

CHARING NEIGHBOURHOOD PLAN

EVIDENCE BOOK 9 Index

This book includes some additional information to projects 129, 134, 142, and 154 as well as new material in project 162.

For quick reference

Project 129 Archbishop's Palace documents

Project 134 Studies at Poppyfields

Project 142 Listed Buildings

Project 154 Traffic accidents in Charing

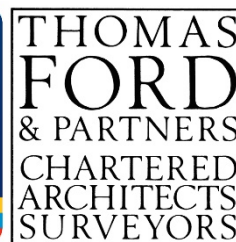
Project 162 (new material) Traffic movements at the Charing crossroads

CHARING PALACE CHARING, KENT

STRATEGIC REVIEW OF OPTIONS



Drury McPherson Partnership
Historic environment policy and practice



D.R. NOLANS & CO

CHARTERED QUANTITY SURVEYORS

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1 INTRODUCTION

1.1 The context and purpose of this strategic review of options

- 1.1.1 In January 2016, the Drury McPherson Partnership (DMP), in conjunction with Colliers International, Thomas Ford and Partners, D R Nolans and Co, and SWAT Archaeology, was commissioned by Ashford Borough Council and Historic England to undertake an options appraisal to inform decisions about the future of Charing Palace, Charing, Kent.
- 1.1.2 The site comprises most of the walled precinct of a medieval palace of the archbishops of Canterbury, which became briefly a royal and later a gentry house, until adapted as a farmstead in the early 18th century. Substantial parts of three medieval buildings remain – the Lodging Ranges, the Great Hall (now a barn), and the Private Apartments (now a farmhouse). The whole site is scheduled and the standing buildings are listed mostly in grade I, placing the ensemble in the most important 2-3% of nationally designated heritage assets. Their condition has declined over several decades, to the point where the hall/barn has suffered serious structural failure, despite temporary propping c1990.
- 1.1.3 As the buildings have become, in large part, functionally redundant, there have been previous efforts to find a future for them that respects their exceptional heritage significance. In 2000¹ the Traditional Buildings Preservation Trust, at the invitation of Ashford Council, began to develop a proposal to acquire the site as ‘safe hands’, envisaging its subsequent incremental repair and development for community uses. The acquisition was to be funded through the granting of planning permission for the construction of a dwelling in the north-west of the paddock as ‘enabling development’, the balance being met initially by a loan from the Architectural Heritage Fund. The capital funding necessary to pay off the loan, and subsequently to repair and develop the buildings, would be raised from grants. Matters progressed to the point where in 2006 Ashford Borough Council became minded to approve (and English Heritage to support) the ‘enabling development’ application subject to a section 106 agreement to bring the site into charitable ownership. However, the scheme failed to progress, fundraising was unsuccessful, and the Trust was finally wound up in March 2011.²
- 1.1.4 The continuing deterioration of the buildings, particularly the barn, and the positive involvement of the Spitalfields Trust, with a long track record of successfully repairing historic buildings at risk and bringing them back into use, led Ashford Borough Council and Historic England to commission this study to ensure that decisions on particular proposals would contribute to an overall solution to securing the future of the site as a whole; and to consider what that

¹ Details taken from the Trust’s *Revised Proposal March 6th 2006* in support of planning application 06/00447/AS

² Charity Commission website, charity number 1045801

solution might be, given the need for financial viability in the era of public austerity.

1.1.5 This document draws together the results of separate but inter-related studies by the consultant team, and suggests how the results should inform the delivery of a sustainable future for Charing Palace. The studies are:

- A *Conservation Statement* by Drury McPherson Partnership, providing an overview of current *understanding* of the origins and evolution of Charing Palace in context, an assessment of its heritage *significance*, the *issues* affecting its future, and strategic *policies* for its conservation. The results of *geophysical surveys* by Wessex Archaeology are appended, and inform its assessments.
- A *Condition Survey* by Thomas Ford + Partners, setting out the repair needs of the Palace, and enabling an estimate of repair costs to be made by D R Nolans; quantity surveyors with long-standing knowledge of the site.
- *Options for Charing Palace: Possible uses and viability*, by Colliers International, incorporating architectural input from Thomas Ford + Partners and cost estimates by D R Nolans.

1.2 Current ownership, use and status

1.2.1 The site of the archepiscopal palace is owned by Mrs Brenda Ansell, who inherited it from her late parents. Her ownership coincides with the medieval precinct boundary with three principal exceptions:

- The southern corner, site of the Church Barn, owned by the Charing PCC since the Barn (functionally the church hall) was built in the 1950s (completed 1957);
- The rear half of 90 High Street and its garden;
- The frontage range and southern part of the western range of the medieval lodgings, owned by Spitalfields Trust.

1.2.2 Spitalfields Trust acquired the majority of the frontage block of the medieval lodging range from Mrs Ansell in 2014, and during 2016 repaired and modernised No 2 Palace Cottages, an early 18th century intervention in the ruined range. Operating as a revolving fund building preservation trust, Spitalfields Trust placed it on the market in January 2017. Following initial results of this review, Historic England have supported the Trust's proposal to re-roof the eastern end of the south range, including the gatehouse, and convert the building to a dwelling (leaving the gate passage access clear), for which statutory consents have been granted subject to a s106 agreement that a share of the proceeds will be applied to the conservation of other buildings at risk within the precinct. Work is expected to start in spring 2017.

1.2.3 The Trust has a binding option to purchase Mrs Ansell's interest, expiring in June 2018. This is subject to a tenancy for life of the former south-west garderobe block of the lodging ranges, known as No 1 Palace Cottages. Otherwise any sale will be on a vacant possession basis. Currently the farmhouse is occupied by a tenant at will (providing a welcome degree of security) and the paddocks and a

modern stable are used to keep horses. The historic hall/barn provides casual storage.

- 1.2.4 All the structures are on Historic England's Heritage at Risk Register, the redundant agricultural buildings in Priority Category A (*Immediate risk of further rapid deterioration or loss of fabric; no solution agreed*) and the farm house in Priority Category C (*Slow decay; no solution agreed*). The frontage range is in Priority Category F (*Repair scheme in progress and (where applicable) end use or user identified; or functionally redundant buildings with new use agreed but not yet implemented*), reflecting the Spitalfields Trust's work over the past two years.
- 1.2.5 Repair work is in hand to the north wall of the barn by the owner with grant from and under the guidance of Historic England. The estimated 'completion' date for these works is likely to be around July 2017. So far, Historic England has erected supporting scaffolding to the north wall and to the east and west returns. It has been necessary partly dismantle the north east corner for safety reasons, but this has given further insight into the condition of the wall core. This exposed north east corner will be protected from the weather by scaffolding and sheeting fixed to the scaffolding. Historic England intend to rebuild this corner, but need to agree a method. The north-west corner is also relatively unstable, but this has a scaffold support and Historic England are negotiating repair works here with a combination of metal reinforcement and grouting, etc. They are also proposing to underpin the north wall, and the scaffolding has been designed to allow for this without modification. The scaffolding also allows for access to the wall head.

2 THE HERITAGE ASSET

2.1 Evolution of the site and buildings

- 2.1.1 The Saxon royal manor of Charing³ was granted to Christ Church Canterbury in the late 8th century. After the Norman Conquest, Archbishop Lanfranc divided the revenues of his church between his office and the convent of Christ Church, keeping Charing for himself and future archbishops. Charing, lying between Maidstone and Ashford, was a convenient stopping place on one of the medieval routes from Canterbury to London. By the 12th century the archbishops had established a masonry house or palace there, on the opposite side of the main road (in origin Roman) from the church and centre of the working manor, which was usually in the hands of farmers.



Fig 1 The palace precinct with the principal palace buildings (1, private apartments; 2, great hall; 3, lodging ranges, 4, kitchen), potential dovecot, 5, and potential medieval divisions within the precinct; The likely routes of the road towards Ashford before and after the 1298 agreement to move its course are shown in red and buff respectively; Pett Lane (purple) had succeeded both by the 14th century

³ Summarised from the Conservation Statement

- 2.1.2 The earliest standing structures, the remains of the great chamber and chapel, part of the archbishop's private apartments (now the farmhouse), date from the late 13th century. The L-plan ranges clasped an earlier building, the probable source of late 12th century cushion capitals surviving embedded in its successor. During the first half of the 14th century, the great hall (now the barn) and two conjoined lodging ranges were built on an L-plan, incorporating a gatehouse. The hall overlapped the site of an earlier building, and it is likely that the kitchen to the east (which does not survive but which is documented and located by geophysics) was retained from an earlier phase. All of these buildings were sited on a wide terrace fronting the line of the Roman road, but probably at the same time the precinct was extended northwards into Eastfield,⁴ surrounded by a stone wall, probably to provide orchards and gardens, and the main road (which was first moved south in the 13th century) finally moved northwards to the present Pett Lane. This basic plan has endured ever since, with only the kitchen (and probably other adjacent service buildings) being wholly lost.
- 2.1.3 Changes were made to the private apartments later in the 14th century, and additions made to them, and alterations to the hall, around 1500. Henry VII and Henry VIII both stayed at Charing, the latter on several occasions, and the Palace was reluctantly transferred to the Crown in 1545, shortly before Henry VIII's death. Subsequent monarchs made no use of it, leasing it to tenants, most notably Sir Nicholas Gilborne, High Sheriff of Kent in 1611/12. He probably added the brick upper storey to the Private apartments and may be associated with the datestone '1586'. While the crown sold the freehold in 1629/30 it was subject to the Gilborne lease which expired c1664. Eventually Gilborne's great-grandson, George Wheler, who had fond memories of the place as a child, before the family's lease expired, bought the freehold of the manor in 1692.
- 2.1.4 Only around 1725 did Wheler's his son Granville finally desert Charing for Otterden Place. That was the end of the 'noble house, planted with orchard walls of the best fruite, fine gardens and rare trees and plants'.⁵ Charing was let as a farm, the private apartments were reduced as a farmhouse, and the hall given its present form as a barn. It remained a tenanted farm on the Wheler Estate until sold to the present owner's family in the 1950s.

2.2 Heritage significance

- 2.2.1 The significance of the place in context is considered in detail in the Conservation Statement. In summary, on our present understanding Charing Palace is of *exceptional significance*
- As a surviving medieval episcopal palace whose form and plan (including the unbuilt areas of the precinct) and townscape and landscape contexts remain legible despite attrition since the 18th century

⁴ The context plan (*Conservation Statement*, Fig 5) clearly illustrates the incursion

⁵ Lambeth Palace Library MS3286, f4, George's recollections

- For its archaeological potential to take the story of the palace back from the late 13th century visible remains to at least the eighth century for the site and much earlier origins of the manor

2.2.2 Charing palaces is of *considerable significance*

- For the fragmentary surviving medieval and early modern buildings, to 1600
- For the early 18th century structures built within and around them
- For its historical associations with successive archbishops of Canterbury
- For the picturesque quality of the site, arising from accretive change using a largely sympathetic palette of natural materials, and ruinous elements colonised by plants and domestic fowl

2.2.3 Charing palace is of *some* significance for

- Some 19th century interventions in the house and barn

2.2.4 The following elements are *neutral*:

- Mid-late 19th century changes to the barn, especially to the services

2.2.5 The following elements are *intrusive* and represent opportunities for enhancement:

- The early 20th century milking parlour added to the north-east corner of the barn)
- Extensive areas of concrete hardstanding

2.3 The reliability of the evidence for evolution and significance

2.3.1 The understanding of the origins, evolution and significance of the site and buildings set out in the *Conservation Statement* is far from definitive.

2.3.2 Geophysical survey was limited in scope and extent, largely because of current uses, stored materials, and agricultural equipment; and the results of the gradiometer survey of the precinct were hampered by the extensive presence of ferrous material. The absence of evidence for intensive pre-palace use of the unbuilt area of the precinct, suggested by the geophysical survey, is certainly consistent with the location of the Roman focus to the south-east and likely early medieval focus immediately south-west. But none of the geophysical survey results, negative or positive, have been verified by field evaluation, which would not be feasible under current ownership; and without that, prehistoric activity in the paddocks, for example, cannot be entirely ruled out.

2.3.3 Access, particularly to the house, was very limited, and while RCHME floor plans of the buildings were available, along with some external rectified photography, the metric data on the buildings and site falls very far short of a comprehensive modern survey.

2.3.4 The three surviving if incomplete buildings – the principal buildings of the palace – show no signs of obviously ‘missing’ medieval elements beyond those indicated

on the phased plans. This is supported by the absence of geophysical evidence for substantial buildings in the informal courtyard around which they group or the garden to the west of the lodgings. There is strong evidence, geophysical (the hall), architectural (the private apartments) and alignment (the west lodging range) that their earlier medieval predecessors occupied similar sites. The principal uncertainty lies in the area to the east of the hall, where more service buildings would be expected in the vicinity of the kitchen – the remains of some may well have been destroyed in the construction of the Church Barn in the 1950s. Archaeological evaluation will be essential here before bringing forward any proposals for its development, after the clearance of 20th century structures, equipment and hardstanding.

- 2.3.5 Little primary documentary research has been undertaken, although some useful sources were found which changed perceptions of the place having fallen into dereliction in the late 16th century, rather than enjoying a ‘long’ 17th century as a gentry house. A detailed understanding of the place under the ownership of the Wheler family in the 18th and 19th centuries is hampered by the fact that much of the Wheler archive in the Centre for Kentish Studies remains uncatalogued and/or in need of conservation.
- 2.3.6 Despite these caveats, the exceptional significance of the palace in the national context, recognised in its current statutory designations, is certainly confirmed. While our conclusions about the likely evolution, extent and significance of Charing Palace need to be treated with appropriate caution, further work, essential to developing options for intervention, is arguably more likely to enhance perceptions of its significance than reduce them. They nonetheless, in our opinion, form an adequate basis for considering strategic options for securing the future of the place.

2.4 Condition

- 2.4.1 A condition survey has been prepared as a separate document by Thomas Ford + Partners;⁶ their conclusions are summarised here. Maintenance has been neglected for decades and inherent structural problems, particularly in the hall/ barn, have been allowed to progress to the point of structural failure. The southern range of the medieval lodgings, acquired by Spitalfields Trust, was outside the scope of the TFP survey. During 2015-16 they were repairing 2 Palace Cottages, completed in December 2016.
- 2.4.2 Apart from the Spitalfields Trust holding, there are issues common to all three medieval buildings which need urgently to be addressed, even on the limited criteria of achieving structural stability and secure, wind and weathertight envelopes. These are, principally:

⁶ *Charing, Archbishop's Palace: Outline Condition Survey*, April 2016

- Repair of unstable stonework to local areas of most buildings and freestanding walls to prevent collapse
- Rationalisation of rainwater pipes; removal where causing current damage, replacement if they will be maintained
- Removal of detritus where build-up is a fire hazard or harmful to the building fabric.

2.4.3 The hall/ barn is in need of substantial repairs just to keep it water tight and structurally stable, including large scale consolidation of the rubble masonry structure. During 2016, Historic England, on behalf of the owner and funded by grant, began work on the most urgent need⁷, to stabilise the north wall. The major problem is its outward rotation, causing fractures to develop at the junctions with the flank walls. Only a stub of the east wall, wider at the top than the base, survived 19th century replacement of the rest with a thin wall with internal piers. The stub became unstable and had to be taken down for safety reasons in late 2016 as repairs were beginning. The principal underlying cause of the rotation seems to be undermining of the base of the wall, the slope of the ground retaining water shed from the eaves against it; and to a lesser extent the outward thrust of the hip of the roof. Underpinning is needed and tying of the structure at plate level and perhaps below, as well as stitching the west corner back together and rebuilding the collapsed east corner.

2.5 Sustaining the significance of the Palace

2.5.1 The Statement sets out, and justifies, a range of policies necessary to sustain the significance of the palace. Policy 07, read in conjunction with the summary statement of significance (section 2.3 above) provides strategic guidance: *Conservation and repair of the palace and its setting should as far as possible preserve all of the fabric, features and spaces identified as being of exceptional or considerable heritage significance, and avoid harm to that setting.* The *Conservation Statement* explores in some depth what this means in practical terms, both at site and individual building levels (Section 4.5).

2.5.2 The *Statement* concluded that the way in which Charing illustrates the form and character of an episcopal residence that had reached its zenith by around the end of the 14th century, and was seemingly subject to little major alteration thereafter, is a key aspect of its *exceptional* significance. In the context of identifying and financing a sustainable future use for the site, a conservation objective of retaining the legibility of the ensemble, and its relationship to its landscape and townscape setting, suggests a sequential approach to development within it:

- making best use of existing floorspace in historic buildings;
- considering creating floor space within the framework of the surviving historic structures, to the extent that this could be done without material

⁷ Urgent since c1990, when temporary scaffolding props were first installed; they failed as the sleepers on which they stood rotted over time

harm to legibility or evidential value; indeed, by colonizing the ruins, ideally enhancing legibility and sheltering vulnerable fabric;

- constructing new buildings of appropriate form and scale where historic buildings are known to have existed;
- as a last resort, constructing new buildings in locations obviously separated from the historic core.

2.5.3 This implies an acceptance that where they are incompatible, the *exceptional* significance of legibility, and preservation of surviving medieval fabric, would be privileged over the *considerable* significance of the fortuitous aesthetic values arising from ruination.

3 USES AND VIABILITY

3.1 Process

- 3.1.1 Using input from the other members of the team, David Geddes of Colliers International considered ‘what uses might take place at Charing Palace if it was restored and how they might be delivered.’ Colliers considered a wide range of potential uses which might take place in certain parts of the site or across the site, and how they might be combined. Their report addressed the extent to which they were compatible with sustaining the significance of the site and its local context, whether there was a market for them, and if and how they could be delivered (including potential availability of grants). These are set out in Appendices 1-2 of Colliers’ report.⁸
- 3.1.2 The options contained in those appendices were presented to a meeting, attended by approximately 100 local people, held at Charing Church Barn on 11 March 2016 (Appendix 1). Attendees were asked to vote on whether they were “strongly in favour”, “in favour”, “neutral”, “against” or “strongly against” each idea.
- 3.1.3 Two “preferred options” emerged from that meeting for more detailed analysis: a group of houses, or a community hub plus a group of houses. They, plus the option of restoring the site as a single residence, were assessed in more detail in the second stage of the study. This included analysis of cost and viability. That work is explained in detail in Section 3 of Collier’s report.
- 3.1.4 The result of that further work was presented to a second community meeting, held in Charing on 16 May 2016, and attended by approximately 50 people (Appendix 2). There was a lively discussion. The audience approved of the concept of either a group of houses or a community hub plus group of houses, with preference for the community hub.

3.2 Site opportunities and constraints

- 3.2.1 The walled precinct was established on its current plan by the mid-14th century, and apart from two incursions (90 High Street and the Church Barn) has remained physically intact ever since. Substantial building was historically, and remains, confined to the terrace along the southern edge of the precinct, fronting Market Place. The present paddocks were always open, providing orchards and gardens down to the early 18th century. The palace buildings and courts have always addressed the unbuilt upper level of the precinct, with its clear views to the North Downs escarpment.

⁸ *Options for Charing Palace: Possible uses and viability* (May 2016), from which most of this section is taken

3.2.2 This leads to the analysis of the site set out in Fig 2. Because of the rising ground, from the rear of the built-up terrace, the back of 90 High Street and the impedimenta of its domestic garden are disproportionately intrusive. Views of the palace (and church) from the wider landscape, across the unbuilt area of the precinct, including from Pett Lane and the Pilgrims' Way, are similarly important (Figs 2, 3), and vulnerable to intrusion, as the recent new house on the north side of Pett Lane demonstrates. Both historical integrity and visual impact therefore point to the desirability of avoiding significant new building or other intrusion in the paddocks.

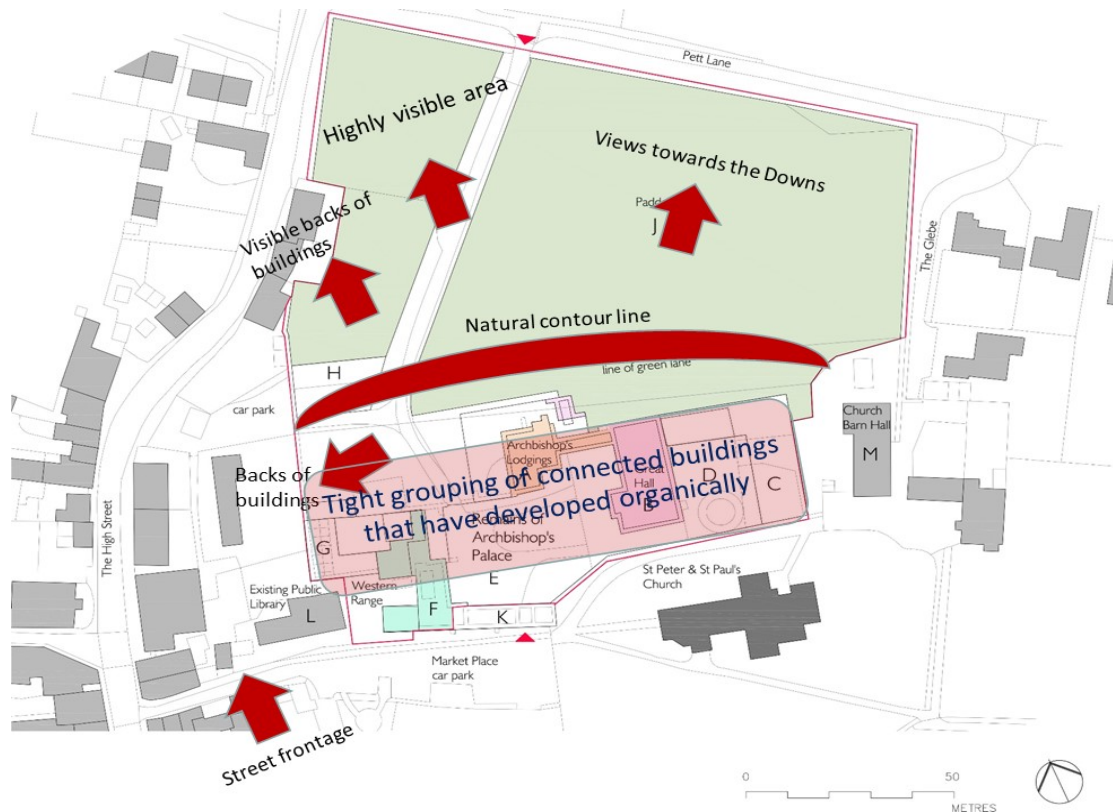


Fig 2 Site analysis (*Thomas Ford+Partners*)



Fig 3 The palace and church from Pett Lane (*Google Street View*)

3.2.3 Access is currently available for small vehicles from Market Place through the medieval arch, and for large vehicles from Pett Lane via a concrete roadway (Fig

2). Ideally the medieval archway would be limited largely to pedestrian use, to reduce the risk of impact damage. Were it needed, and by agreement with the PCC, the possibility exists of re-opening one of the two former pedestrian gates in the precinct wall, fronting the drive through the churchyard to Church Barn.

- 3.2.4 There is potential for a second vehicular access from Pett Lane, towards the east end of the north side, where there is a gap in the precinct wall and a cut through the bank of agricultural character. In the past, a direct access from the High Street to the west, through an existing private car park (Fig 2) has been explored but rejected on both highway safety and ownership grounds.
- 3.2.5 Car parking is a significant issue in Charing, with its narrow village streets and many properties without off-street parking. North of the A20 there are small public car parks in the Market Place and off School Road, and a general view was expressed that these are not adequate. But siting a public car park within the palace precinct, a highly visible area of exceptional heritage significance, would seriously detract from its significance and the visual amenity it provides. In our opinion this idea could only be weighed against the public benefits of an additional car park if an options appraisal had established both compelling need and the lack of any alternative location. This is not, of course, to imply that informal parking in the yard or on the grass for special events, which we understand has taken place in the past with the consent of the owners, is problematic. Nonetheless, in relation to the potential future uses of the site, it is evident that uses which would generate substantial extra, especially concentrated, traffic and require extensive on-site car parking would not be appropriate.
- 3.2.6 It would be desirable (rather than essential) to achieve public access to the precinct, particularly the courtyard between the three surviving medieval buildings, as an integral part of a new use for the place.

3.3 The potential options

Introduction

- 3.3.1 Collier's report identified three potential options which would sustain the significance of the site and potentially be deliverable:
- Option 1: One big house
 - Option 2: Group of houses
 - Option 3: Group of houses + Community hub
- 3.3.2 All take into account costs in the order of £1.5m for repair of the historic fabric, and reasonable expectations about VAT liability (0% on new build residential, 5% on conversion of existing buildings to residential use, 20% on repair and alteration to existing residential buildings).

Option 1: One house

- 3.3.3 Using the entire precinct as a single residence is, essentially, the original use, and provided the scale of new construction, in addition to reusing the existing buildings, was not overwhelming, it could in conservation terms be an ideal

solution save for the probable lack of public access. However, it would need a very particular individual to take on such a project, willing to spend at least £4million **plus the cost of purchasing the site**. Whether, given its peri-urban location and the nature of the buildings, this would be reflected in the resale value or marketability of the result, seems unlikely. The fact that No 2 Palace Cottages is likely to be sold separately also militates against this option. A special purchaser may emerge, but the possibility looks very remote and certainly not to be relied upon.

Option 2: Group of houses

3.3.4 The concept of a group of houses, in some ways similar to a cathedral close, could be sympathetic to sustaining the significance of the site. The farmhouse (Fig 5:B1), would need repair and refurbishment, as would (on reversion) 1 Palace Cottages (A1); and the north end of the west lodging range (A2) repair, adaptation and some extension within the original envelope. Conversion of the hall/ barn to residential use seems a less good fit, but could be achieved within the criteria set out in the *Conservation Statement*.⁹ Forming a house (C2) in the southern end presents few problems, since it had cellular space (the domestic offices) over two storeys from the outset; and further cellular spaces had been created at this end by the 19th century. The northern end including the threshing bay might then be left open to the roof, capable of ancillary uses not requiring residential environmental standards. Making a separate dwelling in the northern part is possible (C2), although to the detriment of the spatial character of the building. Nonetheless, it could be considered if necessary to secure the future of the building. In fact, on current figures converting both ends rather than just the southern one makes only a marginal difference to the loss on the barn. Whether a buyer would have a use for/ take on the liability of maintaining such a large element of enclosed space with limited potential for use is perhaps the determining factor.



Fig 4 Option 2: Perspective, Group of houses, single large west house (Thomas Ford+Partners)

⁹ Para 4.5.22

- 3.3.5 Even, however, on a building preservation trust basis some new build enabling development would be necessary. Two sites have been identified within the historically built up area where this could be introduced with no more than low to moderate harm to significance. The first is east of the barn and north of the site of the lost kitchen (Fig 5, C3), where historically a kitchen court might be expected. This is a corner of the site little exposed in wider views, adjacent to the Church Barn which has established a modern precedent in what was an area of service buildings. The second potential site is west of the farmhouse (A3), which although in the medieval and early modern periods probably a garden, has had a succession of agricultural buildings (one existing) and a partially-buried air raid shelter. A new house here would also group well with the historic buildings. This arrangement of old and new would allow each of the large dwellings a substantial slice of the paddock as well as a domestic garden in close proximity; the paddock would need management covenants to ensure that while compartmented (as gardens/orchards would have been), incongruous constructions and boundary types are avoided.



Fig 5 Option 2, Plan, Group of houses, single large west house (*Thomas Ford+Partners*)

- 3.3.6 Mr Geddes' figures suggest that this approach could be viable on a building preservation trust basis, that is to say assuming a developer profit of 8% rather than 20-30%, and a cost reduction of 15% based on Spitalfields acting as their own main contractor, with an established workforce. Based on a median estimated sales price of £4,000 psm, the overall deficit on a total development value of £8.14m is estimated at £620K, which is within the 'developer' profit margin. Building three small houses in place of one large one (A3) reduces the estimated

deficit to £270K. On a commercial basis, however, the deficit assuming a sales figure of £4000 psm and a profit of 20% would be over £2m, which could only be addressed by intensive development of the paddock (perhaps in the order of 20 houses).



Fig 6 Option 2, Perspective, Group of houses, alternative with terrace of three small west houses (*Thomas Ford+Partners*)

- 3.3.7 Crucially, however, **all these figures exclude the cost of acquisition of the site**. If, as we believe, these proposals represent the maximum amount of development that the site could accommodate without serious harm to its significance, and to that of the Charing Conservation Area, then logically, given the condition of all the buildings, the market value of the site is effectively that of the paddocks as agricultural land. Matters are complicated, however, by the status of the barn and west lodging range as scheduled monuments, whose condition brings no financial obligations to the owner, only the (low) risk of their being taken into Guardianship.

Option 3: Community hub and group of houses

- 3.3.8 The idea of the palace site as a ‘community hub’ goes back to the Traditional Buildings Preservation Trust mooted around 2000 (1.1.3 above). There are many potential variations, but assuming that the western part of the built-up area is developed for residential use as in Option 2, completing, in effect, the work Spitalfields Trust has already begun, then the eastern side of the site – the hall/barn with or without the farmhouse – might be developed as a ‘community hub’. The hall/barn could provide a range of meeting facilities, café, entertainment spaces, and possibly incorporate the County Library, currently housed in a separate building just to the west of the palace, in the Market Place. Taking the concept a stage further, the farmhouse could provide offices/studios for small businesses, perhaps arts and crafts oriented.

- 3.3.9 While the Colliers report identifies potential, a serious proposal would need to start by identifying community demand for uses, and developing a business plan for a package, which, taken as a whole and probably with some involvement of commercial operators, would be robustly sustainable in revenue terms. That would be essential to raising capital funding to acquire the site and develop the facilities.



Fig 7 Option 3: Perspective, Community Hub (*Thomas Ford+Partners*)

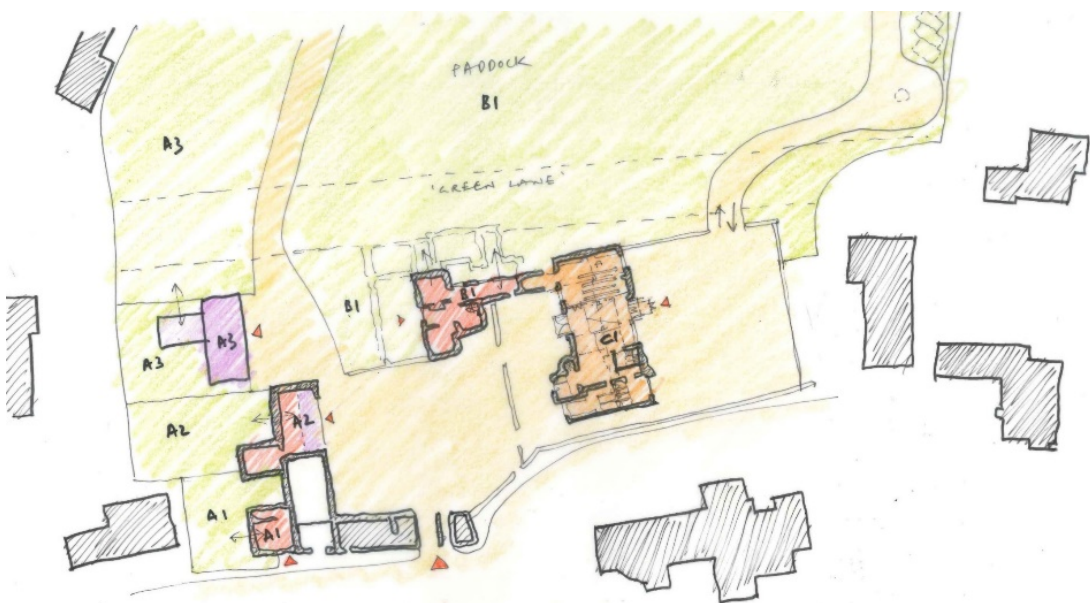


Fig 8 Option 3: Plan, Community Hub (*Thomas Ford+Partners*)

3.3.10 In terms of conservation priorities and effects on significance, large community spaces would be a much better fit with the barn's historic form and character; a real architectural opportunity, as the sketches suggest. The logic behind including the farmhouse – particularly the risk of disturbance to the amenity of private residents – is clear enough, but the use is a less good fit than for the barn. The surviving historic spaces are small-scale and domestic, and B1 use would require significant fabric intervention, beyond what is required for continuing residential use, to meet, for example, fire protection/ escape and access requirements. It would be preferable in conservation terms (and essential in regulatory terms) to keep the noise and disturbance in the barn, and leave the farmhouse (and courtyard) domestic.

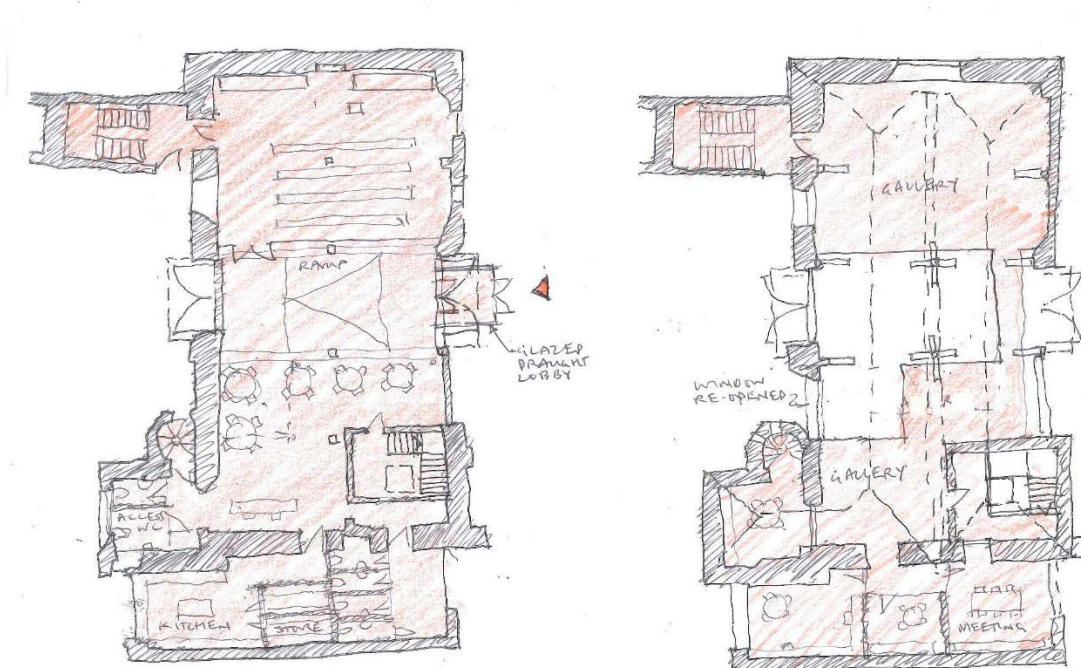


Fig 9 Option 3, Community Hub, possible plans of barn/hall (Thomas Ford+Partners)

3.3.11 Community use of the barn would require extensive public access, which could be managed from the east side, with a new drive along the east side of the paddock and some parking arranged along it, and a pedestrian link through the precinct wall to the drive/ path currently serving the Church Barn, both having been identified as potential links (3.2.3). The space east of the barn would be a courtyard, potentially linking to the curtilage of the Church Barn; there would be no new 'enabling development' house here in this option.

3.3.12 In summary, compared to the wholly residential scheme (Option 2), this proposal would in conservation terms be preferable for the interior of the hall/barn (and in terms of public access to it) but rather less so for the farmhouse were that to be included. A new access drive from the eastern end of the Pett Lane frontage, with some car parking at the southern end, would intrude into the (least visible) edge of the paddock, but allow much of it to remain in community control. Overall, the effects on significance, although different, would be of similar magnitude to Option 2, potentially slightly less depending on the extent to which car parking was essential in the south-east corner of the paddock.

- 3.3.13 In terms of deliverability, assuming that the western houses (A3-5 rather than A3) were built in their most profitable configuration, and the farmhouse and barn were included in the community element, total development costs would be in the order of £6.5-7.0m, while the value of the residential elements on an average expectation of sales value would be £3.7m, leaving a community trust to raise some £3-3.5m **plus the cost of acquisition of the site.**

Conclusions

- 3.3.14 In terms of development costs, repair and conversion of the buildings under Option 2 could work with a minimum of enabling development, confined to the lower terrace, historically the built-up area. The deficit is small enough to be refined in developing a scheme, and in any event the value of structural works to the barn undertaken through Historic England during 2016, and a contribution under a s106 agreement on what will be 3 Palace Cottages, the gatehouse, will provide some leeway. Further grants from Historic England are unlikely, in an era of ever greater austerity, and the Heritage Lottery Fund is sadly not supportive of revolving fund BPT projects as such.
- 3.3.15 The outcome is not ideal in conservation terms, but especially if one unit were achieved in the barn rather than two, in our view it would represent a very acceptable balance (particularly if the works are carried out to the standard achieved at 2 Palace Cottages). The principal hurdle is that unless the figures are hugely pessimistic it will not work on the basis of acquisition of the site at the option price. Should a white knight appear and want to pursue Option 1, that might not be an issue, but the chances of it happening are negligible.
- 3.3.16 Elements of the local community have long hoped that the palace could come into community hands, and Option 3 gives some idea of what would be required both physically and in terms of finance. If Option 2 is to proceed with general support it seems necessary that Option 3, which has benefits in terms of the conservation and presentation of the hall/ barn, be given a chance to show that it is deliverable. However, given the state of the historic buildings, it is important that that chance be time-limited, so that the hall/ barn in particular is not left further to deteriorate, nor does it fall into the hands of a well-meaning but unfunded Trust.
- 3.3.17 It is therefore desirable that the Spitalfields Trust maintains its option to purchase, and if current community initiatives move forward to the point of credibility, perhaps grant a nascent trust a (say) two year option on the barn and associated land. If at that stage they have a scheme and a round 1 pass from the Heritage Lottery Fund (or a large capital sum through other means), Spitalfields would be obliged to offer a building agreement such that a long lease (or even freehold) is transferred once the building is complete in carcass (structure and external envelope). Meanwhile Spitalfields could progress the gatehouse and buildings on the west side of the site, as well as taking general care of the whole. If the community trust fails to reach its milestone, their option expires and Option 2 is built out across the site as a whole.

3.3.18 In summary, repair and conversion to residential use of the buildings with a minimum of enabling development, accommodated within the historic built zone (Option 2), seems viable for a building preservation trust if the owner's expectations of site value can be moderated. A community use of the barn is possible (Option 3) if credible and viable proposals are developed by the community, but if these do not emerge within a specific time window, proposals should default to Option 2, which in turn require the whole process to be managed by Spitalfields Trust as the current option holder.

Paul Drury FSA MRICS IHBC
Drury McPherson Partnership
17 March 2017

APPENDIX 1: FIRST PUBLIC CONSULTATION MEETING

CHARING CHURCH BARN 11 MARCH 2016

Consultant team:

Paul Drury (PD), Drury McPherson Partnership

David Geddes (DG), Colliers International

Paul Sharrock (PS), Thomas Ford and Partners

Anna McPherson, Drury McPherson Partnership (*note taker*)

Client team:

Tom Foxall (TF), Inspector of Historic Buildings and Areas, Kent, Historic England

Richard Alderton (RA), Chief Planning Officer, Ashford Borough Council

Introductions:

PD introduced the members of the consultant team and explained that DG would facilitate the meeting/subsequent discussion. PD invited TF to speak briefly about Historic England (HE)'s role: TF described their current position relating to the site and their involvement in commissioning and funding the options appraisal jointly with Ashford BC.

DG described the areas of expertise and roles of the members of the consultant team, and outlined how the evening would be run. He particularly asked if issues and criticisms about past proposals for the site could be set aside. The aim was to consider a new range of options for the site and their potential viability, and to find out what people liked and did not like.

Presentation of proposals

PD opened the presentation with an illustrated review of the historical development of the site, starting with its location in the landscape and summarised in a timeline. This was followed by an initial assessment of the relative heritage significance of the different buildings. He acknowledged the valuable work already done by Sarah Pearson and Tim Bain-Smith.

DG followed with a rapid definition of the 3 key factors affecting the viability of the options considered:

- Physical (heritage constraints, access, parking)
- Market (potential demand for use, likely customers, contextual suitability)
- Deliverability (funding, implementation, sustainability).

Market considerations had been informed by an analysis of the local demographic, using the 'Mosaic UK' model.

PS presented an analysis of the architectural context of the site and the challenges and opportunities it presented, before looking at the potential and capability for re-use and/or conversion of each of the historic buildings. PS and DG then outlined the 5 options for use of the site as a whole proposed by the consultant team:

Option 1: As a ‘big house’ (one owner occupying the whole site, no public access).

Option 2: As a ‘cathedral close’-style residential enclave (the Great Hall sub-divided into 1-3 houses and the western range, facing the Market Place, into 2-3 houses).

Option 3: As a ‘community hub’ (Great Hall used as an events centre/parish hall and library; the house as a craft centre; and the western range as a restaurant).

Option 4: As a ‘restaurant-orientated’ development (as Option 3, but with the house used as accommodation to support the restaurant).

Option 5: As ‘offices/studios-orientated’ development (the Great Hall as offices for specialised businesses, plus a coffee shop, perhaps a library; the house as craft studios; the western range as offices or houses).

It was emphasised that any new use(s) would require additional vehicular access and parking. PS illustrated how some additional parking might be accommodated on the site, without encroaching on the main paddock to the north of the Great Hall and house, and the important views to the Downs.

Regarding delivery, DG said the best vehicle for delivery of a residential option would be a building preservation trust (BPT), such as the Spitalfields Trust, which could take an incremental approach to repairing and selling on the buildings. The alternative would be a commercial developer. An option involving substantial community use would require financial subsidy, which might be secured by a site-specific BPT established to take the lead, seeking funding through an HLF Heritage Enterprise grant and from other sources.

Discussion/ comments

It was noted that a previous problem had been the inability to access funding prior to the site being in public ownership, but funding was needed to achieve public ownership. DG commented that a charitable community group could agree an option to purchase with the owner, then apply to HLF for Heritage Enterprise grant.

The extensive work needed to secure the north wall of the barn was queried, since the wall remained shored up: TF confirmed that Historic England was in the process of offering a grant to complete the consolidation.

Information was requested about the Spitalfields Trust. Oliver Leigh-Wood (OL-W), who was present representing the Trust, explained that it has been in existence for 40 years and had completed the restoration of some 70 historic buildings. It had 2 paid employees, of which he was one. He confirmed that, in the Trust’s experience, the best use for a historic building was the original use: most of the buildings repaired by the Trust had been returned to residential use.

DG then led the meeting through the 5 options presented by the consultants, asking for votes, through a show of hands, on the reaction to each, on a scale from ‘strongly in favour’ to ‘strongly against’.

Option 1: The big house

Very few appeared to support this, not least because it would preclude public access.

There were differing views on whether it would generate more traffic. OL-W pointed out that there were no 'grand rooms' in the existing house to make it attractive to a wealthy purchaser, although the opportunity existed for new-build reinstatement of the historic plan form.

Vote: The majority was against/strongly against

Option 2: 'Cathedral Close' residential

Concerns were voiced that this option might preclude general public access and generate considerable traffic and parking.

Vote: A few were in favour, a few against/strongly against, the majority neutral.

Option 3: Community Hub

The Parish Council Chair of Finance pointed out that the existing hall does not cover its costs. The possible sale of the hall site to help fund the development would be complicated by the lack of parking and the presence of the war memorial. The chair of the Parish Council said that it was only the custodian of the hall: a referendum and a vote in favour by the community would be needed before the sale of the hall could be contemplated.

The suggestion of moving the library into the Great Hall was queried, the speaker stating that the existing library was easy to use and accessible to the elderly.

It was suggested that the exact nature of the community use perhaps did not need to be specified, but the principle would be excellent. Local groups or organisations, such as the local history society, might want to make use of the building. DG added that an exhibition about the Palace and its history, with interpretative material, might be included in any community scheme.

Vote: The majority was in favour/strongly in favour. A few were against/strongly against. A vote solely on moving the library into the hub was just in favour.

Option 4: Restaurant-orientated

The general view seemed to be that the location and context was not likely to be attractive to an upmarket restaurateur. The Parish Council chair suggested that a restaurant might be accommodated in the Community Hub: DG agreed this could be advantageous. It was noted that there used to be a number of restaurants in the town, but these had dwindled to the one café/tea shop. Some thought restaurant use a fanciful idea: parking, for both staff and visitors, would certainly be an issue.

The view was expressed that a pub/restaurant was essential to attract visitors to Charing.

Vote: Some in favour, some against, overall 'Neutral'.

Option 5: Offices/Studios-orientated

The question was asked: could this option/use be combined with a community pub? DG agreed it could.

Concern was raised that the use would benefit only the users, not the community. DG responded that the inclusion of a community pub and craft workshops (open to visitors) would provide some public use.

Vote: All offices plus a pub – the majority was against.

Offices plus other (mixed) uses – the majority was broadly in favour.

A **further option**, amalgamating Options 2 and 3, was discussed, combining community use in the Great Hall, plus residential accommodation in the house and western range. It was asked if the extent of night use in the community element could be limited (prompted by concerns about noise and traffic-movement late at night), but others felt this would be unreasonable/unnecessary.

Vote: The majority was broadly in favour and/or neutral.

Gatehouse restoration

HE was asked what their current position was in regard to building on the scheduled ruins or converting existing listed buildings?

TF responded that, in relation to the Spitalfields Trust's proposed conversion of the gatehouse, he acknowledged that HE had objected to the application for reroofing. But he emphasised that they were in favour of finding a solution for the site as a whole, rather than just one element of it. Ruins require periodic and often costly maintenance to prevent their decay. If the ruinous parts of Charing Palace were to be conserved as ruins, any new development would be required not only to pay for the current repair needs, but also of ongoing maintenance.

PD commented that the structure of the gatehouse would inevitably continue to deteriorate without some intervention: reroofing would ensure its long-term survival. It had become ruined through neglect, not by a deliberate, historically-significant act.

A *vote* on the sympathetic restoration and re-use of the gatehouse was requested. All present appeared to be in favour.

General discussion

The consultants were asked who had commissioned the options report? TF replied that HE and Ashford BC had jointly commissioned the DMP team to undertake it, following a competitive tendering exercise. The 2 organisations were providing the funding. DG explained the team's overall role and that additional specialists not present at the meeting, such as a quantity surveyor (QS) and cost consultant, were also part of the team.

The consultants' proposals were commended, but they would inevitably founder without adequate funding: might this not necessitate some 'enabling' development in the main paddock, to support the intensification of use on the Palace site? DG said the team considered that the option of last resort. In support of that view, the visual impact of the new house under construction in Petts Lane was mentioned: any more such development would be extremely intrusive. Also, the exit from the existing (private) car park off High Street, suggested as possible access to a new parking area within the site, was on a bend and dangerous.

The timescale for next steps was queried. PD said that the team's draft report would be submitted to Ashford BC and HE by the end of March. Further consultation would follow, with the aim of deciding on the preferred strategy for the site by the end of April.

PD suggested that a possible option for delivery of a community element, most probably in the barn, would be early 'enveloping' to safeguard the listed buildings, while, for example, a separate BPT or an appropriate developer worked up a comprehensive scheme and raised funding. There would need to be a 'fall back', probably residential, scheme which was viable without grant subsidy, which could be implemented if the community scheme failed to raise the necessary funds to exercise a fixed-term (3 year?) option to purchase on this element. 'Enabling' development in the main paddock, although apparently an easy option, would be far too damaging. Proposals should therefore focus on intensification of use on the historic site, reflecting the medieval density of buildings.

In bringing the meeting to a conclusion, the chair of the Parish Council said the event had been extremely worthwhile: the proposals for the site had been well presented and were positive and encouraging. Thanks were due to Ashford BC and Historic England for promoting and funding the initiative. He felt that the uses proposed would serve the community, as well as securing the future of the important site.

AMcP/DMP/ 23 March 2016

APPENDIX 2: SECOND PUBLIC CONSULTATION MEETING

CHARING CHURCH OF ENGLAND PRIMARY SCHOOL 16 MAY 2016

Consultant team:

Paul Drury (PD), Drury McPherson Partnership

David Geddes (DG), Colliers International

Paul Sharrock (PS), Thomas Ford and Partners

Client team:

Tom Foxall (TF), Inspector of Historic Buildings and Areas, Kent, Historic England

Peter Kendall, Team Leader, Kent, Historic England

Richard Alderton (RA), Chief Planning Officer, Ashford Borough Council

Preliminaries

PD introduced the members of the consultant team and handed over to DG to facilitate the meeting/subsequent discussion, as at the first meeting.

PD summarised the evolution of the palace, with updates on further insights gained since March. Possession of Charing under to a long lease (1593-1664) to the Gilborne family descended to Charles Wheler, and it remained as a gentry house at least until the end of the lease. The reduction to a farmhouse seems to have happened c1725. Geophysical survey supports the interpretation that the walled area to the north of the buildings has always been open gardens, orchards, or paddocks.

DG explained the general approach necessary to secure sustainable options. PS summarised the development of the architectural concepts following the first meeting, within the opportunities and constraints posed by the significance of the site. He set out the estimated costs of repair alone needed to secure the future of the historic fabric, totalling some £1.5m plus fees and VAT – bringing the total to some £2m.

The options

DG then reviewed the three options which emerged from the first consultation meeting as warranting further consideration, namely

- 1 One big house
- 2 Collection of houses (with two variations)
- 3 Community Hub plus some houses.

The details of these are set out on the attached slides from the presentation.

Discussion/comments

A wide-ranging discussion of the three options followed. Use as a single house remains possible but would only happen should an individual buyer come forward, with proposals

which would inevitably be tailored to their needs within the constraints of what is acceptable in heritage terms.

A collection of houses (by conversion, with some new build in the historically built-up core) is effectively the baseline option, a potential means of securing the future of the site but only viable on a charitable (Building Preservation Trust) basis.

Within that option, a ‘window’ could be allowed to give a community-led initiative the opportunity to gain sufficient support from HLF and elsewhere to take on the hall/ barn (and potentially the farmhouse) to develop as a community hub. That would depend on a credible local organisation emerging, and in order not to prejudice securing the future of the whole site, if the initiative failed to gain sufficient momentum or support within an agreed timescale, the ‘baseline option’ would need to be implemented.

At the conclusion of discussion, public feeling was tested by a show of hands, the results being as follows:

	Residential	Community + residential
Strongly in favour	3	25
In favour	21	10
Neutral	13	6
Against	3	5
Strongly against	5	0
	46	46

Representatives of the Parish Council indicated that they would give serious consideration to leading a community initiative; 16 attendees indicated that they would be prepared to put time to this.

The consultant team would follow up with further discussions with interested parties and their clients, before finalising their recommendations.

PD/DMP 27 May 2016

Meet

New meeting

Join a meeting

Hangouts

1 of many

Fwd: Poppy fields

Inbox

anita gudge <anitagudge@aol.com>

Nov 10, 2020, 3:34 PM

to me

Sent from my iPhone

Begin forwarded message:

From: Mark James <mark.james@ashford.gov.uk>

Date: 10 November 2020 at 14:19:17 GMT

To: Ellen Black <ellen.black@ashford.gov.uk>, 'anita gudge' <anitagudge@aol.com>

Subject: RE: Poppy fields

Thanks Ellen, hello Anita,

The figure of 58 was the number of people aged over 55 who have expressed an interest in moving to Charing should a property become available for affordable rent. And there are an additional 16 people who are over the age of 55 who have indicated they have a local connection to Charing – this

will be evaluated at the point of allocation – and would be interested in a property for affordable rent.

Ellen, Donna provided these statistics with us taking data from the housing waiting list.

Thank you, Mark

From: Ellen Black <ellen.black@ashford.gov.uk>

Sent: 10 November 2020 12:00

To: 'anita gudge' <anitagudge@aol.com>

Subject: RE: Poppy fields

Hi

It sounds closer to the number with a possible local connection although without checking with Mark I couldn't say 100% that was the statistic he had requested.

Kind regards

Ellen Black | Senior Property Manager (Social Lettings & Short Stay Accommodation) | Housing | Ashford Borough Council

Tel: 01233 330809 | Email: ellen.black@ashford.gov.uk

logo

From: anita gudge <anitagudge@aol.com>

Sent: 09 November 2020 16:36

To: Ellen Black <ellen.black@ashford.gov.uk>

Subject: Re: Poppy fields

[CYBER SECURITY WARNING] This email is from an external source - be careful of attachments and links. Please remember your Cyber Security training and report suspicious emails.

Dear Ellen,

Thank you very much for the information. I wonder

whether you might be able to help me with something

else. When some of the parish council had a virtual

meeting with Mark James and two of the Orbit team

I have written down in my notes that Mark said there

are 58 people on your housing list who have put

Charing as one of their preferred options. I guess

if I heard correctly these people are of various

ages. I wonder if you could clarify whether I heard

correctly or not.

Best wishes, Anita.

Sent from my iPhone

On 9 Nov 2020, at 11:28, Ellen Black <ellen.black@ashford.gov.uk> wrote:

Dear Anita

I assume this is Towner Close.

Of the 13 properties that we allocated under the Local Lettings Plan, 6 had a connection to Charing and so had priority. We had no others with a connection meeting the criteria.

We have had no subsequent vacancies to let via Kent Homechoice.

Kind regards

Ellen Black | Senior Property Manager (Social Lettings & Short Stay Accommodation) | Housing |
Ashford Borough Council

Tel: 01233 330809 | Email: ellen.black@ashford.gov.uk

<image001.png>

From: Anthony Crossley <Anthony.Crossley@ashford.gov.uk>

Sent: 04 November 2020 17:34

To: anita gudge <anitagudge@aol.com>

Cc: Ellen Black <ellen.black@ashford.gov.uk>

Subject: Poppy fields

Good afternoon Anita,

Thank you for your email.

I am sure we can help you with this information request. I have copied in our Lettings Manager who will be able to task an officer. I am sure you can appreciate that we are having to prioritise throughout the pandemic so there may be a delay.

Kind regards,

Anthony Crossley

Neighbourhood Services Manager

Housing

Ashford Borough Council

Tel: 01233 330464

Mob: 07785 715250

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Dear Anthony,

My name is Anita Gudge and I am joint vice - chair of Charing Parish Council. I wonder whether you might be able to help

us with some research we are doing. We would like to find out the number of people who either lived in Charing or have a connection with Charing and were housed in the houses that belong to ABC at the Poppyfields development. We also are interested to know whether many of them still reside there or have moved on. If any have moved elsewhere are the properties they vacated now occupied by Charing folk or those with a Charing connection? Obvious we are not asking for the names of the residents but if there are any statistics you were able to share with us we would be extremely grateful.

Best wishes, Anita.

Sent from my iPhone

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Attachments area

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Tel: 01233 330809 | Email: ellen.black@ashford.gov.uk

<image001.png>

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From: Jill Leyland jill.leyland@gmail.com 
Subject: Project 142
Date: 29 January 2022 at 22:59
To: Hugh Billot hugh.billot@gmail.com, JOHN DUNCALFE jdkingfisher@icloud.com



High, John

Attached is a revised schedule of listed buildings. The original list included a number of buildings in other parishes, did not distinguish Grade 2* from Grade 2 and had one or two other mistakes. I have also mentioned where a building is an ancient monument. As mentioned Sarah Pearson kindly checked the list and pointed out errors and omissions.

I have hidden the column with numbers at the beginning as these seem to be only the working numbers of whoever drew this up originally.

Best wishes

Jill

--

Jill Leyland

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



CPC NP Listed
Buildin...22.xlsx

Listed Buildings and Scheduled Ancient Monuments in Charing Village & Surrounding Area

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

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

MARKET PLACE*Archbishops Palace complex*

Palace Farmhouse, Market Place, Charing	TN27 OLR	1	1070756
Palace Cottages & Remains of Gatehouse Adjoining Market Place, Charing	TN27 OLR	1	1070757
Barn to SE of Palace Farmhouse, Market Place, Charing	TN27 OLR	1	1185861
Outhouse to West of Palace Farmhouse, Market Place, Charing	TN27 OLR	1	1186008
Remains of the Boundary Walls of the Archbishop's Palace, Market Place, Charing	TN27 OLR	2	1362627
Note: The Barn (formerly the Great Hall), the Outhouse, the boundary wall, all freestanding medieval walling and the ground beneath the whole complex is also a scheduled ancient monument.			

Rest of Market Place

1 & 2 Market Place, Charing	TN27 OLR	2	1071534
3 Market Place, Charing	TN27 OLR	2	1071535
4 & 5 Market Place, Charing	TN27 OLR	2	1071536
The Old Vicarage & Vicarage Cottage, Market Place, Charing	TN27 OLR	2*	1185849
Church Of St Peter & St Paul, Market Place, Charing	TN27 OLR	1	1362985

ASHFORD ROAD

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

PLUCKLEY ROAD

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

STATION ROAD

29 - 33 Station Rd, Charing	TN27 OJA	2	1071544
The Old House, Station Rd, Charing	TN27 OJA	2*	1186103
The Firs, Station Rd, Charing	TN27 OJA	2	1362593
Lion Field, Station Road, Charing	TN27 OHW	2	1186136

SCHOOL ROAD

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

ROADS AND AREAS IN THE REST OF THE PARISH**BARNFIELD ROAD**

Barnfield, Barnfield Rd, Charing	TN27 OBN	2	1070769
Tram Hatch, Barnfield Rd, Charing	TN27 OBN	2*	1070770
Payne Street, Barnfield Rd, Charing	TN27 OBN	2	1185550
Timber Framed Barn to NE of Tram Hatch, Barnfield Rd, Charing	TN27 OBN	2	1185552
Foxen Farmhouse, Barnfield Rd, Charing	TN27 OBP	2	1299629
Southfield, Barnfield Rd, Charing	TN27 OBP	2	1362991

BOWL ROAD

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

Little Swan Street Farmhouse, Charing Heath Rd, Charing	TN27 OAT	2	1070771
Church of The Holy Trinity, Church Hill, Charing Heath, Charing	TN27 OBU	2	1070772
Fayre Acre, Church Hill, Charing Heath, Charing	TN27 OBU	2	1070773
Brockton Manor, Egerton Rd, Charing Heath, Charing	TN27 OAX	2*	1070774
Swan Street, Charing Heath Road, Charing	TN27 OAT	2	1185562
Forge House, Charing Heath Rd, Charing	TN27 OAX	2	1185563
The Thatched Cottage, Church Hill, Charing Heath, Charing	TN27 OBU	2	1185598
Yew Tree Farmhouse, Egerton Rd, Charing Heath, Charing	TN27 OAU	2	1185601
Horseshoe Cottage, Egerton Rd, Charing Heath	TN27 OBS	2	1185636
Cherry Tree Cottage, Cherry Tree Road, Charing Heath, Charing	TN27 OBB	2	1186181
Red Lion Inn, Charing Heath Rd, Charing	TN27 OAU	2	1362992
Church Hill Cottage, Church Hill, Charing Heath	TN27 OBU	2	1362993
Weatherboard Barn to East of Brockton, Egerton Rd, Charing Heath, Charing	TN27 OAX	2	1362994

DOG KENNEL LANE

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

Waggon & Horses Public House, Faversham Rd, Charing	TN27 ONR	2	1070777
Monkery Farmhouse, Faversham Rd, Charing	TN27 ONR	2	1362996

HUNGER HATCH

Hunger Hatch Cottage, Hunger Hatch, Charing	TN27 OQQ	2	1070755
Hunger Hatch, Hunger Hatch, Charing	TN27 OQQ	2	1185831

MAGAZINE ROAD

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

Newlands Stud Farmhouse, Newlands Rd, Charing	TN27 OAR	2*	1071537
Chapel at Newlands Stud Farmhouse, Newlands Rd, Charing	TN27 OAR	2*	1071538

PETT LANE

Pett Place, Pett Lane, Charing	TN27 ODS	1	1071539
Ruins of Chapel at Pett Place, Pett Lane, Charing (also an Ancient Monument)	TN27 ODS	2	1071540
Cherry Cottage & Hazel Cottage, Pett Lane, Charing	TN27 ODS	2	1186076
Tithe Barn to SE of Pett Place, Pett Lane, Charing	TN27 ODS	2*	1362628

STALISFIELD ROAD

Vent House, Stalisfield Rd, Charing	TN27 OHH	2	1071543
Dispersed medieval settlement remains at Chapel Wood, considered to be the manorial centre of Eversley is a scheduled Ancient Monument.			1018787

STONESTILE

Barn to West of Stonestile, Stonestile Farm Rd, Charing	TN27 OHW	2	1071545
Stonestile, Stonestile Farm Rd, Charing	TN27 OHW	2	1186143
Dormestone, Stonestile Farm Rd, Charing	TN27 OHW	2	1362594

TILE LODGE ROAD

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

WESTWELL LEACON

Leacon Farmhouse, Westwell Leacon, Charing	TN27 OEN	2	1071547
Rose Cottage, Westwell Leacon, Charing	TN27 OEL	2	1186163
Forge Cottage, Ivy Cottage, Westwell Leacon	TN27 OEL	2	1299336
Raywood Cottages, Westwell Leacon, Charing	TN27 OET	2	1362595

WICKENS LANE

Wickens Manor, Wickens Lane, Charing	TN27 ODT	2	1071548
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Note: Grade 2 listed Brockon, Egerton Road, Charing Heath (listing number 1185658) was demolished when the High Speed Rail was built.

Updated data

Project 154 Injury Traffic Accidents in Charing Parish

Crashmap (www.crashmap.co.uk) shows the location and severity of injury accidents reported to the police. Based on this the following table has been compiled of injury accidents in the parish (excluding the M20 motorway) over the 10-year period 2011-2020. Non-injury accidents are not recorded.

Most accidents take place along the A252 or the A20. In 2021 Kent Highways completed a project to make the A252 safer. Highways are also (January 2022) looking at ways to make the A20/Station Rd/High Street crossroads safer.

Recorded injury accidents in Charing parish, 2011-2020

Source: www.crashmap.co.uk

Location	Severity	Number
A252	Serious	9
	Slight	18
A20/Station Rd/High St crossroads*	Serious	3
	Slight	11
A20 elsewhere (inc Charing roundabout)	Fatal	2
	Serious	8
	Slight	19
Pluckley Road	Serious	3
	Slight	3
Faversham Road	Fatal	1
	Slight	6
Charing village N of crossroads	Serious	1
	Slight	2
Charing Heath	Serious	1
	Slight	2
Elsewhere in Parish	Slight	2

* In 2021, which is not yet included in the data, one accident resulted in a fatality.

Project 162 New research, Traffic survey at the crossroads

Initial summary of data from September 2021 video crossroads survey

The survey was carried out from Thursday September 9th to Wednesday 15th. Vehicles were recorded by 15 minute bins, which arm of the junction they came from and went to, and by 7 categories: cars; vans; 2-3 axle heavy vehicles; 4 or more axle heavy vehicles; buses; motorbikes; cycles. For the purposes of this initial analysis I have looked at daily or weekly totals and used three categories: cars and vans; heavy vehicles (inc buses of which there were very few); motorbikes and cycles. Obviously further analyses can be done if needed.

During this week just over 97,000 vehicles used the crossroads. Of these 93% were cars and vans, 5.3% were heavy vehicles and 1.7% were motorbikes and cycles. Not surprisingly weekdays were busier than weekends but there was also a change of types of vehicle. Weekends saw far fewer heavy vehicles and more motor bikes and cyclists (particularly on Sunday).

Totals	All vehicles	Light vehicles	Heavy vehicles	Mbks, Cycles	% heavy	% mbks & Cycles
Thursday	14,735	13,541	967	227	6.6	1.5
Friday	16,546	15,313	1,104	129	6.7	0.8
Saturday	11,769	11,199	262	308	2.2	2.6
Sunday	9,617	8,934	178	505	1.9	5.3
Monday	14,359	13,389	808	162	5.6	1.1
Tuesday	14,813	13,844	886	83	6.0	0.6
Wednesday	15,224	14,084	913	227	6.0	1.5
Total	97,084	90,308	5,118	1,641	5.3	1.7
% by category		93.0	5.3	1.7		

Analysis by direction

The tables overleaf show daily averages of vehicles travelling to and from each arm according to where they were going to or coming from. 57% of cars and vans, 64% of heavy vehicles and 18% of bikes and cyclists travelled straight along the A20. However 27% of both cars and heavy vehicles turned into Station Road from the Maidstone direction or vice versa. 10% of cars and 7% of heavy vehicles turned into Station Road from the Ashford direction or vice versa. Nearly 40% of all vehicles using the crossroads are entering or leaving Station Road. As expected flows into and out of the High Street are very light with very few heavy vehicles and most coming from/going to Station Road.

Growth of traffic along Pluckley/Station Road.

The new figures can be compared broadly with earlier surveys for Pluckley Road (albeit one would expect to lose a few vehicles between the crossroads and Pluckley Road). A survey in March 2012 showed a daily average of 1,998 vehicles travelling south down Pluckley Road. By October 2017 this had increased to 15% to 2,294. The latest figures show a further rise of nearly 20% to 2,747, a 37% increase from 2012. This does not at first glance appear to be reflected in heavy vehicle traffic (to be investigated further as there are statistical issues).

Vehicles exiting High Street							Vehicles entering High Street						
Number		Total	Light vehicles	Heavy vehicles	Cyc& MB	% heavy vehicles			Total	Light vehicles	Heavy vehicles	Cyc& MB	% heavy vehicles
All Directions		368	345	9	13	2.6		From everywhere	457	439	6	12	1.3
Turning left (to Ashford)		84	80	2	2	2.4		From Ashford	100	98	1	1	1.3
Straight on (Station Rd)		216	201	5	10	2.4		From Station Road	253	241	3	9	1.1
Turning right (to Mdst)		67	63	2	1	3.4		From Maidstone	104	100	2	2	1.6
U-turn		1	1										
Vehicles coming from Ashford							Vehicles travelling to Ashford						
		Total	Light vehicles	Heavy vehicles	Cyc& MB	% heavy vehicles			Total	Light vehicles	Heavy vehicles	Cyc& MB	% heavy vehicles
All directions		4,804	4,448	273	82	5.7		From everywhere	4,658	4,325	246	87	5.3
To High Street		100	98	1	1	1.3		From High Street	84	80	2	2	2.4
To Station Road		684	655	24	6	3.4		From Station Road	620	588	25	7	4.0
Straight on		4,019	3,695	249	75	6.2		From Maidstone	3,954	3,657	219	78	5.5
U turn		0	0	0	0								
Vehicles coming from Station Road							Vehicles entering Station Road						
		Total	Light vehicles	Heavy vehicles	Cyc& MB	% heavy vehicles			Total	Light vehicles	Heavy vehicles	Cyc& MB	% heavy vehicles
All directions		2,787	2,621	130	36	4.7		From everywhere	2,747	2,583	126	39	4.6
To High Street		253	241	3	9	1.1		From High Street	684	655	24	6	3.4
Turning Rt (To Ashfd)		620	588	25	7	4.0		From Ashford	684	655	24	6	3.4
Turnng Lft (To Mdst)		1,914	1,791	102	21	5.3		From Maidstone	1,846	1,727	97	22	5.3
U-turn		0											
Vehicles coming from Maidstone							Vehicles travelling to Maidstone						
		Total	Light vehicles	Heavy vehicles	Cyc& MB	% heavy vehicles			Total	Light vehicles	Heavy vehicles	Cyc& MB	% heavy vehicles
All directions		5,906	5,486	318	103	5.4		From everywhere	6,000	5,550	353	97	5.9
Turning lft to H Street		104	100	2	2	1.6		From High Street	67	63	2	1	3.4
Straight on (To Ashfd)		3,954	3,657	219	78	5.5		From Ashford	4,019	3,695	249	75	6.2
Turning Rt (Station Rd)		1,846	1,727	97	22	5.3		From Station Road	1,914	1,791	102	21	5.3
U-turn		2	2	0	0	0.0							

Tiotal Vehicles		Number				% of total by direction			
		Total	Light vehicles	Heavy vehicles	Cyc& MB	Total	Light vehicles	Heavy vehicles	Cyc& MB
Total		13,866	12,900	731	234				
From A20 Ashford		4,804	4,448	273	82	34.6	34.5	37.4	35.1
From A20 Maidstone		5,906	5,486	318	103	42.6	42.5	43.5	43.8
From Station Road		2,787	2,621	130	36	20.1	20.3	17.8	15.4
From High Street		368	345	9	13	2.7	2.7	1.3	5.7
of which									
A20 not turning		7,973	7,352	468	153	57.5	57.0	64.0	65.3
Maidstone/Station		3,761	3,518	199	43	27.1	27.3	27.3	18.4
Ashford/Station		1,304	1,243	48	12	9.4	9.6	6.6	5.3
High Street/Station		469	442	8	19	3.4	3.4	1.1	8.2
Other		359	344	7	7	2.6	2.7	1.0	2.8

Jill Leyland

04/11/21