

NEIGHBOURHOOD PLAN POLICY LIST

COMMUNITY

POLICY C1: ASSETS OF COMMUNITY VALUE

Where a community facility plays a significant role in contributing to the enjoyment of life in the parish and the sustainability of the community, designation as an Asset of Community Value will be supported.

POLICY C2: NEW COMMUNITY CENTRE & IMPROVED SPORTS FACILITIES

A plan for a new Community Centre developed on Parsons Mead will be supported, with integrated business units, complementary health and wellbeing centre, and new parking - for use by users, shoppers to Charing High Street, and tourists. Proposals to provide additional sports, recreation, social and educational facilities which meet the wider community interest will be encouraged.

POLICY C3: INFRASTRUCTURE AND UTILITIES

Responsible organisations (including developers) for new development should ensure an appropriate improvement in community facilities and infrastructure to avoid a welfare deficit. New development should ensure that additional needed facilities are in place early in the construction phase, in order to avoid deterioration to prevailing and developing services such as health care, education, and general resident wellbeing. New developments should ensure that foul water is safely evacuated through well-constructed sustainable drainage systems. New infrastructure services should not generate unacceptable noise, fumes, smell, or other disturbance to neighbouring residential properties. New developments should not lead to traffic congestion or adversely affect the free flow of traffic onto adjoining highways or adversely affect pedestrian safety. New developments should ensure that the current fresh-water systems which provide Charing residents and others with drinking water are not put at risk.

POLICY C4: NEW BURIAL GROUND

It has been determined that a new burial ground will be required by the end of the Plan period. CPC should determine what size and type of cemetery is needed in terms of plots, and undertake further studies on land owned by CPC at Westwell Leacon or elsewhere to determine a defined location. Developers should be made aware of this need and contribute to its establishment.

The Local Plan through strategic policy COM4 supports cemetery expansion or creation.

POLICY C5: COMMUNICATIONS INFRASTRUCTURE

Proposals that seek the expansion of electronic/digital communication networks and high-speed broadband, along with improvements to connectivity, will be supported. All residential developments over 10 dwellings, and employment developments with a capacity of employing 20 or more people in total, will be required to enable fibre to the premises, while smaller schemes should, wherever practical, deliver fibre to the premises and in each case make provision for reasonable resident choice of service provider.

POLICY C6: SHOPPING

Proposals for additional retail services in and around the High Street will be supported. Proposals that result in the loss of shops and services will only be permitted where it can be demonstrated that there is:

1. alternative provision for a similar use within reasonable walking distance or
2. the unit is no longer viable for that purpose, or an alternative local service, and that it has remained vacant for a substantial period of time, despite genuine and sustained attempts to let or sell it on reasonable terms.

Proposals to increase footfall within retail units through the promotion of tourism will be supported. Proposals to improve village parking will be supported providing they do not lead to traffic congestion.

POLICY C7: HEALTH AND HEALTH CARE

Expansion of the Charing Surgery and Practice to meet local patient needs will be supported.

POLICY C8: EDUCATION

Infrastructure and facilities required to meet the educational needs generated by new development shall be provided as the community is established.

POLICY C9: NEW SKATE PARK AND OTHER RECREATIONAL FACILITIES FOR OLDER CHILDREN

Proposals to build a new skate park on the Arthur Baker playing fields will be supported.

POLICY C10: CONTRIBUTIONS TO NEW INFRASTRUCTURE AND FACILITIES

Financial contributions will be required, as appropriate, from each development of 10 or more dwellings to mitigate the impact of the development on essential infrastructure (such as highways network, pedestrian walkways, policing, general utilities), and fund additional healthcare, education and leisure services needed in the parish. Community priorities in terms of additional local facilities to be provided as a result of new development are:

- A new Community Centre (including a health and wellbeing centre, education and training facility, a parish council office and facilities and integrated business units to create employment) at Parsons Mead.
- A new car park at Parsons Mead.
- A new all-weather footpath and cycle way connecting Charing to Charing Heath.

TRANSPORT

POLICY T1: TRAFFIC CONGESTION

- Proposals that accord with the policies in the Plan and result in improvements to the free flow of traffic in the village and other key areas in the parish will be supported.
- Proposals which would create additional access points on to the A20 or which would involve an increase in traffic will need to demonstrate that they do not further inhibit the free flow of traffic or exacerbate conditions of parking stress, including conflict with larger vehicles and pedestrians.
- Larger developments, in excess of 10 dwellings, should be sited where they have direct access to the A20 to avoid increased traffic congestion on non-'A'-category roads.
- Developments that create 500 or more vehicle movements per week should be sited where they have direct access to the A20 to avoid increased traffic congestion on non-'A'-category roads.
- Proposals to substantially reduce the number of HGVs travelling through Station Road and Pluckley Road (or minimise their impact) will be supported.

POLICY T2: TRAFFIC MANAGEMENT ON THE A20

Developments that produce more than 10 dwellings or 500 vehicle movements per week should contribute to the cost of appropriate pedestrian crossings on the A20 in order to ensure greater safety for pedestrians crossing the A20.

POLICY T3: TRAFFIC MANAGEMENT STATION ROAD/PLUCKLEY ROAD

Proposals will not be permitted for developments of more than 6 houses with direct access onto Pluckley Road and Charing Heath Road to avoid generating levels and types of traffic movements, including heavy goods vehicle traffic, beyond that which the rural roads could reasonably accommodate in terms of capacity and road safety.

POLICY T4: TRAFFIC MANAGEMENT CHARING HILL/A252

Any development with direct access to the A252 will not be permitted unless it can be demonstrated that safe access will be achieved.

POLICY T5: PEDESTRIAN FOOTWAYS

- Development proposals shall demonstrate how safe and accessible pedestrian access and movement routes will be delivered and how they will connect to the wider movement network.
- Opportunities should be proactively taken to connect with and enhance Public Rights of Way whenever possible, encouraging journeys on foot. The new large housing developments north and south of the A20 must provide safe pedestrian access to link up with existing or proposed footpaths as well as essential local facilities, ensuring that residents can walk safely with children, prams and buggies to shops, school, bus stops, railway station, surgery and other village facilities.
- Infrastructure and facilities required to meet needs generated by new developments shall be provided, in

particular the linking of Charing to Charing Heath with an all-weather pedestrian and cycle route linking with established public rights of way*.

POLICY T6: RESIDENTIAL CAR PARKING SPACES

Proposals for residential developments in the parish must achieve the following minimum parking standards:

1 bed dwelling 1 space per unit

2 bed dwelling 2 spaces per unit

3 bed dwelling 2 spaces per unit

4 bed dwelling 3 spaces per unit.

In addition, guest spaces of one per every two dwellings will be required. Tandem parking spaces and enclosed garages will not count towards the parking provision specified in this policy. The installation of electric charging points in communal areas will be supported.

POLICY T7 CHARING VILLAGE PARKING

There is a requirement for additional car parking for people visiting Charing village.

A site at Parsons Mead has been allocated for a new car park and all developers given permission to build new housing should as part of the planning process contribute to the costs of building a new car park.

EMPLOYMENT

POLICY EC1: LOCATIONS ALLOCATED FOR NEW UNITS PROVISION OF COMMERCIAL BUSINESS UNITS:

Parsons Mead. Northdowns Garage site (planning granted for some units). PROVISION OF INDUSTRIAL ACTIVITY: Former Morrison's Yard (currently not in use). Hatch Engineering.

POLICY EC2: MIXED USE DEVELOPMENTS

- Mixed use developments comprising commercial and domestic properties will be supported in any of the sites listed in Policy EC1 or on sites CHAR1 and S55.
- All proposals for developments of 20 or more dwellings should incorporate not less than 10% of total to commercial business use, unless it can be demonstrated that the site is unsuitable.

POLICY EC3: PROTECTION OF EXISTING COMMERCIAL/INDUSTRIAL ZONES

The following sites comprise current or past commercial/industrial activity and must be maintained for such use:

- Morrisons Yard (adjacent to the A20 in Charing village).
- The land/zone fronting the A20 from the roundabout to the Northdowns Garage repair workshop with the exception of entrances to any housing development behind.
- Threeways Garage site (at the top of Charing Hill).
- The Fixings Warehouse site (at the top of Charing Hill).
- The Abattoir site.

Exceptionally, combined commercial and residential use may be permitted, provided this facilitates the establishment of viable commercial or industrial establishments.

ENVIRONMENT

POLICY E1: HISTORIC ENVIRONMENT

- Any designated heritage assets in the parish and their settings, both above and below ground and including listed buildings, and any monuments that may be scheduled or conservation areas that may be created, will be conserved and enhanced for their historic significance and their importance to local distinctiveness, character and sense of place.
- Proposals to reduce visual, audible, volume and other impacts of traffic in the conservation area, by re-routing HGVs, creating calming measures, and screening, will be supported.
- Proposals for development that affect non-designated historic assets will be considered taking account of any

harm or loss, and the significance of the assets and their setting.

POLICY E2: LISTED BUILDINGS & NON-DESIGNATED HERITAGE ASSETS

Proposals that ensure that listed buildings and non-designated heritage assets listed in this Plan (and other assets where appropriate) will be appropriately maintained, or where necessary suitably restored, will be supported.

POLICY E3: THE ARCHBISHOP'S PALACE

Proposals for ongoing restoration will be supported. If the site becomes available, any proposals that incorporate public access and community use will be encouraged.

POLICY E4: DESIGNATION OF GREEN SPACES IN THE PARISH

The following are designated Local Green Spaces: Picnic area A20 (next to school field) Piquets Meadow A20 (east of school field) and which comprises playground) Clewards Meadow (off Market Place) Sundial Garden (off Market Place) Charing Cemetery (School Road) Arthur Baker playing field Alderbed Meadow Sayer Road (managed by Ashford Borough Council) Westwell Leacon recreation ground Charing Heath recreation ground.

POLICY E5: GREEN SPACE DEVELOPMENT

Proposals for built development in any of the designated green public spaces will not be allowed unless they are ancillary to the use of the land for a public recreational purpose or are required for a statutory utility infrastructure purpose.

POLICY E6: DEVELOPMENT IN THE AONB

Any development in, or partially within, the setting of the AONB will not be permitted unless it can be demonstrated that the benefits of such development outweighs any harm.

POLICY E7: LANDSCAPE STRATEGY

Developments of more than five houses should include a landscape strategy which will incorporate hard and soft landscaping, tree and hedgerow surveys, and measures to protect trees and hedgerows, and demonstrate consideration of both near and distant views of the development from key public vantage points, and specify how open spaces will be managed in the future.

POLICY E8: ECOLOGICAL IMPACTS

New buildings, including mobile and park homes, need to adequately address the potential for ecological impacts, and provide appropriate mitigation to protect designated species on all sites approved for development in the parish.

POLICY E9 VIEWS

Developments will not be supported that significantly detract from the following views into, out of, and within the village, by failing to respect their distinctive characteristics.

- c. Views of the scarp ridge and southern slopes of the AONB to the west and north from:
 - i. Pluckley Road
 - ii. Station Road
 - iii. Hitherfield
 - iv. Charing Heath Road
 - v. Charing Heath Memorial Hall
 - vi. Tile Lodge Road
- d. Views of the scarp ridge and southern slopes of the AONB to the north and east from:
 - i. The Moat
 - ii. Ashford Road
 - iii. Woodbrook
 - iv. The Hill
 - v. Pett Lane
 - vi. Arthur Baker playing field
- e. Views of the AONB from the village centre

- f. Views into Charing from the AONB, especially the Pilgrim's Way and to the western and eastern perimeters of the village
- g. Views to and from the Archbishop's Palace and Charing Church
- h. Views to the centre of the village from west to east and east to west approaches on the A20

HOUSING

POLICY H1: ALLOCATION OF HOUSING SITES IN CHARING VILLAGE

- Development will be permitted on Parsons Mead site together with adjoining land at Burleigh Bungalow for up to 48 open-market houses; a new community centre accommodating complementary health and wellbeing facilities and six business units; and a new car park for users and visitors/shoppers/tourists to Charing village.
- Due to the significant social, economic, and amenity value of these plans, the requirement of 40% of dwellings to be affordable is withdrawn.
- The development is subject to safe access to the A20, protection of specified trees and landscaping, and protection of the amenity of adjacent properties, and needs to be design-sensitive to the Conservation Area.

POLICY H2: ALLOCATION OF HOUSING SITES IN CHARING HEATH

Development of primarily small houses on land north west of Swan Street will be permitted. Development of primarily smaller flats and houses on land next to Crofters will be permitted. Development of up to five dwellings at Church Hill will be permitted.

POLICY H3: SIZE OF NEW DEVELOPMENTS

Proposals for large housing sites (greater than 10 dwellings) additional to those specified in the Local Plan, 2019, or allocated in this Plan, will not be supported.

POLICY H4: AFFORDABLE HOUSING

40% of developments of 10 or more dwellings, and sites of 0.5 hectares or more, and there should be no deviation from this policy without compensation to the parish, should provide:

- 40% social rented.
- 35% shared ownership.
- 15% starter homes.
- 10% discounted market housing.

POLICY H5: LOCAL-NEEDS HOUSING

A minimum of 50% of all new affordable housing in Charing provided by the Plan will initially be made available to those with a local connection and whose needs are not met by the open market. "Local connection" is defined as a person who has lived in the parish for 5 of the last 8 years and is currently resident there, or who has lived in the parish for at least five years and whose parents or children are currently living in the parish and have at least 10 years continuous residency.

POLICY H6: LOCAL-NEEDS HOUSING ON EXCEPTION

SITES Proposals for the development of small-scale housing schemes in or around Charing village where housing would not normally be permitted by other policies will be supported especially where they involve the development of brownfield land.

POLICY H7: SIZE OF HOMES

Developments of 9 or more houses will not be permitted unless they provide the following mix:

- 10% one bedroom
- 40% two bedrooms
- 40% three bedrooms
- 10% four or more bedrooms,

unless viability or other material considerations show a robust justification for a different mix.

POLICY H8: LIFETIME-HOME STANDARDS

- A minimum of 50% of housing on sites of 9 dwellings or more must meet current Lifetime-Home standards.
- At least 10% of new houses on sites of 9 dwellings or more should comply with full wheelchair accessibility, or be capable of complying with 360°-turnaround space throughout.

POLICY H9: MIXED DEVELOPMENT

- All developments of 20 dwellings and above should provide a mix of residential and provide commercial premises.
- Commercial premises should account for at least 15% of total individual units.

POLICY H10: HOUSING IN CHARING HEATH

- Small-scale developments of 5 or fewer properties will be supported on appropriate sites within the confines of Charing Heath as defined on Figure 12.
- Such developments need to meet the criteria laid down in policy H11.

POLICY H11: INFILL DEVELOPMENT

Infill development within the village confines of Charing as defined in Figure 11 and Charing Heath as defined in Figure 12 will be supported provided that:

- It is sympathetic in scale, style and location to the form and character of the village and surrounding area.
- It would not create a significant adverse impact on the amenity of existing residents.
- It would not result in significant harm to, or the loss of, public or private land that contribute positively to the local character of the area.
- It would not result in significant harm to the landscape, heritage assets or biodiversity interests.
- It can be safely accessed from the local road network and that additional traffic generated can be accommodated on the road network.
- It has safe pedestrian access.
- It would not displace an active use such as employment, leisure or community facility.

POLICY H12: NEW DEVELOPMENT AND EXTENSIONS OUTSIDE VILLAGE CONFINES

- Sensitive small-scale development (up to 5 dwellings or extensions) compliant with design policies in this Plan outside the confines may be supported if they comply with the criteria laid out in Policy H11.

POLICY H13: DEVELOPMENT IN RESIDENTIAL GARDENS

Development proposals involving the complete or partial redevelopment of residential garden land will be permitted, provided the proposed development complies with Local Plan space standards as laid out in Local Plan Policy HOU15, and, for windfall development, compliance with Policies HOU3a and HOU5 as relevant, and does not result in significant harm to the character of the surrounding area or harm wildlife corridors and biodiversity habitats; however:

- The use of rear gardens for new housing within village confines in general will not be supported.
- Outside village confines where support is given for one new house in a rear garden, it must have one less bedroom, and not be materially larger, than the existing house.
- If support is given for multiple dwellings in a rear garden, 50% should not exceed two bedrooms in size.

POLICY H14: DEVELOPMENT ON GROUNDWATER PROTECTION ZONES

- Where a site for development overlies a Groundwater Protection Zone, an appropriate site investigation and risk assessment will be required to be undertaken in consultation with the Environment Agency prior to the grant of planning permission.
- S55 in Charing Village includes Groundwater Protection Zones, and developers will be required to confirm to the Planning Authority that any development will not contaminate the drinking water supply sources, create flooding risks, or involve residents at such a development in additional costs over and above the standard Community Tax.

DESIGN

POLICY D1: GOOD DESIGN

- Proposals for all forms of new development must plan positively for the achievement of high quality design, at the same time demonstrating that they have sought to conserve local distinctiveness and the aesthetic qualities of traditional patterns of development, buildings (proportions, architectural detailing and materials) and settings (including man-made and natural features, important views and heritage).
- New buildings: use should be made of simple design and proportions, reflecting the locality in scale, form, and detail. They should generally be of one or two storeys and not more than three, but have a variety of roof heights to eaves and ridge. Roofs should be usually of plain clay tile at appropriate pitch, with a mixture of hipped and gabled forms, together with chimneys and dormer windows conforming to local details. Walls should be of facing brickwork to match local colouring, with other forms of local facing to achieve variety, e. g. painted brickwork, painted weatherboarding, tile hanging, flint, or ragstone. Windows should be normally white painted traditional joinery in proportion to the elevations; preferably they should be of two or three light casement windows, simply divided and set into brickwork with segmental arched brick lintels. Doors should be simply panelled or vertically battened under flat hoods in accordance with local details, or within plain tiled gabled porches. Garages of a flat roofed, prefabricated concrete box type are not acceptable; they should be constructed of brick and tile, or timber, to complement associated housing.
- Extensions, conversions and alterations should reflect the character of the existing building and its setting, and be carried out with similar materials and detail. Replacement doors and windows should similarly mirror the existing, and avoid inappropriate materials and styles.
- Surfacing of large areas with concrete or tarmac should be avoided. Brick or block paving should be encouraged; in areas of light use, pea shingle on hoggin would be a viable alternative.
- New industrial buildings should be considered not only in context with the locality, but also in environmental terms of noise, smell and light pollution.
- Boundaries: Ragstone and flint with brickwork should be encouraged for screen walling. Where chain link or similar fencing has to be used, a living screen of planting should be established on the public side. Planted boundaries of native species should be encouraged in rural areas, in conjunction with paling fences of natural colour. Picket fencing is acceptable in other situations.
- Applications proposing unsympathetic designs which fail to respect the connections between people and places, or are inappropriate to their location, or pay inadequate regard to issues raised in this Plan and including valued landscape, village character and biodiversity considerations, will be refused.

POLICY D2: IMAGINATIVE AND INNOVATIVE DESIGN

This Plan supports all endeavours to introduce imaginative and innovative design which is complementary to the surroundings (and expects developers to take this policy on board) including:

- Housing adjacent to service roads should be at variable distances from the verge: to avoid monotony; provide privacy; and reduce the impact of car parking.
- Simple terracing of up to six houses is recommended.
- Developments should be appropriate to the context in colour, form, size, and scale, matching local materials, with meticulous attention to details such as brickwork, ornamentation, doors and door canopies, windows etc., reflecting the rural nature and wide variety of the parish.
- Communal green spaces or recreational areas should be included as appropriate to the character of the location in all developments of more than 30 dwellings.

POLICY D3: STREET FURNITURE

- Materials for street furniture or railings should be suited to their site, particularly in the Conservation Area.
- Poles, wires, aerials and satellite dishes should be hidden in all new developments, and if possible concealed when alterations take place to older properties.
- Lighting fittings should not be too tall and, where consistent with safety, the light should be muted rather than produce an orange glow or obstructive glare.
- Village approaches should be improved by restricting the number and size of signs and advertisements, and increasing tree planting and boundary screening.

POLICY D4: DARK SKIES

- Proposals will be permitted provided that: lighting is the minimum appropriate for its purpose; lighting should be directed downwards with a beam angle below 70 degrees; and no adverse effects individually or cumulatively will affect the character of the area, residents living close by, or prevailing biodiversity assets.
- The correlated colour temperature of outdoor lighting should not exceed 3000 Kelvin in order to limit the effects of known environmental hazards associated with short-wavelength visible light.
- Proposals where external lighting is required must include a detailed lighting scheme which must comply with the Institution of Lighting Professionals technical guidance in relation to the Environmental Zone in which the application is proposed.
- All proposed developments in this Plan area should comply with this Dark Skies Policy.