, but the nature of the rock or the aquifer's structure limits their use. They support water supplies at a local rather than strategic scale (such as for private supplies) and remain important for rivers, wetlands and lakes. They have a wide range of water permeability and storage.
- **Unproductive:** These rocks have negligible significance for water supply or baseflow to rivers, lakes and wetlands. They are rock layers or drift deposits with low permeability.

In some areas we have revised the aquifer designation from unproductive to secondary, to reflect improved information about locally important sources of groundwater. For principal and secondary aquifers, we have processed national data covering information on recharge (rainfall and infiltration), soil leaching, drift cover (thickness and permeability) and the unsaturated zone in order to classify groundwater vulnerability as:

- **High:** Areas able to easily transmit pollution to groundwater. They are characterised by high leaching soils and the absence of low permeability drift deposits.
- **Medium:** Areas that offer some groundwater protection. Intermediate between high and low vulnerability.
- **Low:** Areas that provide the greatest protection to groundwater from pollution. They are likely to be characterised by low leaching soils and/or the presence of low permeability drift deposits.

Activities in areas of unproductive strata do not typically represent a risk to groundwater resources, although surface water run-off from these areas may represent a risk to surface water.

The maps also identify areas where solution features that enable rapid movement of a contaminant may be present (identified as stippled areas) and known local issues affecting vulnerability where we hold information (identified as dashed areas).

The Environment Agency can provide additional information if there are local issues or potential solution features identified and advise in areas of high groundwater vulnerability.

Some problems to illustrate how the maps could be used are given below:

- Proposed petrol station in a high vulnerability area. Activity represents a high risk and should be relocated to a lower vulnerability area, unless supporting information can be provided to demonstrate that local factors (e.g. presence of low permeability drift) provide adequate protection to groundwater.
- Proposed land spreading at a site located close to the boundary between areas of high and low vulnerability. Review soil and geological maps and/or any local information available to establish the site-specific vulnerability and note whether there is potential for lateral movement to areas of higher vulnerability. This review may help to influence the movement of the proposed area of spreading to the lower risk area, where the spreading can be undertaken without risk to groundwater.
- Proposed housing development in low vulnerability area. Likely to be acceptable, although further assessment will be needed to assess risk if connection to mains sewerage is not feasible.
- Treated sewage effluent to ground (e.g. discharge from septic tank). This activity will result in the release of pollutants (such as ammonium) below the soil zone and therefore vulnerability of the aquifer will be higher than shown on the maps. If the disposal is in an area of high or medium vulnerability, then the following should be considered: connection to mains sewerage, relocation of disposal area (lower vulnerability), or further investigation to demonstrate that the discharge will not represent a risk to groundwater.
- Site underlain by unproductive strata. Activity likely to be acceptable, although risk to surface water should be considered (e.g. the distance to surface water features and whether a pathway is present).
- An incident has resulted in a chemical spill. You should follow the Environment Agency PPG22 guidance 'dealing with spills' and check the vulnerability and source protection maps. If the spill is located within an area of high/medium vulnerability and/or in a source protection zone 1 (SPZ1) then immediate action is required to contain and manage the spill. Environment Agency staff can help advise on the most appropriate actions to take. In low vulnerability areas, the potential pollution may not impact groundwater, but could pose a significant risk to local drainage systems and watercourses.



## How to use the maps

1. In preparing the maps the Environment Agency has adopted a precautionary approach to indicate the risk to groundwater across each 1 kilometre square. Consequently, the maps may not reflect the exact geological and hydrogeological conditions at a specific site. Local and site-specific data (e.g. depth to water table) should be considered where available and should be collected for high vulnerability areas and some activities in medium vulnerability areas if not already available.
2. If vulnerability is 'patchy' this is generally indicative of highly variable geology and soils, but may also be due to 'edge effects' (e.g. in coastal areas) where some data used to calculate vulnerability is missing. Missing data, visible in the underlying map table, can cause an artificially high vulnerability score. Activities in these areas, particularly if a site is close to or overlapping the boundary of two cells with differing vulnerability, should be examined in more detail using the information in the map tables. Where site-specific data is available this should be given precedence.
3. Human activities such as mine workings, excavations or pipe work, particularly in urban areas, are not included in the maps but could increase vulnerability locally. For example, the presence of man-made excavations that have been backfilled with permeable, readily compacted material will make a location significantly more vulnerable. Nearly all civil engineering construction, but especially underground pipes, will provide rapid pollution routes that are not characterised by the data included in the maps. Alternatively, the vulnerability may be decreased if the area has been backfilled by less permeable material (i.e. replacement of weathered/fractured bedrock by sand).
4. The soil zone can contribute up to 50% of the vulnerability score for superficial aquifers and up to 17% of the score for bedrock aquifers, reflecting the importance of drift deposits in protecting bedrock aquifers. In some areas, soils may be removed by natural processes (soil erosion) or as a result of human activity (e.g. quarrying), which will increase the vulnerability of the underlying aquifer. This will need to be taken into account in using the maps.
5. If a development or activity is below the soil layer (e.g. the overflow from a septic tank) or where the soil layer has been removed (e.g. for construction purposes) the soil will offer no protection and the groundwater vulnerability will be higher.
6. The nature of a pollutant will affect the specific vulnerability at a location. While the soil leaching classes indicate something of the likely speed of movement of pollutants through the soil and take into account the adsorptive capacity of the soil, they are by nature a generalisation based on the dominant soil type present in the area.
7. The maps are not suitable for insoluble pollutants, the movement of which depends on their individual properties such as density and viscosity. The maps should not be used to assess land already contaminated by pollutants.
8. The maps should be used with care if the pollutant is being applied intensively over a small area such that the protective capacity of the soil is overwhelmed. This may be the case for incidents and spills or poorly managed land spreading.
9. To summarise, the maps are intended as an initial screening tool and should be used in conjunction with other data such as source protection zones and site and activity specific information.

This summary relates to information from project SC040016 reported in detail in the following output:

**Report:** SC040016/R

**Title:** New Groundwater Vulnerability mapping methodology

**Project Manager:** Natalie Phillips, Evidence Directorate

**Research Contractor:** Neil Thursten, AMEC Environment and Infrastructure UK, Canon Court North, Abbey Foregate, Shrewsbury, Shropshire, SY2 5DE.

This project was funded by the Environment Agency's Evidence Directorate, which provides scientific knowledge, tools and techniques to enable us to protect and manage the environment as effectively as possible.

[enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk).

© Environment Agency - May 2014



This is easier to view online, as you can enlarge our area.



Enter a postcode or place name:

Other topics for this area...

Groundwater

TN27 0AG



Groundwater

## Map legend

TN27 0AG at scale 1:75,000

## AQUIFER MAP

Other maps

Data search

Text only version

- ☐ Groundwater source protection zones
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- ☐ Inner zone - subsurface activity only (Zone 1c)
- ☐ Outer zone (Zone 2)
- ☐ Outer zone - subsurface activity only (Zone 2c)
- ☐ Total catchment (Zone 3)
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[Understanding Groundwater Vulnerability maps](#)



# WHY WOULD WE BUILD HOUSES ON OUR OWN PRECIOUS WATER SUPPLY?

## SUSTAINABLE DEVELOPMENT AND CHARING'S WATER SUPPLY:

### THE IMPORTANCE OF THE WHEELER MEADOWS

Do you know where Charing's drinking water comes from? CHARING!

There is a borehole near the Green Health Club. From this borehole South East Water currently extracts up to 6819 cubic metres of water per day - that's over 1.5 million cubic metres per year - to provide clean water for everyone in Charing. That's water from Charing... for Charing. 1 cubic metre of water = 1000 litres.

#### How does it get to the borehole?

We rely on rainfall on the North Downs to filter down through the chalk and fill our chalk aquifer.

The water drains out of the aquifer at a spring in the meadows between the A20 and the railway line. It forms a very pure chalk stream that joins up with many drainage ditches at the corner of the Wheeler meadows, near the railway arch. The aquifer is supplemented by the enormous amount of rainfall run off from the fields. Under the grass the soil is thick clay. Water cannot soak in and so once the topsoil is wet the water simply runs off down the slopes to join the stream.

The stream flows through the Wheeler meadows to join the headwaters of the River Stour at Little Chart. The bed of the stream lies where clay meets sand and the water percolates down into the sandy soil till it reaches the groundwater level. From there it is pumped up at the borehole, disinfected and then pumped all the way up Pluckley Road and Charing High Street to the storage reservoir on the Pilgrims Way. Then it is piped back down around the village to streets and houses.

"Sustainable development meets the needs of the present without compromising the ability of future generations to meet their needs."

#### The bad news...

Climate change models indicate that we will experience more periods of extreme weather - heavier rain, longer droughts.

Rainfall records ALREADY show that there is no longer a regular pattern of steady winter rain that we can rely on to fill the aquifer.

So whenever it rains we need to collect as much water as we can and ALL the Wheeler meadows help us to do that. In fact... The Wheeler meadows all lie within a Groundwater Protection Zone because they are such important contributors to the groundwater supply.

### AND THE WHEELER FOUNDATION WANTS TO BUILD HOUSES ON THEM.

The Wheeler Foundation is a Charity.

It's main objectives:

- The maintenance and preservation of lands of historic, educational or landscape value of natural beauty, for the benefit of the public.
- The maintenance and preservation of historic buildings and works of art for the benefit of the public - whether or not educational.
- The encouragement of or assistance to agriculture, forestry and rural industry for the benefit of the public - whether or not educational.

• The making of gifts or donations to charitable bodies where in the opinion of the Board of Trustees, such gifts or donations shall be conducive to the promotion of all or any of the objectives of the Trust.

There is nothing here about sale of land for commercial development.

There SHOULD be something here about preservation of water supply for the benefit of the public. Can anything be more important than that?

The whole of England is officially classified by the Environment Agency as being under "serious water stress." There are concerns over maintaining the water resources available for people and the environment in this part of England. This river basin district has some of the highest levels of personal water use in the country while, on average, the amount of water available per person is less than for Morocco or Egypt."

Kent faces a continuing increase in the public supply deficit, with South East Water anticipating a 50 million litres per day shortfall by 2040.

The increased demand on water supply from new development...

The 325 houses on the Wheeler meadows will generate approximately 810 additional consumers (based on an average of 2.5 consumers per household). With an average demand per person of 150 litres per day this will increase the public supply requirement by over 121 thousand litres per day.

If all 639 proposed houses are built, Charing will need an additional 240,000 litres of water per day.

There will be little scope for increasing abstraction from the Charing borehole as the Stour Catchment Abstraction Management Strategy has recorded a deficit in the Lower Greensand aquifer. Graham Warren, hydrologist volunteer with CPRE

#### THE ENVIRONMENT AGENCY SAY...

• Case studies demonstrate that development can still allow safe percolation of water into the ground water strata.

• Water is flexible and water companies have a duty to supply - it can be moved around (e.g. from Warren Street and Ashford to Charing) but it costs more when in short supply because of additional pumping or intensive treatment.

• The developer would need to establish whether there is existing capacity within the current sewerage and water supply infrastructure.

• The council would be in a position to refuse planning permission if the amount of water for that development cannot be supplied.



#### THE ASHFORD LOCAL PLAN SAYS...

Major proposals for new development must be able to demonstrate that there are, or will be, adequate water supply and wastewater treatment facilities in place to serve the whole development.



Schemes that would be likely to result in a reduction of the quality or quantity of groundwater resources will not be permitted.

#### WE NEED TO PROTECT THIS VITAL RESOURCE...

Source Protection Zones (SPZs) are drawn around groundwater abstraction boreholes, to indicate that the area surrounding the borehole needs to be protected from pollution.

The Wheeler meadows behind Pluckley Road and between the railway and the A20 are all identified as within both Source Protection Zone 2c and Source Protection Zone 4 (Special Interest).

SPZ2c indicates that there is an area of groundwater underneath the Gault clay (the "c" refers to confined).

A pollution spillage on the Gault clay would pose a different risk to the underlying groundwater than a spill directly onto Greensand because of their differing permeability. However water runs off the clay onto the sand of the adjacent fields...

SPZ4 indicates that the land is an area of rainfall catchment... There are many surface water springs and streams as well as rainfall runoff flowing over the impermeable Gault Clay to the point where it meets the permeable Greensand. Some of the water percolates down through the sand to the groundwater level. Hence an SPZ 4 is present right across all of the Wheeler meadows.

The rest of the water in the stream flows on through Little Chart to join the headwaters of The Great Stour river which rises in Lenham. Every tributary of The Great Stour, west of Ashford, now has a housing development

application next to it. At present the water quality west of Ashford is good, but any water that is in close proximity to human activity is at risk of being polluted.

"Shockingly, more than ¾ of rivers in England and Wales are failing. Increasing pressure from over-abstraction and pollution from industry, agriculture and sewage is causing untold damage, and there's barely a chalk stream left that doesn't feel the impact".

Southern Water, who take the sewage from all Charing's new developments, have been prosecuted or cautioned 166 times in the last 25 years for watercourse pollution incidents because their systems just couldn't cope. Our sewers were designed decades ago when there were fewer people and less extreme rainfall. 52% of chalk streams are affected by sewage and waste water.

The ditch alongside the A20 drains into the big "swale" that runs through Poppyfields. This swale and other drainage systems on the new development, plus the Charing Green attenuation pond all overflow into the stream that flows through the Wheeler meadows, potentially carrying hydrocarbons and heavy metals from the A20, excess nutrients from gardens and compost heaps, and possibly even sewage (given the existing problems at the surgery) towards the borehole.

"The central aspiration of the Ashford Integrated Water Strategy is that the future development and expansion of Ashford leads to the protection and enhancement of the water environment both locally and throughout the Stour catchment for the benefit of people, wildlife and cultural and landscape heritage".

LET'S MAKE SURE IT DOES





## WATER ISSUES

### Ashford's draft Local Plan policies state...

Policy ENV5 - Protecting important rural features : "All development in the rural areas of the Borough shall protect and, where possible, enhance the following features:  
River corridors and tributaries ( and others)

Policy ENV8 Water Quality, Supply and Treatment: "Schemes that would be likely to result in a reduction in the quality or quantity of groundwater resources will not be permitted"

I commissioned a hydrological survey of all the Wheler meadows. These are some of the findings...

- The whole of the application site is an area of groundwater emergence with a number of springs. Carter Jonas's report by LK Consult fails to mention this.
- The water gathered into the main stream (the West Brook) from the Wheler north meadows plays an essential part in supplying water to our aquifer – the one that supplies drinking water to South East Water's borehole by The Green Health Club.
- Building over the meadows would interfere with the water's natural flow and so would reduce the amount of water available to the public water supply aquifer and as base flow to the Upper Stour
- The water in the West Brook joins the upper Stour and plays a vital part in maintaining its base flow – which in turn helps to dilute the levels of phosphates and nutrients that are pumped into the Stour at the Lenham sewage works, the Charing sewage works and later the Ashford sewage works.
- There are already too many nitrates in the water in the aquifer. Another large development will increase nitrate levels, as garden fertilisers and nutrients in composts will be washed off the clay and into the streams by heavy rain. Algae is already present in the Charing Green pond outlet stream, indicating the presence of nutrients.
- As you may be aware, the Environment Agency classes South East England as an area that is **under serious water stress**, with less water available per person than in Morocco or Egypt.
- The Wheler north meadows are right on the spring line. Temporary springs appear after heavy rainfall all along the spring line. These may not be visible when drainage calculations are made and plans drawn and so result in waterlogging of soil, higher than expected rates of surface water runoff and inefficient drainage. Residents on Poppyfields have reported problems with garden waterlogging and water getting into garages. This is caused by groundwater flowing out of the chalk and over the Gault clay and is a result of the estate being built right on the spring line.
- The Wheler fields are on the spring line – so the groundwater is close to the surface. Shallow groundwater will affect foundations of the houses built on the fields.
- Earth moving and trench digging associated with new development will intercept groundwater and adversely impact on base flow in the West Brook and refill of the aquifer.
- Proposed development will increase the risk of pollution of the public water supply from a wide range of sources and over time will lead to a reduction in water quality.
- Water from Charing is widely distributed. When one of the supply pipes broke in December it affected Post Code areas TN 25, 26 and 30 (Tenterden, Romney Marsh, Kennington, Wye, Hastings and Bethersden) as well as Charing, Challock, Ruckinge and the CT4 area of Canterbury.
- The important need to maintain base flow in the West Brook conflicts with planning regulations for large scale developments which require limits to surface water run-off to reduce flood risk.
- The hydrologists conclude that the detrimental impact of the Charing housing development applications on the amount of groundwater, the quality of the water and the environmental flows in the Upper Stour is not justified. They believe that such large-scale residential developments in the chalk spring area should not be encouraged in the Local Plan, and planning applications should be rejected.
- And "In the light of the adverse and detrimental impacts on the environment, public water supply and the well-being of the local community, the proposed developments at Charing cannot be considered to be sustainable or in the long term interests of future generations...."

**"Sustainable development meets the needs of the present without compromising the ability of future generations to meet their needs".**

The World Commission on Environment and Development "Our Common Future" ("The Brundland Report") 1987

LUCY SIMMONS



POINTS TO CONSIDER with regard to Carter Jonas application for development of land south of the Swan Hotel, Maidstone Road, Charing, Kent 18/00029/AS

The Wheler Trust's objectives are all "for the benefit of the public" and include *"The maintenance and preservation of lands of historic, educational or landscape value of natural beauty, for the benefit of the public"*.

What are Carter Jonas thinking of? Commercial development of Wheler land is not one of the Trust's objectives. Not only are these fields right next to the AONB, but surely there can be no more important benefit to the public than the preservation of a groundwater supply and rainfall catchment area in this drought-ridden and over-extracted part of England....

#### **Area of Outstanding Natural Beauty.**

The Wheler north site is just outside the designated AONB area – separated from it by the A20 – but don't let that stop you mentioning it. The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. **The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.**

**Consider this advice from Natural England:** Your decision should be guided by paragraph 115 of the National Planning Policy Framework "Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty".

You should assess the application carefully as to whether you think the proposed development would have a significant impact on or harm that statutory purpose. Relevant to this is the duty on public bodies (e.g. Ashford Borough Council) to 'have regard' for that statutory purpose in carrying out their functions (S85 of the Countryside and Rights of Way Act, 2000).

The development will affect the view from the AONB, and the view of the AONB from Hook Lane and other areas of Charing.

NB The Carter Jonas Design and Access Statement for this application uses the word "townscape" on page 42 which the internet defines as "the visual appearance of a town or urban area; an urban landscape". Hardly appropriate next to an AONB!

Alongside national policy you should also consider landscape policies set out in ABC's draft Local Plan - **ENV3 Areas of Outstanding Natural Beauty**

5.312 Large parts of the Borough lie within two Areas of Outstanding Natural Beauty, the Kent Downs AONB and the High Weald AONB. The distinctive landscapes of these AONBs play an important role in defining the overall character of the Borough. The Council has a statutory duty under the Countryside and Rights of Way Act (2000) to conserve and enhance the natural beauty of these designated landscapes. The NPPF requires that great weight (paragraph 115) is given to the conserving of the landscape and scenic beauty of AONBs and so, in accordance with paragraph 116 of the NPPF, major developments in these **designated areas will not be permitted except in exceptional circumstances and where it can be demonstrated that they are in the public interest.** All proposals within the AONBs must take account of the landscape character areas and policies of the appropriate AONB Management Plan and other relevant AONB Guidance.

#### **Local Plan Policy ENV3 - Landscape Character and Design**

*The Kent Downs and High Weald AONBs will be given the highest status of protection in relation to landscape and scenic beauty. Major development proposals within the AONBs will only be permitted in exceptional circumstances and where they are in the public interest. Other proposals within the AONBs will be permitted where the form, scale, materials and design would conserve and enhance the character of the landscape. (probably not a "townscape" then)*

*All proposals shall demonstrate particular regard to the following landscape characteristics:*

*a. Landform, topography and natural patterns of drainage (see Water Issues) and others.....*

# SUSTAINABLE DEVELOPMENT AND CHARING'S WATER SUPPLY – THE IMPORTANCE OF THE WHELER MEADOWS

A collection of written communications, observations and quotations from reports,  
collated by Lucy Simmons

Do you know where Charing's drinking water comes from?..

## Charing

There is a borehole near the Green Health Club. From this borehole South East Water currently extracts up to 6819 cubic metres of water per day – that's over 1.5 million cubic metres per year - to provide clean water for everyone in Charing. That's water **from** Charing... **for** Charing. (1 cubic metre of water = 1000 litres)

### How does it get to the borehole?

We rely on rainfall on the North Downs to filter down through the chalk and into the groundwater. Some of it never reaches the surface, joining the groundwater level under the Downs. Some of it drains out of the Downs at a spring in the meadows between the A20 and the railway line. It forms a very pure chalk stream that joins up with many drainage ditches at the corner of the Wheeler meadows, near the railway arch.

The stream is supplemented by the enormous amount of rainfall run off from the fields. Under the grass the soil is thick clay. Water cannot soak in, so once the topsoil is wet the water simply runs off down the slopes to join the stream.

The stream flows through the Wheeler meadows to join the headwaters of the River Stour at Little Chart. The bed of the stream lies where clay meets sand and the water percolates down into the sandy soil till it reaches the groundwater level. From there it is pumped up at the borehole, disinfected and then pumped all the way up Pluckley Road and Charing High Street to the storage reservoir on the Pilgrims Way. Then it is piped back down around the village to streets and houses.

In fact....**The Wheeler meadows all lie within TWO Groundwater Protection Zones because their contribution to the groundwater supply is so important.**

And the Wheeler Foundation wants to build houses on them.

**The Wheeler Foundation is a Charity.**

### It's Main Objectives:

- The maintenance and preservation of lands of historic, educational or landscape value of natural beauty, for the benefit of the public
- The maintenance and preservation of historic buildings and works of art for the benefit of the public - whether or not educational



- The encouragement of or assistance to agriculture, forestry and rural industry for the benefit of the public - whether or not educational
- The making of gifts or donations to charitable bodies where in the opinion of the Board of Trustees, such gifts or donations shall be conducive to the promotion of all or any of the objectives of the Trust

**There is nothing here about  
sale of land for commercial development.**

**There SHOULD be something here about  
the preservation of water supply  
for the benefit of the public.**

**Can anything be more important than that?**

## **WHY ON EARTH WOULD WE BUILD HOUSES ON OUR VERY OWN PRECIOUS WATER SUPPLY?**

The whole southern and south-east region of England is officially classified by the Environment Agency as being under serious water stress.

“There are concerns over maintaining the water resources available for people and the environment in **this** part of England. **This** river basin district has some of the highest levels of personal water use in the country while, on average, **the amount of water available per person is less than for Morocco or Egypt.**”

*Environment Agency Water Stressed Areas – Final Classification July 2013.*

**Kent faces a continuing increase in the public supply deficit, with South East Water anticipating a 50 million litres per day shortfall by 2040.**

*Council for the Protection of Rural England magazine “Kent Voice”, autumn/winter 2015*

### **The increased demand on water supply from new development.....**

An additional 325 houses on the Wheler meadows will generate approximately 750 additional consumers (based on an average of 2.5 consumers per household). With an average demand per person of 150 litres per day this will increase the public supply requirement by more than 112 thousand litres per day.

If all 639 proposed houses are built, Charing will need an additional **240 thousand litres** of water per day

There will be little scope for increasing abstraction from the Charing borehole as the Stour Catchment Abstraction Management Strategy has recorded a deficit in the Lower Greensand Aquifer.

*Graham Warren, hydrologist volunteer with CPRE*

The Environment Agency say...

- Case studies demonstrate that development can still allow safe percolation of water into the groundwater strata
- Water is flexible and water companies have a duty to supply - it can be moved around (e.g. From Warren Street and Ashford to Charing) but it costs more when in short supply because of additional pumping or intensive treatment.
- The developer would need to establish whether there is existing capacity within the current sewerage and water supply infrastructure.
- **The council would be in a position to refuse planning permission if the amount of water for that development cannot be supplied.**

*Frank Heeley at The Environment Agency*

The Ashford Local Plan says.....

Major proposals for new development must be able to demonstrate that there are, or will be, adequate water supply and wastewater treatment facilities in place to serve the whole development.

**Schemes that would be likely to result in a reduction of the quality or quantity of groundwater resources will not be permitted.**

*Ashford (draft) Local Plan 2016 ENV8*

## **WE NEED TO PROTECT THIS VITAL RESOURCE.....**

### **Source Protection Zones**

Source Protection Zones (SPZs) are drawn around groundwater abstraction boreholes, to indicate that the area surrounding the borehole needs to be protected from pollution.

The Wheler meadows behind Pluckley Road and between the railway and the A20 are all identified as within both Source Protection Zone 2c and Source Protection Zone 4 (Special Interest)

SPZ2c indicates that there is an area of groundwater underneath the Gault clay (the “c” refers to *confined*).

A pollution spillage on the Gault clay would pose a different risk to the underlying groundwater than a spill directly onto Greensand because of their differing permeability. However water runs off the clay onto the sand of the adjacent fields.....

SPZ4 indicates that the land is an area of rainfall catchment.... There are many surface water springs and streams as well as rainfall runoff flowing over the impermeable Gault Clay to the point where it meets the permeable Greensand. Some of the water percolates

down through the sand to the groundwater level. Hence an SPZ 4 is present right across all of the Wheler meadows.

*Environment Agency*

The rest of the water in the stream flows on through Little Chart to join the headwaters of The Great Stour river. **Every tributary of The Great Stour, from the west of Ashford to its source in Lenham, now has a housing development application next to it.** At present the water quality west of Ashford is good, but any water that is in close proximity to human activity is at risk of being polluted.

“Shockingly, more than  $\frac{3}{4}$  of rivers in England and Wales are failing. Increasing pressure from over-abstraction and pollution from industry, agriculture and sewage is causing untold damage, and there’s barely a chalk stream left that doesn’t feel the impact”.

*WWF leaflet “Rivers At Risk”*

Southern Water, who take the sewage from all Charing’s new developments, have been prosecuted or cautioned 166 times in the last 25 years for watercourse pollution incidents because their systems just couldn’t cope \*. Our sewers were designed decades ago when there were fewer people and less extreme rainfall. 52% of chalk streams are affected by sewage and waste water.

*\* reference missing*

The ditch alongside the A20 drains into the big “swale” that runs through Poppyfields. This swale and other drainage systems on the new development, plus the Charing Green attenuation pond all overflow into the stream that flows through the Wheler meadows, potentially carrying hydrocarbons and heavy metals from the A20, excess nutrients from gardens and compost heaps, and possibly even sewage (given the existing problems at the Hither Field pumping station) **towards the borehole.**

**“The central aspiration of the Ashford Integrated Water Strategy is that the future development and expansion of Ashford leads to the protection and enhancement of the water environment both locally and throughout the Stour catchment for the benefit of people, wildlife and cultural and landscape heritage”.**

*Ashford Integrated Water Strategy 2006 – 2031*

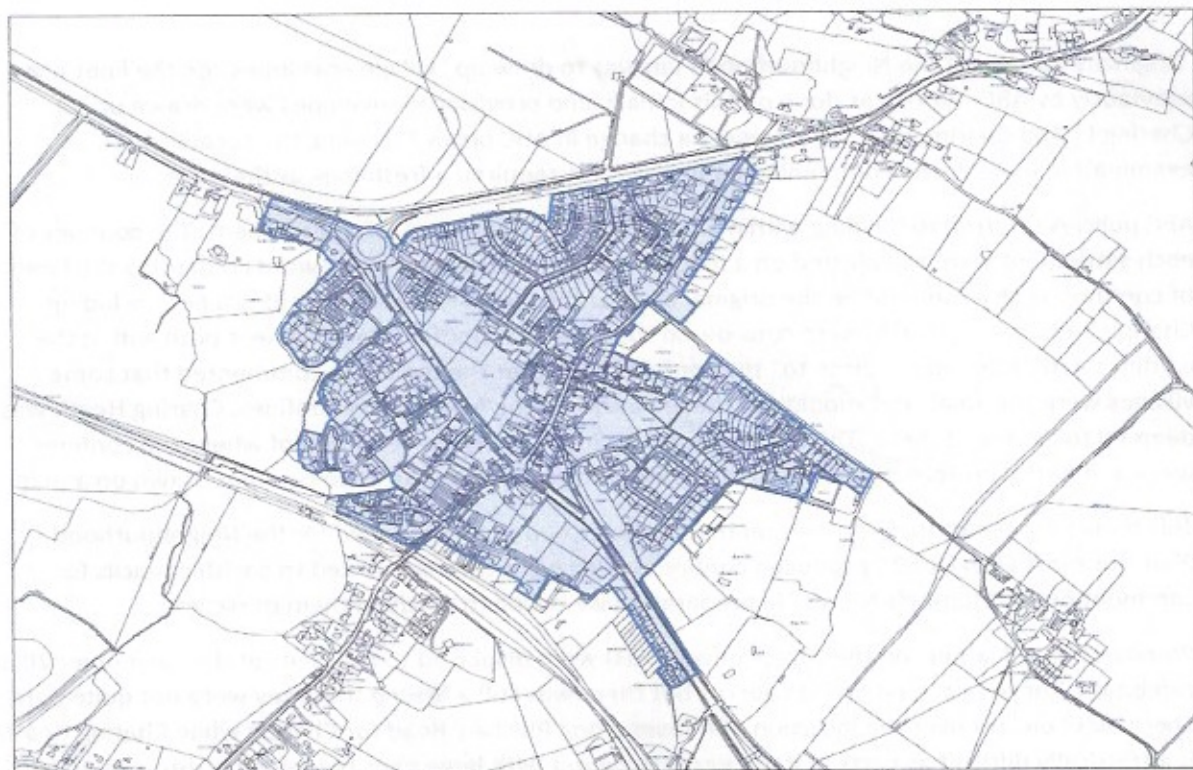
LET US MAKE SURE IT DOES



**NEIGHBOURHOOD PLAN**

**PROJECT 158 REVISIONS TO VILLAGE CONFINES AFTER CHANGING  
APPROACH BY ABC**

## Map of Charing confines



For Charing Heath, where the precise lines of the confines are particularly sensitive, two versions were submitted to residents in a survey (as with Charing this was carried out on-line with Survey Monkey and via a paper questionnaire at the Post Office). One was the same as in November, the other was more restricted following ABC advice.

30 people responded. There was a small majority in favour of the more restricted option (13 to 11). 6 people made comments. 5 simply suggested a small change in the vicinity of Brookfield. The final respondent suggested that the confines should be much larger and include all properties in Charing Heath.

The confines proposed are therefore the most restricted version plus a small change in the vicinity of Brookfield. The final version is as shown.

## Note on confines

Originally the aim of the Neighbourhood Plan was to draw up “village envelopes” on the lines used previously by ABC. Work was done on this initially and provisional envelopes were drawn up for Charing (? And Charing Heath)? However a change in ABC policy following the Local Plan examination in 2018 and comments by the Inspector required a fresh look at the issue.

ABC policies referred to building within and without the “confines” of a settlement. The confines of each settlement were not plotted on a map but determined according to words regarding the limits of continuous development. In the original draft of the Local Plan a number of villages, including Charing and Charing Heath, were considered suitable for “windfall” development both within the confines and “adjoining or close to” the confines. However the Inspector commented that some villages were too small and should only have development “within” the confines. Charing Heath was deemed to be one of these. This led to a need for a more precise definition of where the confines were and ABC therefore decided that all villages affected needed to have confines drawn on a map.

This therefore meant that confines on the new lines had to be produced for the Neighbourhood Plan. For most villages ABC produced confines which were then submitted to parish councils for comment but as Charing’s NP was in preparation we opted to produce them ourselves.

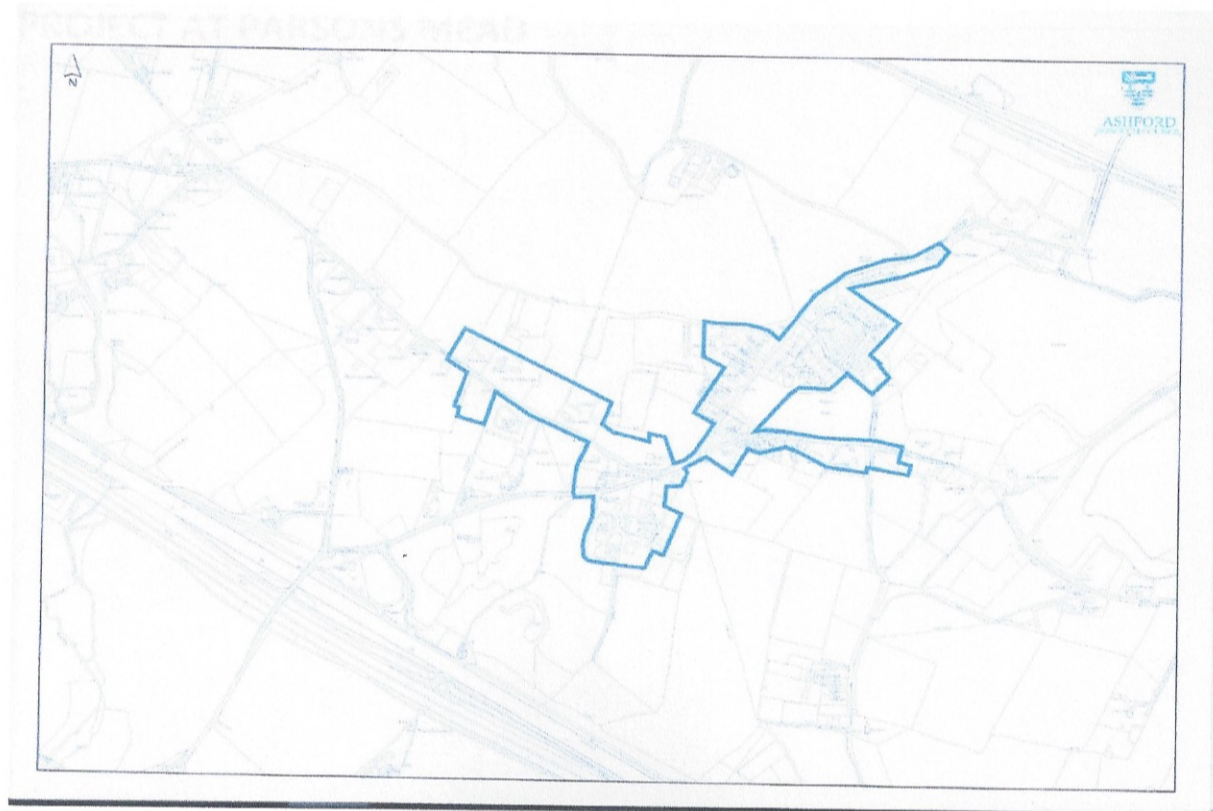
Proposals based largely on the village envelope(s) were displayed to residents at the November 2018 exhibition. These attracted broad support but there was still a feeling that they were not quite right. There was concern over the inclusion of houses along Pluckley Road for Charing while Charing Heath is intrinsically difficult as parts of it are very strung out with large gaps between houses – when is a gap a gap and when is it the end of the built up area?

Hugh Billot and Jill Leyland attended an ABC seminar on confines in December 2018 and also discussed the issue with Simon Cole and Dan Carter during a meeting. Following this revised confines were prepared. For Charing the confines were broadly the same as earlier with the notable exception that Pluckley Road was excluded; some smaller alterations were also made.

This version was submitted to residents via an online Survey Monkey survey and via a paper questionnaire at the Post Office. 40 people provided valid responses. 32 (80%) approved the confines without qualification. Of the remaining 8, a number of comments made were general or made suggestions that were inappropriate for the exercise. Three people suggested one small change to exclude the allotments at the end of Burleigh Road and this was adopted. The final version submitted to ABC was as below:



## Map of Charing Heath confines



## **NEIGHBOURHOOD PLAN**

### **PROJECT 159 SURVEY SUPPORTING THE NEW COMMUNITY HALL PROJECT AT PARSONS MEAD**

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





*Poppys do  
Extra fees on top  
of Council tax  
talk Simon*

# **ANNUAL PARISH MEETING OF CHARING PARISH COUNCIL**

**TUESDAY  
30<sup>th</sup> APRIL 2019  
7.30 p.m.  
PARISH HALL**

## **A G E N D A**

- 1. APOLOGIES FOR ABSENCE**
- 2. COMMUNITY YOUTH AWARD**
- 3. MINUTES OF OPEN MEETING MAY1st 2018**
- 4. BRINGING BUURTZORG TO KENT**
- 5. MATTERS ARISING**
- 6. CHAIRMAN'S REPORT**
- 7. PLANNING COMMITTEE REPORT**
- 8. FINANCE COMMITTEE REPORT**
- 9. NEIGHBOURHOOD PLAN**
- 10. REPORT OF THE CHARITABLE TRUSTS**
- 11. ANY OTHER BUSINESS**
- 12. 2019 COMMUNITY AWARD**

## PARISH MEETING 30-04-19

### REPORT ON NEIGHBOURHOOD PLAN

Firstly I would like to thank parishioners for their input at workshops, updates, completing the community questionnaire, exhibitions and volunteers and the Steering Committee. These contributions should help us deliver a great plan.

We have been working on this for nearly three years with parishioners help and we hope to conclude it over the next couple of months when we can seek formal views from parishioners. If it is then supported we can take it through the formal inspection procedures, make any adjustments needed and the final plan will be put to all parishioners in an independent referendum.

So where are we?

Let's deal with the bad news firstly

ABC have not been very helpful

- They have repeatedly declined to tell us how many new houses need be built in the plan period. Our estimate for the period 2011 to 2030 is over 600 and that is 50% more than is needed according to an independent consultant appointed to assess housing need
- Housing growth between 2011 and 2030 is estimated at 35% in Ashford borough and a whopping 52% or so in Charing village
- Population growth over the same period is estimated at 24% in Ashford and over 50% in Charing village
- The ABC plan does not provide for any permanent job creation



- The ABC plan does nothing to address traffic congestion, which will only get worse as more houses are built; nothing on extra car parking; nothing to reduce traffic speed
- The ABC plan ignores completely parishioner wishes for new housing to be on smaller estates
- ABC so far has not made any sensible arrangements for developer money to be set aside for the development of a new community centre and car parking although funding will be made available for the surgery, school and sports.
- The ABC plan is likely to impact adversely on the welfare standards of parishioners unless all the facilities and infrastructure issues are addressed not just some

SO ABC WANT A LOT AND SO FAR HAVE GIVEN BACK LITTLE

So let's get to the good news

JUST AS ABC WANT A LOT SO DO WE (WE NEED PAYBACK)

- We are building a plan which complies with the ABC strategic issues but challenges what are perceived weaknesses in that plan
- Our plan builds on the aspirations of our parishioners collected via surveys, general meetings, workshops and exhibitions
- We have developed policies and recommendations to improve community wellbeing; help to better manage traffic and transport; ensure the type of housing built focusses on need and is environmentally appropriate; create new employment opportunities and protect green spaces and the surrounding countryside as best we can

AND TO PAYBACK ARE PLANS ARE TO CONSTRUCT A NEW COMMUNITY CENTRE WITH INTEGRATED BUSINESS UNITS AND A

BRAND NEW CAR PARK AT PARSONS MEAD JUST A FEW MINUTES WALK FROM THE CENTRE OF THE VILLAGE. THERE ARE A NUMBER OF THINGS THIS COULD CATER FOR AND WE WANT TO HEAR WHAT YOU THINK SHOULD BE THERE. AT THE MOMENT WE THINK THE MAIN FEATURES COULD BE:

- A large hall for a wide range of community needs such as public meetings; events such as wedding receptions, birthday parties and a wide range of social and recreational activities, theatrical events
- A complimentary health centre providing a wide range of services to parishioners such as podiatry, eye sight tests, cookery advice for the many on special diets, general health wellbeing group activities and therapeutic interactions
- Small meeting rooms for use by local societies; education and training initiatives with some emphasis on helping local youngsters (e.g preparing CV and job interviewing skills; establishing a coding centre to enable people to improve their IT literacy
- A parish clerk's office and a parish archives store together with a councillor meeting room
- Six office units (4 two person offices and 2 four person offices or fewer offices and a shared working space). We would encourage some start-up companies and companies that would offer work to local people). Rent from these offices would help meet community hall costs and loan finance
- A new car park with around 50 spaces for users, shoppers to Charing village and tourists

THE OWNERS OF PARSONS MEAD WOULD DONATE THE LAND FOR THIS PROJECT AND MAKE A FINACIAL CONTRIBUTION ALL SUBJECT

TO AGREEMENT FOR AROUND 40 NEW HOUSES WITH MOST HOUSES AIMED TO MEET LOCAL NEEDS OF FIRST TIME BUYERS AND DOWNSIZERS

A COMMUNITY WIDE COMMITTEE WILL BE ESTABLISHED TO ENSURE THIS PROJECT SECURES AS MANY LOCAL NEEDS AS POSSIBLE AND HELPS IMPROVE THE QUALITY OF LIFE OF LOCAL PEOPLE. IN THE MEANTIME TELL US WHAT YOU THINK AND YOU HAVE A DOCUMENT ON YOUR CHAIR YOU CAN ADD COMMENTS TO AND HAND IN THE DAWNE OR A COUNCILLOR OR TAKE HOME AND COMPLETE AND LET US HAVE YOUR VIEWS LATER

GREENWAY

Additionally the NP seeks to introduce an all weather pedestrian and cycle path between Charing and Charing Heath. Dave Bennett has been working hard to make this happen and is advanced with his work

YES SO ABC WANT A LOT, SO DO WE. WITH THE PARSONS MEAD PROJECT WE HAVE THE OPPORTUNITY OF CREATING SOMETHING REALLY GOOD FOR CHARING RESIDENTS TO BENEFIT FROM AND REALLY ENJOY. THIS MAY BE OUR ONLY OPPORTUNITY SO PLEASE HELP US MAKE THIS A REALITY.