

CHARING PARISH NEIGHBOURHOOD PLAN CONSULTATION STATEMENT, APRIL 2022



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1. Introduction

1.1 What is the Charing Parish Neighbourhood Plan?

1.1.1 The Charing Parish Neighbourhood Plan (CPNP) has been prepared in accordance with *the Town & Country Planning Act 1990, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012, and Directive 2001/42/EC on Strategic Environmental Assessment*. The CPNP establishes a vision for the future of the parish, and sets out how that vision will be realised through planning and controlling land use and development change.

1.1.2 The CPNP is a new type of planning document prepared by Charing Neighbourhood Plan Steering Group on behalf of the Charing Parish Council and local residents. It is a legal planning-policy document, and once it has been ‘made’ by Ashford Borough Council (ABC), it must be used by:

- (i) Planners at Ashford Borough Council in assessing planning applications; and
- (ii) Developers and applicants as they prepare planning applications to submit to Ashford Borough Council.

1.1.3 Planning applications must be decided in accordance with *Ashford Borough Council Local Plan*.

1.1.4 Because the neighbourhood plan carries this much influence in planning decisions, the CPNP will be examined by an independent examiner, who will check that it has been prepared in accordance with the Basic Conditions that are set out below:

- (a) the draft CPNP must have appropriate regard to national policies and advice contained in the *National Planning Policy Framework (NPPF)*;
- (b) the draft CPNP must contribute to the achievement of sustainable development;
- (c) the draft CPNP must be in general conformity with the strategic policies contained in the development plan for the area of the local plan authority, in this case *Ashford Borough Council Local Plan*; and
- (d) the draft CPNP must meet the relevant European Union obligations [or equivalents applicable after Brexit].

1.1.5 Following a successful examination, the CPNP must go to public referendum, and be approved by a simple majority (i.e. over 50% of those voting).

1.1.6 The CPNP has been prepared by Charing Neighbourhood Plan Steering Group, which comprises representatives from Charing Parish Council and local residents across the Plan Area. It covers the whole parish of Charing, and is intended to cover the period 2011 to 2030.

1.2 What is a consultation statement?

1.2.1 This Consultation Statement has been prepared to fulfil the legal obligations of the *Neighbourhood Planning Regulations 2012*. Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should:

- contain details of the persons and bodies who were consulted about the proposed neighbourhood plan;
- explain how they were consulted;
- summarise the main issues and concerns raised by persons consulted; &
- describe how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

1.2.2 Provided in this statement, therefore, is an overview and description of the consultations that were undertaken on the CPNP, starting in 2016 and finished following the pre-submission consultation that covered the period from September 2016 until the end of February 2020.

1.2.3 Charing Parish Neighbourhood Plan was consulted over the period outlined above. The consultation activities undertaken led to the development of Policies contained within the Plan that aim to control and promote sustainable development in the parish over the 19 year period.

1.3 Methodology

1.3.1 This section of the Consultation Statement outlines the approach taken by the Steering Group to consult on the Draft Neighbourhood Plan. Several methods were adopted to ensure that all relevant bodies and parties were informed of the consultation period, as well as ensuring that local residents were made aware of the consultation period and provided with opportunities to provide their views and comments throughout the process.

2. Who was consulted on the proposed Neighbourhood Plan?

The table below summarises who was consulted during the neighbourhood plan.

Consultation	Who was consulted	Date(s)	Output
Designated area	ABC consulted public and neighbouring councils	18-03-2016 to 29-04-2016 and approved 31-05-2016	Designated area agreed.
Community newsletter	Charing parishioners (subscribers or open purchaser at shops)	March 2016 and quarterly thereafter through CPC newsletter housed in Parish Magazine and available in shops. Ongoing.	Secured volunteers to help prepare the plan and keep residents up to speed with plan progress and planned key events.
Community engagement	Village SOS who had significant knowledge of encouraging engagement in neighbourhood planning process	16-04-2016 to 21-06-2016	Plan of support to encourage engagement.
Call for sites	Parishioners, land owners, land agents	March/April 2016	11 responses were received and site assessments undertaken.
Launch of Neighbourhood Plan	Charing parishioners	22-09-2016; 24-09-2016; and 26-09-2016	641 responses concerning what is good, bad and needs improving creating 6 themes; used at engagement workshops and to develop residents survey.
Ashford Borough Council	Senior planning officers including a nominated officer to help with the CPNP	13-09-2016 and ongoing	Securing guidance and advice, and testing strategies and plans.
CPNP Steering Committee	Residents at the NP launch and who volunteered	Inaugural meeting 20-10-2016 and ongoing	To prepare the CPNP and promote or improve the social, economic and environmental well-being of the parish and ensure a sustainable plan.
Engagement workshops	Charing parishioners	03-11-2016; 05-11-2016; and 07-11-2016	Developed further the six key themes determined from all of the views gained at the launch of the CPNP; use the information to prepare a residents survey.
Traders survey	Traders in and around Charing village high street	December 2016	Determined what traders needed to increase footfall and safeguard their businesses.
Health and wellbeing facilities	Charing General Medical Practice	30-06-2018 and ongoing	To help facilitate the establishment of a new Health & Wellbeing Centre at Parsons Mead.
Educational capacity	Charing Primary School	05-02-2018 and ongoing	To assess impact of expected population growth.
Passenger transport arrangements	Stagecoach Bus Company, South East trains, Wealden Wheels	17-08-2018	To assist with review of sustainability.

Consultation	Who was consulted	Date(s)	Output
Heritage and village character	AECOM (independent consultant) investigated and reported 'Charing Heritage and Character Assessment'	Final report dated May 2017	Valuable information to assist with the development of policies.
Housing needs	AECOM (independent consultant) investigated and reported on housing needs for the parish	Final report September 2017	
Hydrological assessment including drainage and water quality	Water Resources Associates Poppyfields Residents Management Committee	Water Resources dated February 2018 Poppyfields revised study September 2019	
Residents (community) survey , hard copy and available online	All households in the parish received two copies. 54% of households responded.	Spring 2017	Survey results reported to residents. Themes identified. Vital information for policy development and recommended actions.
CPNP Exhibition	Charing parishioners	21-07-2017 and 22-07-2017	Survey results reported to residents and update from the workshops.
Vision & Objectives workshop	Charing parishioners	14-10-17	Disseminated survey findings and developed vision and objectives.
Annual Parish Meeting	Full update on neighbourhood plan	02-05-2017 01-05-2018 30-04-2019	
Landscape, green spaces and setting of AONB	Kent Downs Area of Outstanding Natural Beauty Unit	27-11-2017 and ongoing	Understanding implications of development in setting of AONB and potential linkage on the promotion of tourism.
Website (section on CPC website)	Open access to all residents of the parish and anyone or any organisation anywhere	Ongoing	https://www.charingkent.org/neighbourhood-plan-documents Provides key documents including: Draft Neighbourhood Plan Neighbourhood Plan Policies list Evidence supporting the plan Screening Assessment Scoping Report Strategic Environmental Assessment Minutes of Steering Group Meetings Feedback Form (seeking views on Plan).

Consultation	Who was consulted	Date(s)	Output
Poppyfields survey	Residents of Poppyfields	January 2018 and ongoing	Obtained useful views to assist with future large scale developments.
Business growth and decline survey	All businesses identified in parish	November 2017 to February 2018	Determined number of businesses closed in last five years; number of jobs lost in last five years; size of business by location; help develop policies to create employment.
Facilities survey	Random selection of residents	September 2018	Obtained views on priority needs concerning facilities, and to help develop the Parsons Mead project.
CPNP Exhibition	Charing parishioners	16-11-2018 to 19-11-2018	Confirmed support on draft NP, especially policies and recommendations; a new community hall with enhanced facilities; new employment opportunities; a new car park; suggested village confines; and a new greenway between Charing and Charing Heath with minor adjustments.
Landowners' wishes	(1) Landowners of land at Parsons Mead and Burleigh Bungalow	13-12-2016 and ongoing	Landowners/developer prepared to gift land for new community hall, health and wellbeing centre, business units and a new car park and make a significant contribution c£1M towards the project. Land allocated for housing development and new community centre, health and wellbeing centre, car parking and business units.
	(2) Orbit	10-09-2016 and ongoing	Key matters remain unresolved and further discussion required to ensure local needs are met.
	(3) Land owner of Broadway Slip	22-09-2016	Development approved and construction commenced.
	(4) Land north west of Swan Street, Charing Heath	March to May 2016	Land allocated for development in draft plan.
	(5) Land next to Crofters, Charing Heath	March to May 2016	Land allocated for development in draft plan.
	(6) Land at Church Hill, Charing Heath	March to May 2016	Land allocated for development in draft plan.
	(7) Land close to Hatch Engineering (for industrial use)	March to May 2016	Industrial use supported in plan.
	(8) Archbishop's Palace	13-11-2018	Intentions of owner to have Spitalfields Trust refurbish the Palace are noted and supported.
	(9) Land at Brookfield, Charing Heath	15-01-2020	Request that this land is allocated in the plan for development.
Research	Local businesses, passenger transport companies, primary school, GP practice, independent consultants, parishioners	2016 to 2019	62 projects were completed with information gathered used to help develop policies and recommendations.

Consultation	Who was consulted	Date(s)	Output
Pre submission consultation (6 weeks)	All households received a flier detailing the plan was ready for consultation; posters put up in shops; social media used; article in local newspaper. Access to all information on the website.	01-01-2020 to 12-02-2020 and the latter date extended to 21-02-2020	
Pre submission consultation Exhibitions (details in flyer and on posters put in shops)	Exhibitions were held in the parish hall, Charing Heath memorial Hall and the library. These dates and locations were specified in a flyer delivered to all households.. Hard copies of plan and evidence were available for inspection. A loan scheme was in place to allow parishioners to take away a hard copy of the plan to read in their homes. Feedback forms were given to all attending to get their comments.	10-01-2020 11-01-2020 13-01-2020 17-01-2020 18-01-2020 21-01-2020 23-01-2020 25-01-2020	Responses from residents by completing feedback forms in hard copy or on-line or by letter or email. Details are included in section 6 of this statement.
Pre submission consultation – Statutory bodies and key individuals	Email/letter sent to list of statutory bodies and key organisations and individuals (see Appendix I)	January/February 2020	Responses included in section 6 of this statement.
Water quality	AECOM (independent consultant) conducted a Habitats Regulations Assessment to inform the Steering Committee and Parish Council of the potential effects of development allocated in the Plan on European Sites.	Report October 2021	Valuable Information to assist with the development of policies

3. How the consultation was undertaken

3.1 Consultation events

Many consultation events have been held during the drafting of the plan.

The first activity was to meet with ***Village SOS***, who had been helping neighbourhood plan steering committees with methods to secure effective engagement. These meetings took place over the period April to June 2016, and gave a good steer on how we could achieve high levels of engagement. At that time, we also hired a community engagement consultant.

The official plan launch was held at four meetings over the period 22nd to 26th September 2016. 316 parishioners attended and were asked to state what was 'good', 'bad', and 'needs improving', in the parish. 641 responses were made. This was very helpful in forming an agenda for future action. Appendix A shows a copy of the flyer we delivered to every household to help secure a good attendance at the launch meetings. Poster, banners, and social media were also used.

Information gained from the launch was used to develop, via SWOT analysis, further emerging themes at engagement workshops held between 3rd and 7th November 2016, and all of the information was used to develop the residents' survey. Research project 137 contained the outcome of the SWOT analysis, and that is now on the website, along with all other project results. Appendix B provides a summary of all the projects used to obtain facts, views and opinions.

The information from the engagement workshops was used to help develop a community questionnaire/survey. Two questionnaires were delivered by volunteers to each household in the parish. Residents from the age of 16 years were given the option of completing a hard copy and dropping it off at specified locations, or completing it online. The process was completed in the spring of 2017. 54% of households responded, so providing very meaningful information to help develop the plan (project 105). A blank copy of the questionnaire is shown in Appendix C.

A number of smaller surveys were undertaken during the plan period to obtain further views and opinions on key issues:

- Community Survey (parish wide) with 24 questions which could be completed on-line or in hard copy (Appendix C)
- Poppyfields Survey: This is the most recent large-scale development, and views were sought in 2018 on a wide range of matters (project 134).
- Facilities Survey: This 2018 survey included hard-copy and online responses. In all, 231 people responded (project 128).
- Survey of traders in and around Charing village High Street: This took place in December 2016 and provided information to understand key needs of traders to ensure their continuity of operation (project 121).
- Business Survey: Volunteers visited 83 businesses in the parish during 2017 (a small number were dealt with by telephone due to access availability) in order to assess the impact on employment over the previous five years and potential change into the future. A standard questionnaire was used (project 112).
- Community facility at Parsons Mead: A questionnaire was developed and issued to around 30% of households in the autumn of 2019 to gain further ideas for the proposed development of a new community hall, health and wellbeing centre, business units, and a car park at Parsons Mead.
- Village confines: sample surveys to gain support for new confines.

A Vision and Objectives Workshop was held in October 2017; 51 people attended. By this time significant data had been collected and analysed including 641 responses from parishioners regarding what was good and bad and what they would like to see in the future; results from the community wide questionnaire where 54% of households responded; and a range of SWOT analyses from the different themes that were determined. Guidance was given by a planning consultant on how to develop vision and objectives, and those who attended broke into groups and worked on setting vision and key objectives. A clear vision for the plan was established and policies

subsequently established to ensure the vision is achieved. To enhance clarity a useful appendix D was established in the Neighbourhood Plan that links vision, objectives and policies. This will also be a very useful document to help monitor plan progress.

One of the most thorough methods of consultation was via exhibitions, where work to date could be displayed, and residents could study and respond directly to members of the Steering Committee. The first exhibition was held over the period 21st to 22nd July 2017, when 237 people attended and were able to comment on findings from the workshops and the community questionnaire; further views and opinions were collected from attendees (project106).

The second exhibition was held over the period 16th to 19th November 2018, where the 166 attendees were able to see suggested policies and recommendations to meet the plan objectives. In order to obtain a more incisive view, we used a 'dotocracy system', where attendees would place green dots when they liked something, red dots if they didn't, and yellow dots if they wanted to make comments (see Appendix D1 and D2 for an illustration). A sealed box was available if residents wanted to make comments privately. This was a very important consultative exercise, as it added parishioner's views to those obtained from both Charing Parish Council and the Neighbourhood Plan Steering Committee (project 127). The draft plan received strong support at this exhibition. A full analysis of responses (resulting from the dotocracy exercise – a sub system of the German MetaPlan approach to creating observations quickly from large numbers of participants in an easily digestible visual form, where participants stick a green sticker on the subject if they agree with it; a red sticker if they disagree; and a yellow sticker if they wish to make a change or comment [which is then written on a post-it note on the subject document]) is shown in Section 5.

At each Annual Parish Meeting, the chair of the Neighbourhood Plan made a presentation on progress and key features of the evolving plan. Helpful comments were taken on board. These meetings took place on 2nd May 2017, 1st May 2018, and 30th May 2019.

The quarterly Charing Parish Council Newsletter, published in the Parish Magazine, and available separately in a number of shops, carried regular updates of progress on the plan.

Throughout the engagement process, we built up a strong email database, which enabled assistance with surveys and keeping people up to date with development and forthcoming events. We also used council notice boards, posters in shop windows, banners in key locations, and the council website, as well as social media, to alert residents about forthcoming events.

3.2 Regulation 14 consultation

As part of the Regulation 14 consultation, which took place from 1st January to 21st February 2020, a major exhibition was held in the Parish Hall between 10th January and 13th January 2020. Following on, ‘mini exhibitions’ were held in the Parish Hall on 17th and 18th January and in the Library between 21st and 25th January 2020. A flyer (see Appendix E) was distributed to all households in the parish advising of the consultation period, where the plan could be accessed, and details of the exhibition.

Each of the key themes had a separate display board at the exhibition. They included an introductory board; housing and design; traffic and transport; employment; landscape, views and green spaces; village character; and community facilities, in which specific attention was drawn to the proposed Parsons Mead project, and the pedestrian and cycle pathway between Charing and Charing Heath.

During this pre-submission period, the draft Neighbourhood Plan and the Strategic Environment Assessment were available for all parishioners to read. They were available from the website and in hard copy at the exhibitions. In addition, the evidence was also available from the website and in hard copy alongside the plan. For ease of digestion, a summary plan (“plan on one page”, see Appendix F) was also available, both on the website and in hard copy at the readership locations. 300 people attended the exhibitions; on entry, they were given (verbal) guidance on how best to look at the exhibition boards, as well as a copy of the “plan on a page”, a set of frequently asked

questions with answers, and a feedback form (see Appendix G) on which they were asked to let us have their comments, good or bad. There was a sealed box for people to put their feedback forms in, or, if they wanted to take it away, they could put it in a sealed box in the post office, or they could complete it on-line. (They could put their name on the form or just use “parishioner”.) Additionally, there were copies of all of the policies, available for anyone to take away to digest at home.

A loan scheme was also in place for people who wanted to borrow a copy of the plan to study it in more detail.

Section 6 provides a review of responses received during the Regulation 14 consultation.

3.3 Contacting interested bodies and individuals

An email/letter (see Appendix H) was sent to all relevant statutory bodies, interested parties, and individuals. The email/letter informed the recipients of the consultation period. The contacts included all those that the Neighbourhood Plan Steering Committee considered may be affected by the plan, such as neighbouring parish councils, Natural England, the Environment Agency, Historic England, Kent County Council Highways Agency, a range of local traders, Kent Downs AONB, and a number of officers at Ashford Borough Council; a full list of those contacted is shown in Appendix I. Additionally, the email notified recipients of the Neighbourhood Plan’s availability on the Charing Parish Council website, and locations and dates when hard copies of the Plan and evidence could be inspected at specified locations in the parish. The email also detailed how representations should be made, and the date by which those representations should be made.

4. The main issues and concerns raised through consultation

From the developing consultation over the period where the plan was put together, resident priorities were converted into key plan objectives. These are:

- to minimise the impact of new developments on the surrounding countryside, landscape and ecosystems;
- to ensure the beautiful views inwards and outwards are not compromised and the public open spaces are protected;
- to improve and increase Charing village parking, **including provision of charging facilities to encourage the use of electric vehicles;**
- to establish a multi-purpose community centre with attractions for all;
- to provide existing and future residents with the opportunity to live in a decent home;
- to enhance the prospects of local business, and take actions to create additional employment;
- to reduce harm to the environment by seeking to minimise pollution;
- to ensure the village character and spirit are maintained, and, where possible, enhanced;
- to support actions likely to re-establish a pub/restaurant/hotel in the heart of the village;
- to support the enhancement of, and improvement in, the level of, **healthcare provision;**
- to promote retail activity to the parish, especially Charing High Street;
- to take actions to ensure road traffic congestion does not get worse, and that road networks in the parish are safe for both vehicle users and pedestrians;
- to establish a formal cycle- and footpath between Charing and Charing Heath;
- to support the full restoration of the Archbishop's Palace;
- to support all initiatives which preserve heritage in the parish; and
- to promote sustainable tourism.

A full list of comments received from statutory bodies, other relevant organisations, and residents can be seen in section 5 below.

5. Views gathered at the November 2018 exhibition

(Policy numbers as in the plan as it existed at that date.)

Policy/idea	CPC view	Parishioners view	Final agreement of Steering Committee
C1 assets of community value	Agreed	32 supports 0 against Suggestion: more research to ensure viability and does not harm the vendor	
C2 new community Centre and improved sports facilities	Add after will in first line “be supported” Bullet 3 delete to 14 yrs of age and replace with “children up to 11”	33 supports 2 against Suggestions: ad an open air performance space for musicians/theatre; somewhere for young to meet; if residents want this they must support local shops; swimming pool would be better)two residents); some ideas unaffordable and/or drain precept; why not put this facility on playing fields; a cohesive plan for facilities is needed to ensure no overlap; need open air gym open day and night to encourage more activity; should be a review of all facilities to ensure no over provision	See JL Survey Monkey community facilities Oct 18 [JL1018]
C3 Infrastructure and utilities	Approved	35 supports 0 against Suggestion: provisions should be made to halt a development if a third to a half constructed and there is no evidence that promised funds have not been used for new facilities	
C4 new burial ground			
C5 communications infrastructure	Approved	27 supports 0 against	

Policy/idea	CPC view	Parishioners view	Final agreement of Steering Committee
C6 shopping	Approved	<p>41 supports</p> <p>0 against</p> <p>Suggestions: avoid supermarket influence; new retail units should take account of adverse effect on High St Shops; avoid extra congestion; no increase of restricted parking in High St; make parking for residents;</p>	
C7 health and healthcare	Approved	<p>37 supports</p> <p>0 against</p> <p>Suggestions: two surgeries instead of enlarging one; extra parking should be pre=condition of enlarging the surgery; no more houses until GP practice can cope</p>	
C8 Education	Replace “need to” with “not be supported unless it can”	<p>38 supports</p> <p>0 against</p> <p>Suggestions: must have adequate drop off space; mustn’t lose the feel of being a village</p>	

Policy/idea	CPC view	Parishioners view	Final agreement of Steering Committee
T1 traffic congestion	3 rd bullet replace 15 dwellings with 10 and 50 vehicle moves with 500. Delete “or whichever is the greater”	43 support 3 against 2 comments both request increase 50 movements	
T2 traffic management on the A20	Insert after more than “10 dwellings and 500” and delete “100”. Replace “light controlled” with “pedestrian”	36 support 0 against 2 suggestions 4 way traffic lights at Sta. Rd/A20/HSt Junction A20/Tile Lodge Rd needs widening	
T3 traffic management station/pluckley Rd (policy withdrawn from plan)	Bullet 2 Replace words after proposals with “will not be supported for developments of” and delete last three words Delete bullet 3	51 support 0 against 1 comment Can something be done about vehicle noise which has got louder over last 5 years	

Policy/idea	CPC view	Parishioners view	Final agreement of Steering Committee
T4Traffic management Charing Hill/A252	Approved	24 support 0 against 3 suggestions Speed to 30 mph + traffic calmer; Reduce speed limit (two); eliminate 3 rd lane.	
T5Pedestrian footways	Approved	36 support 0 against Comments, some won't take wheel chair; crossing Sta. Rd dangerous	
T6 residential car parking spaces	Approved	46 support 0 against 1 suggestion Have residents only car parks to allow more parking in the development	
T7 Charing Village parking	Delete second bullet	46 support 0 against	JL1018

Policy/idea	CPC view	Parishioners view	Final agreement of Steering Committee
EC1 Locations allocated for new unit/provision of commercial business un its	Add “Hatch Engineering site” and “Other suitable sites that become available”	22 support 10 against Suggestions: no more traffic through’ Burleigh Rd to Pluckley Rd; Parsons Mead exit to A20 dangerous; home offices on small devs; over 20 units not necessary	
EC2 Mixed use developments	In 2 nd bullet replace “locations” with “proposals”	11supports 11 against 1 observation – how does this support High St?	
EC3 Protection of existing commercial/industrial zones	Approved	47 supports 15 against Suggestions: Promote AP as has more to offer community; Vital to have sufficient parking; prefer it in centre of village; use AP as community hall; AP best to increase footfall to support High St shops & provide parking in village centre; AP would make a great community centre; PM site is badly placed especially for pedestrians would it not be preferable to focus on AP & revive building, it is USP & icon for village	JL1018
Broadband	Approved	44 supports 0 against Suggestions: more support for existing businesses in High St.	

Policy/idea	CPC view	Parishioners view	Final agreement of Steering Committee
E1 Historic environment	Approved	54 supports 2 against	
E2 Listed buildings and non-designated heritage assets	Approved	43 supports 3 against Suggestions: Have a list of heritage assets agreed by HE; allow environmental benefits to listed buildings e.g. double glazing; wood double glazed units for listed buildings	
E3 The Archbishop's Palace	Approved	49 supports 33 against Suggestions: develop AP to include community use; palace is in private ownership & restoration years away need other facility; how will AP happen if owner refuses to sell?; community use to be supported; support AP as community facility & visitor centre; community use is only way to save AP as grants will not come otherwise; needs a public space; APT and ST work together to make community hub & owner to liaise with both; community hub & not private use; restore as community building; make haste with community centre; dev AP as community hub & save for community; enlarged Charing needs better social hub & AP provides this; address the HE building at risk while longer term plans are visioned; AP has no legal option, project 15 years away and Village needs community hall in next 5 years; Make AP centre of village and major tourist attraction, heart of community; make sure AP is developed for community use if not too late to save it; AP is safely in hands of Spitalfields Trust the experts, the property has always been private; AP project too important to village and used for benefit of the village; ST will be restoring the entire AP property; suggest fund raising exercise to assist restore whole AP complex; this asset needs to be developed for community use; AP is most important asset for Charing, its USP, should be promoted for community ownership and use (post card)	See letters from Brenda Ansell of 13-11-18 and The Spitalfields Trust of 11-11-18 and CPT Briefing Note for CPC November 2018

Policy/idea	CPC view	Parishioners view	Final agreement of Steering Committee
E4 Designation of green spaces in the parish	4 th bullet replace “give” with “provide”; replace “consideration” with “mitigation”	46 supports 0 against Suggestions: multi-function new green spaces for public access & use & SUDS and a rainwater garden all funded by S106; need ecological study of site & if planning agreed need proper provision for conservation	
E7 Views	2 nd bullet add to (a) “(v) from CH Memorial Hall; (vi) from Tile Lodge Road CH” add to (b) “(vi) Arthur Baker Playing Field” Add new point “(f) Views to the centre of the village from east to west as approached on A20”	52 supports 0 against Suggestions: identify the views and vista corridors precisely; CPT doesn’t own AP a village hall is needed now [this may be out of place and should go with E3]	

Policy/idea	CPC view	Parishioners view	Final agreement of Steering Committee
H1 Allocation of housing sites in Charing village	Approved	33 supports 1 against Suggestions: worry about more traffic entering & exiting A20; worry about ribbon dev. on A20; spoiling views from AONB; worried about ribbon dev. on A20 so keep within confines; 9 or more dwellings is not a given, consistency needed	
H4 Affordable housing	Amend comments in brackets 1 st bullet After 40% "of all developments of 10 or more dwellings" 2 nd , 3 rd , 4 th and 5 th Bullets delete words in brackets.	16 supports 2 against Suggestions: 40% not very ambitious	
H65 Local needs housing	Approved	26 supports 2 against Suggestions: some of the gains from sales should be surrendered if sold in specific time period; a small % of this housing should be set aside for people coming to the village to work for a new start-up (post card)	
H6 Local needs housing on exception sites	Add definition of except. site	22 supports 2 against Suggestions: A20 access for new homes is dangerous	

Policy/idea	CPC view	Parishioners view	Final agreement of Steering Committee
type of house	Delete	<p>23 supports</p> <p>1 against</p> <p>Suggestions: Lots of terraced houses to make good use of space; idea could be more flexible; ¾ story dwellings would use space better</p>	
H87 sizhomes	Becomes H5; add new bullet “Dwelling size to be based on national space standards”	<p>24 supports</p> <p>1 against</p> <p>Suggestions: need a good mix as found in most villages; this is too prescriptive; should be more 1 bed dwellings especially in blocks</p>	
H8 lifetime home standards	Becomes H6 Delete 2 nd bullet	<p>21 supports</p> <p>1 against</p> <p>Suggestions: why not 50%?; 100% should meet these standards</p>	
H9 Mixed development	Becomes H7 3 rd Bullet replace “Each” with “Regarding” and “unit” with 50% of units	<p>11 supports</p> <p>6 against</p> <p>Suggestions: commercial units better away from houses; what happens if you can’t find tenants; don’t need shop/business for every 20 dwellings; don’t need to be separate so flat over shop or business unit</p>	
H10 Housing in CH	Becomes H8 Approved	<p>24 supports</p> <p>1 against</p> <p>Suggestions: 4 have been permitted on 0.6 acre means 10 on 1.5 acres; key is appropriate, so 10 houses needs 3 acres</p>	

Policy/idea	CPC view	Parishioners view	Final agreement of Steering Committee
Village Confines	Becomes H9 Approved	32 supports 0 against	
H12 New development and extensions outside village confines	Becomes H10 Bullet 1 replace after confines “may be supported”	30 supports 1 against Suggestions: ‘sensitive’ & ‘small scale’ are subjective, open to exploitation	
H11 Infill development	Becomes H11 Approved	40 supports 0 against Suggestions: access for 1 more dwelling could create serious traffic difficulties; any such home should include parking	
H13 Development in residential gardens	Becomes H12. In 1 st Bullet replace “in general” with “within general village confines”. 2 nd bullet insert at beginning “Outside village confines” and after bedroom add “and not materially larger”	30 supports 3 against Suggestions: Must have parking, safe access to main road and no detriment to nearby dwellings; these rules are not sufficiently hard and fast; let’s build a ghetto; multiple dwellings in rear gardens	

Policy/idea	CPC view	Parishioners view	Final agreement of Steering Committee
D1 Good design	Approved	<p>35 supports</p> <p>0 against</p> <p>Suggestions: PV panels please; confine roof clutter to where they will not cast a shadow; OK if restrictions apply to appearance only, should not be restrictive on internal design; should not discourage solar cells</p>	
D4 Dark skies	Approved	<p>48 supports</p> <p>0 against</p> <p>Suggestions: new street lighting should have timers and sensors</p>	
Site assess further views	Approved	<p>9.7.3 Land next to Crofters CH 17 supports, 7 against. Suggestions: low density would be very good; amongst open fields; not open fields on three sides next to Blossoms caravan site; with fields on three sides this would stick out if it wasn't properly screened; any additional housing should not be permitted without severe reduction in speed limits on over used lanes.</p> <p>9.5.2 Threeways Garages 26 supports, 16 against. Suggestions: traffic calming on the Hill, speed, noise & accident problems to be addressed; too many accidents here, dangerous pulling out; this is a dangerous corner; traffic on Charing Hill approx. 700+ cars each morning at peak time with speeds of 70+ mph; major traffic calming req'd, move 40 mph restriction to before junction with The Hill, consider roundabout at junction with Faversham Road to avoid conflict/accidents.</p> <p>10.8.17 Hunger Hatch 1 support, 0 against. Suggestions: is this on mains drainage?; my only concern is more traffic on Station Rd; traffic concerns on Hunger Hatch Lane</p>	

Policy/idea	CPC view	Parishioners view	Final agreement of Steering Committee
General comments		Excellent workshop, an incredible amount of work has gone on (post card); problems with exhibition – too many questions, displays & printing difficult to read and assimilate, displays too low (post card); congratulations & many thanks for providing this excellent exhibition & opportunity to comment (post card); interesting presentation but very difficult to take in & I became confused – The Oak, so many people opted for coffee shop but Costa was turned down, can't please all people all of time (post card)	
Rec. page 51 (The Oak)	Approved	Separate analysis	
Rec. page 57 KCC Highways investigate road speeds	Approved	General point but other recs cover this idea	
Project page 57 Multi-functional Comm. Centre	Amend 5 th bullet replace "pay for" with "contribute to"	<p>88 supports</p> <p>22 against</p> <p>Suggestions: this could undermine AP project for the barn; part of conservation area & should be protected with no houses; much needed hall for public events; place for mature people, play area, toilets; short term + long term vision for village facilities would be useful, parsons mead v AP; concern about safe access with A20 and location doesn't relate well to high st. trade; concern about safe access to A20; parsons mead not good location for community use, better for residential with public space; ensure design is flexible to accommodate change; how will this impact on plans for AP?; hopefully a village hall & not sports which should go elsewhere; what would happen to existing PH as it would be a shame if knocked down; this is ideal for parking for those using the station; prefer restoration of palace barn; parking for new hall inadequate; an indoor heated pool would bring people from miles around; already have enough housing in pipeline (don't understand next bit); not in high st. unless retail and enhancing shopping & dining; makes sense to have</p>	JL1018

Policy/idea	CPC view	Parishioners view	Final agreement of Steering Committee
		<p>community space here providing existing hall is preserved, new dev should stay low level, free parking; design is important to fit the character of the village, nothing naff or commercial; will not attract people into village centre, will not increase footfall as well as restored AP as a community centre; extreme challenge around traffic access given blind bend, complex junction, proximity to crossing; include therapy rooms for workshops as well as individuals; how does this fit with palace barn planned development; sell village hall & use proceeds to develop AP to include more facilities; support 2 or 3 meeting rooms in place of some business units;</p> <p>Rather support the palace as nearer high st., closer parking, support our heritage, will bring people to village; fully support provision of housing for downsizers & 1st time buyers; brilliant idea just what we need; would like to see the AP as community hub/village hall central to village; do we need another hall, dangerous exit to A20, where does money come from; not needed; support extra parking easily accessible from A20 but not another hall, need to have 1 plan – palace; concerned location does little to support trade footfall in high st; what happens to the church barn?; do we need another hall, could it be a leisure centre, pool, gym, business; A swimming pool would be a success (post card); feel the new community centre would be better placed in the AP as it is in heart of village (post card); fully support new village hall & parking (post card); worry is that AP and new comm. Centre become rival schemes, we need new small workspace, new parking & a key heritage centre to stimulate tourism, mustn't lose AP (post card)</p>	
Rec page 66 tourism	1 st bullet delete "a new" and add after website "information"	Specific trader response needed & being sought	
Rec page 73 bus services	Approved	KCC/ABC issue	

Policy/idea	CPC view	Parishioners view	Final agreement of Steering Committee
Rec page 84 KC speed surveys	First bullet replace “west2 (third line) with “east”. Second bullet delete “and act”. Delete bullet 3	32 supports 0 against Suggestions: Sta./Pluckley Rd too narrow for HGVs so either put weight restrictions or divert to different route; reduce speed limit to 30 mph, calming ideas and better use of white lines; install cameras to show speeds greater than 30 mph (one point couldn't understand); install traffic lights at cross roads (Sta. Rd/A20/High St.) put 30 mph speed limit with cameras; 20 mph speed limit – High St, School Rd, The Hill; enforce existing speed limit; stop lorries driving on A20 at night during week while improvements made to A20 & improve motorway work	
Rec page 84/85 KCC speed surveys	Approved	38 supports 0 against	
Rec page 85 KCC 20mph high street	Approved	49 supports 0 against Suggestions: Double yellow lines entrance to Mkt Pla ignored, poor bus drivers; ban heavy trucks using it as short cut, don't pedestrianize it; semi pedestrianized with 10 mph limit; increasing waiting zone make more difficulties for residents, need more parking maybe behind Oak; C Hill 40 mph to roundabout to enable safer turns [maybe this on wrong idea]; one way not required; 20 mph high st., The Hill & Old Ash Rd	
Rec page 85 KCC 20mph school road	Approved	39 supports 0 against Suggestions: staggered finishing times difficult for parents with 2 children at school; 20-25 mph speed limits High St./Pett Lane/School Rd	

Policy/idea	CPC view	Parishioners view	Final agreement of Steering Committee
Rec page 86 KCC old ash rd	Approved	Not put up at exhibition	
Rec page 86 KCC review A252		31 supports 0 against Suggestions: speed bumps & islands would slow traffic	
Rec page 87 A252 traffic study	Approved	33 supports 0 against Suggestions: 40 mph needs enforcing and/or reducing, restricting access is not necessary; emphasise speeding, noise & accidents on Charing Hill, 40 mph to 30 mph, recent roadworks have increased road traffic noise (post card)	
Rec page 89 KCC target unsafe parking	Approved	20 supports 0 against Suggestions: provide more parking first	
Project page 89 use of car parks & new	Approved	Not at exhibition as CPC action	
Rec page 90 public tpt	Add to 1 st bullet "improve"	Not at exhibition as CPC action	
Rec Page 90 C to CH cycle path	Approved	28 supports 0 against Suggestions: how about a safe illuminated cycle/walk path from Charing to Hothfield & on to Ashford for safer healthier commute; excellent idea and very good for winter walks off road (post card)	JL1018

Policy/idea	CPC view	Parishioners view	Final agreement of Steering Committee
Rec page 91 speedwatch	Approved	Not at exhibition as speedwatch matter	
Rec page 98 community cmtt	Approved	Addressed under separate points	
Rec page 112 ST and CPT	Approved	Not at exhibition (although addressed on several other points) as issues for ST and CPT	
Rec page 174 Orbit	Approved	CPC/ABC matter	
Rec page 174 Pym Ho	Approved	CPC/ABC matter	
Village Confines – Charing p175	Approved	32 supports 6 against Suggestions: if you don't like confines say what is wrong; they are inconsistent with proposed development & need to show conservation area; the area is in Wheeler N application	
Village Confines CH		31 supports 1 against Suggestions: If Red Lion is centre the confines are totally random;	NEW MAP
Proposed 30 mph limit for CH & 40 mph limit on CH Rd between CH and Coppins Corner		26 supports 0 against Suggestions: too many signs; there is no point in 40 mph it must be 30 mph, re cost why do we pay taxes?; 20 mph thro' CH; more houses built more people walk through' lanes with no footpaths; agree but how is enforced; yes to 30 mph thro' CH as all the other villages close by have it;	

Policy/idea	CPC view	Parishioners view	Final agreement of Steering Committee
Cycle/footpath Charing to CH	Agreed	70 supports 0 against Suggestions: Good idea; excellent idea fully support; why were walking groups not contacted at surgery, contact Maggi; bridleways would be good; anything to get cyclists off the road where they cause obstructions; like one between Pett Lane & Pilgrim's Way	JL1018

Factually/meaningful changes

- 1 Page 8 better parish map
- 2 Page 27 add in Mini Community Questionnaire (and in context of hall/parking)
- 3 Page 61 replace picture 14 with picture of John's butchers (DA & AW)
- 4 Page 69 review resources at school for expansion
- 5 Page 109 picture 30 (credit)
- 6 Page 132 update table 26 and relevant sections of text
- 7 Page 175+ add CH VC into section
- 8 Page 79 5 car park spaces at Hitherfield are resident parking not public (DA)
- 9 Add new village confines sites for C and CH
- 10 Introduce an executive summary (SC)
- 11 No mention of potential water shortages (AW)
- 12 Page 10 no mention of PO which acts as village bank (AW)
- 13 Page 14 can "pants" be replaced with another word (AW)
- 14 Page 29 add clarity to population growth of 77 (i.e. 2001 to 2011) (AW)
- 15 Page 44 add hotel/visitor accommodation to pub/restaurant (AW)
- 16 Page 46 Residents' parking permits are likely to discourage shoppers (AW)
- 17 Page 48 lack of dentist/optician (AW)
- 18 Page 49 A comprehensive community centre would be wonderful but we have lots of other centres (AW)
- 19 Page 81 yellow lines in surgery close car park unnecessary (AW)
- 20 Page 87 need expansion of 40 mph zone to south of The Hill (AW)
- 21 Page 91 speedwatch toothless and waste of time (AW)
- 22 Page 139 developments west of Poppyfields the least undesirable but safety measures to get children across A20 (AW)
- 23 Re listed buildings Ropewalk Cottages/New House Cottages not listed (need to verify) (AW)

24 The section concerning Community Facilities, sustaining businesses in and around the High Street and the Archbishop's Palace do not take account of the SWOT analysis, Vision Statements, NP questionnaire and omit public consultation on AP in 2015 and 2016 (DM)

25 The NP fails to mention the community consultations in March and May 2016 where local people favoured a "community hub"(DM)

26 Page 108 fails to say that the NP fails to meet ABC Heritage Strategy (DM)

27 Page 108 withdraw comment about excellent work undertaken by ST (DM)

28 Page 110 ST is not a Conservation Society it is a Building Preservation Trust (DM)

29 Page 110 is there evidence that ST has backing of Historic England DM

30 Page 110 the NP should make clear that STs business model is to restore buildings and then sell to private owners, not for community access (DM)

31 Page 111 expand paragraph on CPP (words provided for review) (DM)

32 No mention has been made that the community questionnaire indicated strong support for AP restoration for community use (DM)

33 Page 112 the recommendation does not reflect the outcomes of the vision statement (page 48) and SWOT page 61 (DM)

34 A recommendation for words to reflect CPT and ST working together to restore AP for nation and community (DM)

35 NP ignores work of CPT to convert the Great Hall into a community centre (CPT suggests a consultant's report indicates most facilities in Charing are underutilised (DM)

36 You do not support the Flagship programme (DM)

37 Felt that paragraph C2 page 55 was too lengthy and suggest breaking into two as below

Policy C2 New Community Centre and improved sports facilities: The plan for the new Community Centre which will have major indoor sports facilities including badminton, netball, basketball, gymnastics and dance. Within the plan there will be facilities to create social interaction especially among older residents, including activities to improve their health. There will be a space to accommodate public meetings and societies, these will be supported provided there is ample space for parking (probably 60 cars) (AR).

38 I feel the Archbishop's Palace deserves more attention in the NP, as I feel it has the potential to be a 'trump card' for Charing village encouraging both trade and visitors into the village (AR).

39 The Oak: opinions gained at the exhibition.

- (1) It should keep its 'village asset' status indefinitely until it becomes a pub/restaurant/wine bar again. [18 supports, 1 against]
- (2) Air BNB on first floor [5 supports]
- (3) Drop in for teenagers [7 supports]
- (4) Licensed restaurant on ground floor [21 supports]
- (5) First floor for small businesses (start-ups), shared office space for sole traders, ground floor to be small café with alcohol licence for evenings, also use for meetings [supports 6 for first floor businesses and 3 for ground floor café/licence]
- (6) A good restaurant would be lovely [5 supports]
- (7) Only realistic option is to convert to flats
- (8) Small business offices with coffee shop and parking [1 support]
- (9) Great coffee shop with eatery with space for art/? Units or small businesses upstairs (like Ret Creek Creative in Faversham or Sondes Cake in Selling) [12 supports]
- (10) It won't become a pub again without a decent car park
- (11) Should be kept as a pub
- (12) If this was a viable commercial property as pub/restaurant someone would have done it by now, we need to move on. Someone added here, here
- (13) The Oak is not a pleasant place
- (14) Building has no character as pub/café/restaurant (another said it was brilliant 20 years ago and could be again)

40 Major development, approved, planned and potential

A map was shown to update parishioners on the sites approved, planned and with potential. This was a refresher exercise. People were not asked to mark this or add views but some did. There is still strong opposition to further building west of Poppyfields as 14 red dots were placed on the Local Plan site and just two green supports although one was conditional upon parking and provision of adequate health and utility capacity. 4 were against Parsons Mead. One comment was expressed concerning what he considered to be an inaccuracy of the AONB boundary.

41 Help for projects

The following parishioners put their names forward to help with projects

- John Duncalfe
- Andrew Lowen
- Sue Lowen
- Hilary White

42 The GP practice had a display providing details of services and the appointments system. In addition details of an upgrade of the pharmacy were available. Doctors and the Practice Manager were available at two of the four exhibition events to answer questions and interact with parishioners.

6. Feedback received in January/February 2020 at regulation 14 consultation: how the issues have been considered and, where relevant, will be addressed in the Neighbourhood Plan

6.1 Positive support and issues/concerns raised during the Regulation 14 consultation.

300 people attended the Regulation 14 exhibitions. Most attendees at the exhibition expressed strong support for the plan (to members of the Steering Committee/Parish Council in attendance). The following are selected extracts of solid support written on feedback forms

- Very good plan. Thank you to all involved for their hard work
- An excellent plan for the future of Charing. Well done all concerned
- A superb exhibition – very professional presentation. Clearly the result of a huge number of hours research.
- I really like the proposed plans, especially more pedestrian/cycle routes, village hall and support the idea of maintaining the high street and the addition of a pub.
- Well done for taking the time as a Council to spearhead the creation of this plan.
- I should congratulate you on a very detailed, wide-ranging and obviously time consuming report.
- Thank you to you and all the team who have clearly done an extraordinary amount of work.
- I would support the plan at the next stage and thanks all the Council and Volunteers that carried out the detailed work leading to the draft plan.
- Objectives are sound and wide ranging
- Flagship Plan is comprehensive, realistic and practical. It caters for the needs of a wide range of people in the neighbourhood
- I love the idea of a museum which would be very inspirational for children and adults
- A hub for business would be an invaluable asset
- Well done, a good plan to protect the village.
- It is a positive and creative approach
- The draft is excellent so well done to you and team

In total there were 73 formal responses made during the Regulation 14 consultation period, 58 by residents and 15 from a range of organisations. These responses provided a significant amount of information to review.

How issues have been considered and, where relevant, will be addressed in the neighbourhood plan.

6.2 Tables showing the comments received during the Regulation 14 consultation, and our responses to them.

Within each table, there are several sections, displayed more or less thus:	
Policy area/draft plan section	
Agency/organisation/resident	issues/concerns
Agency/organisation/resident	issues/concerns
<i>How the issues/concerns have been addressed</i>	

Some sections in the draft plan will need to be merged, as the distinction between them was not evident to contributors (e.g. C3/C10, E4/E5, D1/D2), or they were too finely divided (T1/T2/T3). Other, new, sections will need to be created. New sections, or additions to section titles, are shown in *red italics* below.

Some comments here are duplicated (e. g. resident 18’s comment re flagship project’s parking requirement appear under both C2 and T7).

(Section and policy names and numbers shown in this section are those in the draft plan, not any renaming/numbering required as a result of feedback - with the exception of one new section that seemed to be required as several contributions mentioned it; that has been given the number T0 here.)

General comments are shown first - for the draft plan as a whole, and in most sections such as transport and housing, followed by comments specific to individual policies.

The contribution from Sports England and parts of that from Kent County Council Environment, Planning and Enforcement did not lend themselves to separation under individual sections or policies, and are left at the end.

General and objectives (including section 5.1) (and things which don't fit anywhere else)	
resident 4	As an objective – ‘keep Charing as we know it’; we do not need ribbon development or to emulate Harrietsham or Lenham
resident 6	Referendum: Growth is essential for village survival provided residents have their voice heard in respect of acceptable development
resident 11	while a tremendous amount of good work has been done on the plan it can be bolder and more innovative to meet 21 st century possibilities.
Resident 23	develop places where dogs can roam off the lead, make places more beautiful to minimise littering; design is key to all future development to ensure the vision is met; put an extra bit of ‘specialness’ into the plan
resident 26	population growth is likely to increase anti-social behaviour.
Resident 27	how much of the Parish Design Statement recommendations are in the plan?
Resdent 28	<p>The church produces a monthly magazine not the parish; furthermore emphasis should be attributed to church activities – baptisms, weddings, funerals, confirmations, pastoral care, fund raising and social events</p> <p>Para 4.4 should refer to Charing Green and Poppyfields not The Green.</p> <p>Page 47 para under picture 31 refers to picture 24 but it is picture 30 that shows the heavy vehicles sign directing HGVs south on Station/Pluckley Roads.</p> <p>S8.4 Church Barn not listed, surely it is only the church that is listed.</p> <p>Appendix D: the references in the first column of the table are not understood as they do not correlate to the paragraphs in the main document.</p>
Resident 37	Plan objectives: add to 3 the following “including provision of charging facilities to encourage the use of electric vehicles”
resident 39	Agree objectives, policies and Flagship Plan but concerned about how safe the proposed access is to Parsons Mead as the visibility does not seem very good when approaching/leaving from either direction.
Resident 40	<p>Objectives sustain the identity of Charing and support Borough Plan for more housing.</p> <p>The policies reflect the evidence.</p> <p>General comment: The plan seeks to identify a route forwards for the village, and reflects wide consultation within the local community. As such it should be given significant attention by Planning and other Authorities to ensure that in future years the village still has a distinct character and identity and is still an attractive village reflecting the heritage and environmental characteristics of the Garden of England.</p>
Resident 41	Agree objectives, policies and flagship plan.
Resident 42	<p>The objectives of this plan are admirable. They recognise the village will have to accept growth, but also wanting to retain the characteristics of a village in this country rather than becoming a small town. These are local services, post office, general stores, a garage, local pub/hotel etc.</p> <p>In itself the Neighbourhood Plan has been a really good process of local consultation and recognising local opinion.</p> <p>The Neighbourhood Plan has been a well evidenced and well constructed act of democracy at work, and needs to be put in place as soon as possible to help retain and enhance the village character and community.</p>

General and objectives (including section 5.1) (and things which don't fit anywhere else)	
Resident 43	Disagree with objectives, policies and flagship programme. While I understand that government, for whatever their reasons, say we need more homes I feel the whole 'feeling' of a village is going to be lost over the next few years. Charing's identity will be lost. I'm all for progress and change where needed but not sure this is right. You've obviously done your best perhaps but really am sad about these changes.
Resident 44	Agree objectives, policies and Flagship Plan.
Resident 46	Disagree with objectives. The overall vision is highly commendable and probably what every village/community would aspire to. In the main, the key objectives (5.1) are aligned with the overall vision and therefore easy to agree with. The exception here is [see below - mainly C2] Disagree with Flagship Plan. Parsons Mead as detailed in [var]ious comments we do not see the need for this and question its overall viability.
Residents 47 to 52	Agreed with the objectives, policies and Flagship Plan but no other comment
residents 54 and 58	Agree objectives, policies and Flagship Plan.
Resident 55	Agree and fully support objectives, policies and Flagship Plan. A superb exhibition – very professional presentation. Clearly the result of a huge number of hours research and compilation of policies.
Resident 56	Agree objectives, policies and Flagship Plan. An excellent plan for the future of Charing. Well done all concerned.
Resident 57	Agree objectives, policies and Flagship Plan. Policies on housing/planning and fitting village character including parking provision very useful. It has been difficult to fight planning applications without these. Parsons Mead – very good plan. Very good plan. Thank you to all involved for their hard work.
Kent County Council Resilience and Emergency Planning Service	<u>Objectives</u> – how we see the future – Agree <u>Flagship Programme</u> - Agree <u>Objectives</u> should include: 1 Ensuring that communities and landscapes are resilient into the future, particularly in the face of climate-change impacts (to flooding, air and water pollution, heat stress, extreme weather etc.) 2 Restoration and protection of the natural environment – expansion and creation of woodland wildlife corridors to prevent fragmentation of the deciduous secondary and ancient woodlands throughout Charing caused by any further development – to increase opportunities for wildlife to extend their ranges and to provide ecosystem services to residents, and 3 Commitment to ensure all future growth and development in the Parish (including community facilities and commercial/industrial developments) is both sustainable and fully utilises renewable, decentralised energy generation – 'act locally think globally'. <u>General comments: Policies on biodiversity, natural environment and climate change must be included</u>
Hobbs Parker Property Consultants	We agree with the objectives, policies and Flagship Plan. We support the currently drawn village confines. The confines strike a good balance between allowing limited infilling and new development that is necessary within the village, whilst retaining open views and spaces that contribute to the sense place and open rural character of the village.

General and objectives (including section 5.1) (and things which don't fit anywhere else)	
Historic England	<p>We do not wish to raise any objections to the plan in general and, as such, our comments are limited to those areas where we feel we can recommend modifications to ensure policy wording is clear and that we can ensure that policy contributes to achieving sustainable development. [E3 and E9]</p> <p>We hope these comments are of assistance to the steering group in developing the neighbourhood plan but would be pleased to answer any queries relating to them</p>
Westwell Parish Council	<p>Agree objectives: For Westwell Parish Objectives 1 and 2 are also important to the wider setting of the rural area to the north west of Ashford including Westwell parish : maintaining countryside, landscape and ecosystems and beautiful views</p> <p>and objective 3 is also important because charing is a rural hub used by many Westwell residents and businesses, who are overly dependent on cars because there is no public transport other than an infrequent bus service along the A20. Westwell also particularly supports the employment objective; contributing to local opportunities in the area; and 7 and 8 avoiding environmental harm and maintaining village character: all part of a strong and thriving rural setting. Having managed to 'relaunch' the pub in Westwell village we know how important objective 9 is to strengthening community and to provide local first stage employment. As the majority of Westwell residents are signed on at Charing Surgery Objective 10 is of great importance. The A20 is a strategic through route which also goes through Westwell parish and we support all work to ensure its importance is recognised and it is well managed. ALL efforts to enable modal shift away from rural dependence on cars are to be helped - so we support active travel cycle network improvements , and hope that working together Charing and Westwell can use this plan to evolve rural public transport for the surrounding villages including further innovations in bus services to support the rural service hub role.</p> <p>Agree policies: Westwell Parish supports all policies being proposed . For Westwell residents and the parish as a whole some are of particular importance: [shown under individual policies]</p> <p>General comments: an impressive document, and very helpful for Westwell parish also.</p>
DHA Planning Limited/Land Agent Parsons Mead	<p><u>Objectives</u> – agree</p> <p>It is considered that the proposed flagship development at Parsons Mead can help achieve the vast majority of these objectives and would not run counter to any of them.</p> <p><u>Policies</u> – Agree</p> <p>The main thrust of the proposed policies are supported, however the following detailed comments are offered: [shown under individual policies]</p> <p>We support the envisaged mix of facilities proposed for the new village hall and welcome the inclusion of business units, which together will deliver significant benefits to the wider community that would otherwise not be realised without development of the site.</p> <p>Recommendations have been made on specific draft policies in the Plan, which it is considered would add clarity where needed and help ensure deliverability.</p>
Goddard Planning Limited	<p>Objectives: It is a positive and creative approach</p> <p>General comments: We are of the opinion that this is a well considered Neighbourhood Plan.</p>

General and objectives (including section 5.1) (and things which don't fit anywhere else)

Ashford Borough Council	<p>Thank you for consulting Ashford Borough Council (the Council) on your draft Neighbourhood Plan (NP). When the appointed Examiner looks into the plan they will want to know that it meets the basic conditions. These are replicated in the appendix to these comments. One of the Council's roles is to consider and provide advice as to whether these basic conditions have been met as the plan progresses, effectively acting as a 'critical friend' in the process. I am sure you will agree that this role is helpful. In the main, our comments relate to whether the emerging policies in the NP have appropriate conformity to national and local planning policy.</p> <p>The Council has not yet seen your basic conditions statement and therefore reserve judgement as to how you consider the Reg 14 version of the Plan meeting the basic conditions. Please find the Council's comments below.</p> <p>General Comments</p> <ol style="list-style-type: none"> 1. The consultation process: The Council have not yet seen a Consultation Statement. This needs to set out how the consultation was undertaken (including advertisement, who was consulted and how people could comment on the consultation). Our experience shows that this is a crucial document at Examination and is something the Inspector will want to review. 2. It is however noted that we have commented to you informally about this issue, during the early stages of the consultation period, and you have assured us that everything has been produced in accordance with the relevant regulations. 3. The need for evidence: Many of the comments made by the Council relate to whether the policies in the NP are supported by proportionate and robust evidence. This is particularly important where the NP seeks to either expand on a Local Plan policy, introduce new policies or depart from either national or local policy. A number of specific policies in the NP raise these concerns and are reflected in our comments. 4. It may be the case that the evidence has been produced and is included in the documentation that supports the NP. If this is the case, the evidence should be referenced in the supporting text of the NP to help guide the reader. 5. The SEA and SA: As part of the Council's review into the emerging NP, we have also looked briefly at the SEA document produced to date, accepting that this document is an iterative part of the process and will be updated as the plan progresses. At this stage it is noted that a number of the SEA consultation bodies have responded to the Assessment, although some of their comments seem to be quite general as opposed to responding to actual proposals/ policies identified in the emerging NP. It would be useful to get their views on these, as the NP progresses. 6. Repeating Local Plan 2030 policies: It has been noted that some of the policies in the NP repeat Local Plan 2030 policies. It should be understood that this is not required. Once the NP is adopted, it will form part of the development plan and sit alongside the Local Plan 2030. It may be better to merely reference the policies in the Local Plan 2030 that you want to draw the reader's attention towards to help tell the narrative in the NP. <p>Specific policy comments [included under the individual policies below]</p> <p><i>Appendix Basic Conditions</i></p> <p>The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990. The basic conditions are:</p> <ol style="list-style-type: none"> a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order
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General and objectives (including section 5.1) (and things which don't fit anywhere else)

(or neighbourhood plan).

b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.

c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.

d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.

e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).

f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.

g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

Our response:

It was pleasing to note the strong support for the plan's objectives and that it was recognised that Charing has to change to ensure that residents' wellbeing is not undermined.

The following amendments due to the consultation have been made to the plan.

Para 4.4 in the plan was amended to read 'Charing Green'.

The design criteria listed in the Parish Design Statement has been updated and incorporated into the plan.

Picture 24 has been changed to picture 30.

A number of recommendations have been added to the list of Non-Designated Assets.

A heading of 'Plan Objectives' was added to the first column.

Objective 3 was expanded by adding: "including provision of charging facilities to encourage the use of electric vehicles".

The section on Countryside and Environment has been expanded to include a policy on 'Climate Change' (E10) and a number of policies have been developed to ensure the restoration and protection of the natural environment and to minimise flooding, air and water pollution and ecological impacts.

Historic England's suggestion to amend Policy E3 was accepted and that policy now reads "Proposals for ongoing restoration will be supported. If shown to be possible as part of a sustainable and deliverable solution for the site as a whole, proposals that enhance public access (including by community users) will be encouraged".

A number of adjustments were made to Policy E9.

Evidence collected through many projects has been referenced throughout the plan and all the projects are available for inspection on the Charing Parish Council website.

A number of were deleted to avoid repetition with the Local Plan

COMMUNITY

C1: assets of community value (including section 6.2)

resident 9	Still think there needs to be a pub in the village
resident 29	The obsession with the Oak should not be in the plan as there is a pub, the Bookmakers Arms. If there was true demand for a pub with the passion the plan implies the Bookmakers Arms would be packed every evening but it isn't. It would be better to see the Oak to be brought back into retail use, even a pizza restaurant than se it converted to housing.
Resident 46	Disagree with policy ii) The Oak: There is no question that this is a loss to the village. However, it seems surprising how few Charing residents have visited the micro pub. This does not bode well for the sustainability of a larger pub in the future. Perhaps we could consider a policy of encouraging locals to use the local facilities they already have before investing in new ones.
Carter Jonas for the Trustees of the Wheler Foundation	Objectives: Whilst we agree with the general objectives, we have detailed comments on a number of policies which are shown in the relevant section below.
<i>Our response: the Bookmakers Arms, though welcome in the village, is small, does not serve food, and does not have rooms to rent. However, our main aim is to support the re-establishment of the Oak as a pub/restaurant/B&B and to avoid its conversion - even partially - to housing or other use.</i>	

COMMUNITY

C2: new community centre & improved sports facilities (including section 11.2.3) “Flagship Plan”

resident 3	Parking may be inadequate at Parsons Mead when large meetings are held there.
Resident 4	we do not need a new community centre
resident 13	Memorial Porch/Stones should be relocated to new hall.
Resdent 18	regarding flagship plan extra parking may be insufficient which should be camera watched to improve security
resident 22	Parsons Mead has been rejected by ABC for planning permission in the past because of the need to fell protected trees, an unsafe access from A20, or a too expensive roundabout entry where Old Ashford Road meets the A20, there will be a lot of entry points onto the A20 especially with the new developments south of the Arthur Baker Playing fields and the A20 is quite dangerous, the village has underutilised halls and therefore does not require another one.
Resident 23	do more to develop youth activities especially at Parsons Mead
resident 27	the Parsons Mead project is an excellent solution to the Parish Hall problem so please ensure plenty of car parking space for disabled drivers and pedestrians and cyclists from Poppyfields and Charing Green should be enabled to access it via Hitherfield and Burleigh Road
resident 30	Parsons Mead is in conflict with policies T6 as it has only 2 parking spaces per unit compared to the required 3 and H4 as there is no affordable housing (noted H1 where requirement can be withdrawn). Other concerns about Parsons Mead: Access to A20 increases multiple entry points (Station Rd, High St, Old Ashford Rd, CHAR 1, Morrisons Yard, Farm Shop) and could lead to an increase in accidents from Station Rd to Old Ashford Rd: the area is one of the largest green spaces in the conservation area; would trees with TPOs between Parsons Mead and Burleigh Bungalow need to be removed to give access? <i>[see also comment under T7]</i>
resident 31	We are concerned that the entrance to Parsons Mead off the A20 by the junction with Old Ashford Road will be an extremely dangerous point with a high risk of traffic accidents, keep in touch to say how you will solve this problem. Our house on Old Ashford Road will be directly affected.
Resident 34	C2 and C7 need linkage between the two providers as development grows. Healthcare to include independent living skills e.g. cooking (look at Brogdale CIC- café in library gives work experience) – cookery, social skills, arts club, lego club and link with NHS specialist schools. What is plan for existing parish hall (keep; offices; residential
resident 35	access from the A20 to the proposed Parsons Mead project was not shown on the plans.

COMMUNITY

C2: new community centre & improved sports facilities (including section 11.2.3) “Flagship Plan”

Resident 36	<p>Where is the access road from the A20 into Parsons Mead (I think there can only be a left turn as the whole site is on a bend which restricts vision)?</p> <p>Check you facts as there are not 30 spaces at the Station car park.</p> <p>Offices, clinics etc will; all have to be staffed and these personnel will need somewhere to park which will take up most of the allocated spaces.</p> <p>Will people who work from home want to rent an office?</p> <p>Does the area have a sufficiently interesting history to justify the expense of a Museum?</p>
Resident 40	The new community centre will be a significant improvement in the range of services and events that the village can support.
Resident 41	A community gym at Parsons Mead, if viable, would certainly have our full support to avoid the drive to Ashford or Lenham.
Resident 42	<p>There are some objectives that reflect that there is a Surgery and Pharmacy, and to add to the range of medical services available in the village, the new Community Centre would be invaluable.</p> <p>Policy C2 makes good sense. [See text under C7.] These are specific matters, but a new Community Centre has a wide range of other uses which would be valued by the whole community.</p>
Resident 45	Parsons Mead – Feel very strongly that car parking inadequate since there are no adjacent provisions for any overflow. A number of spaced will need to be for the disabled further reducing available standard spaces.
Resident 46	<p>objective 4: “To establish a multi-purpose community centre with attractions for all.” As the village already has many facilities available, which are currently under utilised, this seems senseless. Let’s invest in and improve the facilities we already have. Creating a new building would surely contradict much of the vision. The money spent on this could be better spent elsewhere. Improve the facilities we already have. Creating a new building would surely contradict much of the vision. The money spent on this could be better spent elsewhere.</p> <p>Disagree with policy</p> <p>12. Community & Wellbeing: Surely the facilities that a new community centre would provide could be made available across existing locations with some investment/improvements</p> <p>iii) Community Facilities: We disagree, existing facilities can surely be adapted to meet requirements.</p> <p>WE HAVE A LOT OF FACILITIES THAT ARE NOT BEING USED TO THEIR FULL POTENTIAL - let’s work to change that.</p>
Resident 54	I really like the proposed plans, especially village hall
Westwell Parish Council	<p>Agree Flagship Plan. The flagship programme set out on page 83-87 would do much to address the existing lack of up to date facilities and the impending further welfare deficit from the imposed unprecedented level of development that Charing is experiencing just within the parish. A thriving Charing is also a thriving wider rural area because of the explicit or defacto rural service hub role that Charing has, not least because of its school, surgery and retail facilities. With as much development as is planned the NP is a timely opportunity to set the funding in place for the capital costs of the a new community centre through developer contributions , and the ongoing costs funded by revenue streams from uses and precept . As Westwell has a small, but well used village hall, there would very probably be interest to hire the new community centre from time to time as a user, as well as to make use of the services available from it .</p>

COMMUNITY

C2: new community centre & improved sports facilities (including section 11.2.3) “Flagship Plan”

DHA Planning Limited/Land Agent Parsons Mead	<p>The provision of a community centre on the Parsons Mead site is fully supported. As part of the residential development of the site, the owners have agreed to gift the land required to the Parish.</p> <p><u>Flagship Plan</u> – Agree</p> <p>On behalf of the owners and promoters park. Of the Parsons Mead site I can confirm that they fully support the Council’s proposed Flagship Scheme and that the site is available for development. We have worked extensively and constructively with the Parish over the last 18 months to develop initial proposals for the site, and whilst this is to be developed further with the benefit of more detailed technical assessment, it has been identified that a scheme of up to 48 units can be suitably accommodated on site alongside a new village hall/community centre and car park</p>
Carter Jonas for the Trustees of the Wheler Foundation	<p>FLAGSHIP PLAN : Agree</p>
Kent County Council Environment, Planning and Enforcement	<p>Reference should be made to Public Footpath AW349 in the Flagship Programme. The route of the path should feature in Figure 16 and within the site description text. The opportunity to connect the new facility and the wide range of user groups proposed should be encouraged.</p> <p>It is requested that the KCC ProW and Access Service is directly involved in future discussions regarding this project, to advise on the design and delivery and to ensure that any new routes successfully integrate with the existing ProW network. The County Council would like to engage further with the Parish Council to consider local aspirations for access improvements at this site and potential funding sources for the delivery of these schemes.</p>
Ashford Borough Council	<p>7. The Council agrees that additional (or improved) sports, recreation, social and educational facilities are required to meet the needs of an expanding community. However, the policy doesn’t stipulate what is needed, i. e. whether new provision or improvements to existing facilities are sought. There is also no reference as to what level of development contribution is expected.</p>

Our response: Good support continues for the ‘Flagship Plan’ at Parsons Mead.

The following amendments due to the consultation have been made to the plan.

Subject to the Flagship Plan securing appropriate planning permission: the car park size will be reassessed resulting from further investigations into building use; the Memorial Porch will be relocated to a new location agreed by parishioners; safe access from the A20 will be imperative and it is accepted that CPC and KCC should work together to ensure maximum footpath connectivity to the new facilities at Parsons Mead.

The landowners of Parsons Mead have agreed to abide by NP Policies.

Policy C2 has been developed to give it more definition and fuller details may be found in section 12.1 of the Neighbourhood Plan

Footpath connectivity has been added to the section on the Parsons Mead project and the project definition expanded via a new section 13 devoted entirely to the project.

Contractor contribution levels to the proposed new development at Parsons Mead have been introduced to the plan

COMMUNITY	
C3: infrastructure and utilities (including section 6.2.2);	C10: contributions to new infrastructure and utilities
resident 11	(also C2, C7) Will supporting services and infrastructure be sufficient to meet the increased population growth so more detail is needed
resident 26	Strongly oppose any future developments as current infrastructure can't cope
resident 37	Add additional point: "No new development (including individual dwellings) shall be connected to any utility until acceptable proof has been provided that the relevant infrastructure has been upgraded such that its provision to existing users will not be degraded (for example water pressure, electricity supply capability, telecommunications capacity)". While this is obvious it is not stated anywhere.
Resident 44	Accept we need more housing. I am concerned that there will not be the infrastructure to support it.
Resident 46	Disagree with policy iv) Infrastructure: Incredibly disappointing that we could not see a mention of the need to make the village more "accessible" i. e. for those with mobility issues, wheelchair users etc., especially as the plan comments "walking has become increasingly hazardous in places."
Westwell Parish Council	being well aware of the amount of Local Plan led development being undertaken in Charing we especially endorse the policy statement that "new development should ensure that additional needed facilities are in place early in the construction phase" and the reasoning given. T2 Westwell fully supports any development of 10 dwellings contributing to the cost of safe pedestrian crossings on the A20.
DHA Planning Limited/Land Agent Parsons Mead	Policy C3 – The achievement of improved community facilities and infrastructure is supported, as is the principle of early delivery where possible. With specific regard to the flagship community centre proposed for Parsons Mead, it should be noted that the land will be made available early, however delivery of the scheme will be the responsibility of the Parish Council. Policy C10 – this draft policy requires financial contributions on essential infrastructure from developments of 10 or more dwellings. It is considered that this policy should make reference to the tests set out in Paragraph 56 of the NPPF to make clear when contributions can be sought. It is also considered that reference within the policy specifically to the Parsons Mead development would assist, deferring to Policy H1 as an exception to the 'standard' approach.
Carter Jonas for the Trustees of the Wheler Foundation	Policy C3 Disagree. Whilst we agree with the general principles of the Policy, the need to provide for any infrastructure and utilities should be proportionate to a development. This is required to ensure that the policy is consistent with the requirement of the Community Infrastructure Levy Regulations 2010 (As Amended) and specifically that planning obligations must only be sought where they meet all of the following tests: a) necessary to make the development acceptable in planning terms; b) directly related to the development; and c) fairly and reasonably related in scale and kind to the development. We also consider the reference to 'additional needed facilities are in place early in the construction phase', could, in some instances be too onerous on a developer due to a scheme's viability and should be deleted. In the normal way, the appropriate level and timing of provision should be determined as part of the planning application following discussions with the relevant stakeholders allowing the associated triggers to be agreed and included in the s106 agreement. The Policy should therefore read (additions in bold with deletions shown as strikethrough text - see email).

COMMUNITY

C3: infrastructure and utilities (including section 6.2.2);

C10: contributions to new 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 where the requirement is consistent with the Community Infrastructure Levy Regulations 2010 (As amended) and where an obligation is:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

New development should ensure the phasing and delivery of additional needed facilities and services such as health care, education, and general resident wellbeing are agreed with the relevant stakeholders during the determination period of the application. 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 C10 Disagree. Whilst we agree with the general principles, our comments in relation to Policy C3 apply also to Policy C10 to ensure the policy is consistent with the requirement of the Community Infrastructure Levy Regulations 2010 (As Amended) and specifically that planning obligations must only be sought where they meet all of the following tests:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

The Policy should therefore read (additions in bold with deletions shown as strikethrough text - see email).

‘Where financial contributions from each development of 10 or more dwellings are consistent with the requirement of the Community Infrastructure Levy Regulations 2010 (As Amended) and specifically those planning obligations meet all of the following tests:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development,

they will be used 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.’

COMMUNITY

C3: infrastructure and utilities (including section 6.2.2);

C10: contributions to new infrastructure and utilities

Kent County Council Environment, Planning and Enforcement	<p>8.4(should read 7.4) New Community Centre with Integrated Business Units: Developer contributions could be used to address existing network fragmentation upgrade existing routes mu or create new path links that address existing network fragmentation issues highlighted by the public.</p> <p>Waste Management: County Council would welcome recognition within the NDP of the need for development contributions towards new waste infrastructure in the wider area from new developments within Charing.</p>
Ashford Borough Council	<p>8. Policy C3: Infrastructure and Utilities: The Council support the aspiration of this policy. However it is unclear what is expected from development. Is the policy seeking to achieve the on-site delivery of new 'community facilities'? (and if so, what facilities?) Or is the intention to provide contributions, to support the expansion or improvements of existing facilities (or new facilities), that are off-site? Or is it a combination of both scenarios?</p> <p>9. The remaining parts of this policy refer to the need for well-constructed drainage systems, the need to avoid unacceptable impact on neighbours, traffic congestion concerns and fresh water systems. It would seem that these issues are dealt with separately in the NP. It is therefore questionable as to whether they need to be referenced under this policy.</p> <p>17. Policy C10: Contributions to new infrastructure and facilities: It is unclear as to the relationship between Policy C10 and Policy C3 'Infrastructure and Utilities'. The Council support the aspiration to require appropriate contributions from development of 10 or more dwellings to be secured, but it is unclear as to the priority to be given to the 'community priorities'. It might be helpful to set these projects in more detail in terms of size, location, when they intend to be delivered, and what development money is sought to aid their delivery.</p>
<p><i>Our response: It was pleasing to note strong support for ensuring improvement and extension of infrastructure, utilities and amenities. The following adjustments have been made to the plan.</i></p> <p><i>Policy C3 has been developed to ensure that the main thrust of developer contributions is aimed at the new community facilities, which are specified, at Parsons Mead, but also including the proposed Greenway between Charing and Charing Heath and a few smaller additions. The latter part of the policy was re-allocated. Specific requirements, delivery timetable and developer contributions have been included.</i></p> <p><i>Policy C10 has also been amended for greater clarity.</i></p> <p><i>Section 12.1 was amended to show priority needs of projects, location, timescale and contributions required from developers</i></p>	

COMMUNITY

C4: new burial ground

Environment Agency	proposals for a new cemetery shall ensure all burials shall be: a minimum of 50 metres from a potable groundwater supply source; a minimum of 30 metres from a water course or spring; a minimum of 10 metres distance from field drains; not in standing water and the base of the grave must be above the local water table; additional constraints may be relevant in a SPZ1/2.
Ashford Borough Council	10. Paragraph 10.57 of the Local Plan 2030 sets out that new cemetery provision is not needed until 2030. As such, the NP must demonstrate that a need for a new burial ground exists. The evidence to support the NP is noted, however it is unclear as to how some of the assumptions have been derived and how robust the conclusions are. The study also seems to limit its scope to only the Parished area. 11. In any event, further clarity is needed about the location, size, type of cemetery needed, and how it will be delivered. The policy requirement to make developers 'aware of this need and contribute to its establishment' is too vague.
Our response: Local research suggests that we will be close to capacity by 2030 (COVID-19 cases may accelerate the capacity timing) and a new natural cemetery will be needed. Land at Westwell Leacon could be made available and consistent with EA conditions.	

COMMUNITY

C5: communications infrastructure

resident 1	improved broadband across the parish
resident 37	Add additional point: "Occupation of any new development (business or residential) shall not be permitted to commence until sufficient provision has been implemented that there will be no degradation for existing adjacent users", e.g. internet speed of existing users should not be degraded. This point may not be required if the amendment to C3 takes place.
Westwell Parish Council	As we struggle to correct the broadband and cellphone notspots in Westwell parish we fully endorse the transformational importance of good digital networks.
Kent County Council Environment, Planning and Enforcement	KCC welcomes the NPD inclusion of the promotion of full fibre (fibre-to-the-premise) connections, in both new and existing development, in line with current Government policy. It is recommended that full fibre connections are also delivered within town and village centres. Ashford Borough Council has developed a full fibre policy, (EMP6) which is widely promoted nationally as best practice, whilst being in line with the current National Planning Policy Framework and the Parish Council is recommended to have consideration of this policy.
Ashford Borough Council	12. This policy is broadly supported by the Council and echoes much of what Policy EMP6 'Fibre to the Premises (FTTP)' of the Local Plan 2030 sets out. However, it is unclear why the NP policy is less rigid than Policy EMP6 in that it only seeks FTTP enabled employment development for schemes delivering 20 employees, instead of 10.
Our response: Policy C5 was amended to include employment development of 10 or more employees and reference to LP policy EMP6 has been mentioned in the text.	

C6: shopping	
resident 11	more needs to be done to keep retail units alive
resident 13	Essential that existing shops and catering outlets are not converted to residential or offices
resident 18	Suggest objective should be to attract more shops to the high street and is there an example of a high street to which we would aspire, the future of Kent is to become the UK's Napa Valley, policies should support upscale development to bring wealthier residents into the high street which would then have more diverse shops. Make high street safer, more customer friendly and encourage entrepreneurs to open new premises, prevent shops converting to houses and reverse those that have converted, Market Place ought to have pop-up bars and restaurants and make it the best market venue in the country, also a place to showcase Kent wines.
resident 23	electric charging points on A20 and in the village could increase footfall in village shops; make funds available to run a farmers market and other actions to increase footfall in village shops
resident 43	It will become a small town but won't have any facilities to shop so everyone is going to be going to either Ashford or Maidstone causing more road trips.
resident 44	I would like to see a commitment that no further retail units would be lost/converted to residential in the village. We need a proper pub/restaurant. Let's commit to having more retail units for all these additional residents to use.
resident 54	I support the idea of maintaining the high street and the addition of a pub.
Westwell Parish Council	Westwell fully supports all work to maintain and enhance the retail services in Charing : the post office, butcher, convenience store , gift and clothes shop etc are all much loved facilities which would probably be used even more by Westwell parish residents if parking was less uncertain Many Westwell parish residents are patients of the Charing surgery and therefore all of Westwell supports this being and remaining a thriving practice as needs and services evolve under NHS and integrated Social Services national policy initiatives.
Ashford Borough Council	13. The first part of this policy is supported by the Council. It repeats much of Policy EMP10 'Local Centres and Villages' of the Local Plan 2030. A reference to this policy would be appropriate in the NP, particularly as there is little reasoned justification in the NP. Also, to make this policy more effective, the High Street area should be identified on a map base. At present it is unclear as to how a scheme will be judged. 14. Also, it is unclear what is meant by 'proposals to improve village parking' and how 'traffic congestion' can actually be tested in a quantifiable way, to help the decision maker. This issue is also covered elsewhere in the NP and does not need to be repeated in Policy C6.
<i>Our response: Policy C6 was revised to exclude parking as that is addressed in policy T7 and a map was added to the text to show existing shops and car parks and proposed car parking at Parsons Mead. Reference to LP policy EMP10 was made in the text.</i>	

COMMUNITY	
C7: health and health care	
resident 26	surgery can't cope with more residents as it has difficulties coping at present
resident 42	<p>There are some objectives that reflect that there is a Surgery and Pharmacy, and to add to the range of medical services available in the village, the new Community Centre would be invaluable.</p> <p>A key reason to support this [newcommunity centre, C2] is the provision of a modern facility for additional medical services, such as audiology clinics. To have this service in the village would avoid needing to travel to a hospital or a surgery elsewhere. It would also mean that people could get NHS hearing aids (and get them adjusted) and batteries in the village. With an ageing population this would be a well used and welcomed additional service. No doubt, as hospitals try to add more outreach services to help people avoid falls, retain good balance etc., a modern facility in which to hold clinics, workshops and classes will be of great value. Equally, the providers of these services, will look to the villages with modern community spaces in order to establish these and future services. Without such a facility Charing will be overlooked. No doubt, similar services could be provided for new parents, as well as for children and teenagers to provide services that they could benefit from.</p>
resident 45	Should "expansion" be replaced by "development" or some other word?
Ashford Borough Council	15. These statements are broadly supported by the Council.
<i>Our plan is that the new Health and Wellbeing centre in the proposed new community centre at Parsons Mead will provide a wide range of non-clinical services to benefit local people.</i>	

COMMUNITY	
C8: education	
resident 7	More focus on primary school especially to two form entry.
resident 26	primary school won't cope with population increase
resident 45	Needs rewording? Ref to S106/CIL?
Kent County Council Environment, Planning and Enforcement	<p>The County Council, as Education Planning Authority, understands the objective of this policy that includes the statement <i>"Infrastructure and facilities required to meet the educational needs generated by new development shall be provided as the community is established"</i>. However, in reflection of the role of the Parish and County Council, KCC would recommend the wording is amended to: <i>"Contributions to support the development of infrastructure and facilities to meet the educational needs generated by new development shall be provided as the community is established should be considered and made available early in the phases of development in order to support the community as it is established"</i>.</p> <p>Within the education section, KCC recommends that the NDP also makes reference to early years, secondary schools, and Special Educational Needs (SEN) provision currently located within the parish.</p>
Ashford Borough Council	15. These statements are broadly supported by the Council.
<i>Our response: Policy C8 was amended in line with KCC suggestion. The text was amended to recognise early years, secondary schools and Special Educational Needs provision currently located in the parish.</i>	

COMMUNITY	
C9: new skate park and other recreational facilities for older children	
resident 23	do more to develop youth activities especially at Parsons Mead
Ashford Borough Council	16. This policy is supported by the Council. However, it is unclear whether the project has now received the requisite S106 money from developers to deliver the project or whether more contributions are needed.
<i>Our response: S106 funding has not yet been confirmed.</i>	

TRAFFIC, TRANSPORT (including section 17.2), AND PARKING
general

resident 14	A more frequent bus service would be desirable
resident 15	More passenger transport needed (e.g. mini bus sponsored by CPC)
resident 20	the Parish Council should take a stronger line with KCC on road matters
resident 23	A community car scheme may be an environmentally friendly option to reduce the volume of car traffic
resident 37	6.3.2 Pre policy narrative suggested as follows: "With the expected reduction in use of petrol and diesel vehicles and the increased use of electric vehicles, Charing parish is ideally situated, between Ashford and M20 junction 8, to take a leading role in this field and show responsible forward planning/thinking in this environmental matter, in both public and (new only) private parking provision.
Highways England	Significant development has been noted but as the majority has been adopted by the ABC local plan our input has already been made; we note reference to M20 noise and the concrete surface will be replaced with quieter surfacing at an appropriate time; we have no other comments but would like to be consulted as the plan progresses
Kent County Council Environment, Planning and Enforcement	7.2 Traffic and Transport Policies The County Council, as Local Highway Authority, has a number of concerns regarding the soundness of the transport policies in the NDP, as they are not supported by any supportive evidence and are therefore not developed in accordance with the National Planning Policy Framework (NPPF). The proposed parking policy (Policy T6) is also not in accordance with the recently adopted Ashford Borough Council Local Plan and the Ashford Residential Parking Supplementary Planning Document (SPD). The County Council would strongly recommend that the Parish Council engages with KCC as Local Highway Authority regarding the proposed transport policies moving forward.

TRAFFIC, TRANSPORT (including section 17.2), AND PARKING
general

Ashford Borough Council	<p>18. Traffic policies (T1, T2, T3, T4, T5, T6): Although the Council appreciate that traffic is a sensitive issue for the Parish, there are a number of concerns that the policies in the NP are not consistent with either the NPPF or the Local Plan 2030.</p> <p>19. With regards to the NPPF, it is clear that new development should only be prevented or refused on highways grounds where there is an unacceptable safety risk or where the impacts (or cumulative impacts) on the road network would be severe (para 109). In addition the Council's Local Plan 2030 includes a range of transport policies that are set within this strategic framework and seem to deal with many of the issues trying to be addressed in the NP.</p> <p>20. However, the NP policies appear to not recognise this wider context. They seem to be more restrictive than the policies of the Local Plan 2030. Therefore, justification is required. Concerns include:</p> <ul style="list-style-type: none"> * How new development can demonstrate that they do not further inhibit the 'free flow of traffic' or exacerbated conditions of 'parking stress'. These terms are not quantifiably determined, * Why developments in excess of 10 dwellings or that create 500 or more vehicle movements per week require direct access onto the A20 * Why development will not be permitted for more than 6 houses with direct access onto Pluckley Road and Charing Heath Road as a point of principle * Why development with direct access onto the A252 will not be permitted unless it can be demonstrated that safe access will be achieved. Surely this applies to all developments if a matter of safety is raised? *How traffic movements will be controlled so they are well related to the primary and secondary road network and that significant delays are avoided.
<p><i>Our response: An adjustment was made to state that CPC is one of the parishes subsidising Wealden Wheels. The text has been developed to enhance the evidence to avoid major developments requiring access to either Pluckley Road or the A252 (volume levels on Pluckley Road which has a single width pavement in places and KCC confirmed unsafe access for proposed Gladman development and A252 poor safety record). The CPC is already working with KCC through a Highways improvement Group. KCC Highways is to be asked to assess increased traffic volumes on the A20 due to major housing developments in Ashford and Maidstone and all of the villages between the two towns.</i></p> <p><i>Adjustments have been made to policies T1 to T5 to take on board parking standards, emphasise safety issues and to reflect further on NPPF guidance. T6 was deleted.</i></p>	

TRAFFIC, TRANSPORT (including section 17.2), AND PARKING

T0: electric vehicles

resident 23	electric charging points on A20 and in the village could increase footfall in village shops
resident 28	should there be a note on the desirability of more electric cars and charging points
resident 30	All new properties should have high speed electric charging points.
resident 37	<p>New policy T1 then T1 to T7 become T2 to T8 as follows</p> <ul style="list-style-type: none"> Existing public car parking (e. g the town centre car park) will have charging points added where technically feasible (e. g where appropriate lamp posts exist); New public car parking will have at least one charge point per row of six or more spaces (or per 10 spaces if not in rows); and Ideally there will be at least one high-capacity (around an hour or less) charge point in a prominent position, e. g. by the roundabout or close by <p>These changes (except for new parking, where it will be incorporated into the design) will happen as funds permit, though may include innovative funding arrangements with service/facility providers if appropriate; the intention is to have the conversion of existing car parks in place by 2024-2025, and the high-capacity point(s) in place by 2028-2029</p>
resident 38	Additional policy: The plan should have a policy on electric vehicle charging (points) both in car parks and on street. It will be particularly important in the conservation areas e.g high street, to have such a policy.
Kent County Council Resilience and Emergency Planning Service	Multiple publicly-accessible Electric Vehicle charging points should be promoted if this Charing is going to be sustainable in the future and contribute locally to limiting global warming.
Kent County Council Environment, Planning and Enforcement	<p>Policy C3 Infrastructure & Facilities [This comment placed here rather than C3]</p> <p>The County Council recommends that the Parish Council works with the County Council to ensure people are encouraged to use sustainable means of transport by ensuring local routes and facilities are accessible to the local community.</p>
<p><i>Our response: Additions were made to the text concerning the growth of electric vehicles and the need for charging points as well as impact issues of self-charging vehicles.</i></p>	

TRAFFIC, TRANSPORT (including section 17.2) *and speed*

T1: traffic congestion and speed;

resident 2	Reduce speed limit on A20 from roundabout to Crematorium from 40 mph to 30 mph and Speed watch to be active on this section
resident 8	Traffic management should be a priority at the crossroads (A20/Station Road/High Street) and increasingly dangerous turning right from Station Road
resident 11	(also T7) traffic policies for Station and Pluckley Roads appear to be more aspirational rather than practical
resident 13	30mph speed limit from roundabout to junction of Old Ashford Road/A20 should be implemented, junction of Station Road/A20/High Street could be made safer by traffic lights or no right turn out of Station Road
resident 17	building houses at the Swan site will add congestion to A20 and dangerous crossing the main road
resident 18	crossing the A20 from high street to station road is dangerous but installing traffic lights is ridiculous
resident 20	traffic lights at the A20 crossing should be pushed harder.
resident 25	Experience from Harrietsham suggests a speed limit on A20 of 40mph is too high and should be reduced by 10mph
resident 26	Pluckley Road can't cope with more traffic
resident 27	another approach would be to convert High Street into one way system from School Road to A20 so reducing volume of traffic, air pollution and pedestrian environment and there would be no entrance from A20 to high street also prohibit HGVs from high street except public service vehicles
resident 31	We are concerned that the entrance to Parsons Mead off the A20 by the junction with Old Ashford Road will be an extremely dangerous point with a high risk of traffic accidents, keep in touch to say how you will solve this problem. Our house on Old Ashford Road will be directly affected.
resident 34	totally support
resident 35	Road safety: reduce speed limits to 30 mph with signs solar powered showing drivers their actual speed for roads through Charing; review access to and from the very busy Pluckley Road and High Street junction with A20. Environmental health: due to the expected increase in traffic assess impact on pollution; assess the impact of increased noise to due to more traffic on A20; consider a 'whisper surface' on the A20 to reduce noise.

TRAFFIC, TRANSPORT (including section 17.2) *and speed*

T1: traffic congestion and speed;

resident 36	<p><u>Parsons Mead comments:</u> Where is the access road from the A20 into Parsons Mead (I think there can only be a left turn as the whole site is on a bend which restricts vision)? Check you facts as there are not 30 spaces at the Station car park.</p> <p><u>Village comments:</u> If lower end of High Street is made one-way people wishing to travel to Maidstone would have to use School Lane or Old Ashford Road (which is a dangerous place to turn right); how do people in School Lane feel about increased traffic flow which this would cause in such a narrow thoroughfare?</p>
resident 38	<p>Policy T2 this policy should reflect the same wording as T4 and state “Any development with direct access to the A20 will not be permitted unless it can be demonstrated that safe access will be achieved”. This is necessary in relation to the proposed Parsons Mead development given its proximity to junctions with Old Ashford Road, Station Road, High Street, entrance to the Abattoir and the fact there is a blind bend just before the likely access to Parsons Mead. The proposal to provide appropriate pedestrian crossings on the A20 is necessary but not on its own sufficient.</p>
resident 46	<p>General comments: We would be very supportive of any proposals for traffic calming measures for the High Street, such as 20 mph speed restriction, making the High St partially one way, widening of pavements incorporating parking bays (effectively chicaning) - all would help with making the High St safer, more appealing and accessible.</p> <p>And let's invest in a campaign to get us all using what we have - keep what's here alive before we create more potentially redundant spaces.</p>
resident 57	<p>Policies ... including parking provision very useful. It has been difficult to fight planning applications without these.</p>
Kent County Council Resilience and Emergency Planning Service	<p>E1: A buffer of trees, hedgerows and /or other vegetation should also be considered to reduce visual, audible and other impacts of traffic in the conservation area (carbon sequestration, air quality, wildlife resource and to reduce air and particulate pollution, nitrogen oxides, ground-level ozone and other vehicle emissions).</p> <p>T2: Developments should also contribute to buffers around or near the A20 in the form of trees, hedgerow and other vegetation to improve the acoustic and visual design and carbon sequestration, air quality, wildlife resource and to reduce air and particulate pollution, nitrogen oxides, ground-level ozone and other vehicle emissions. This also will act as habitat corridor creation.</p>
Westwell Parish Council	<p>T1: the 2nd bullet concerning additional access points onto the A20 is an extremely important issue for safety and through running of this major road, as the constraints further west in Harrietsham have demonstrated. Also the last bullet concerning Station Road is also very important: this is a well known and serious traffic hotspot, which impedes safe access to the `charing surgery as well as making access to the station difficult.</p> <p>T2 Westwell fully supports any development of 500 vehicle movements contributing to the cost of safe pedestrian crossings on the A20.</p>

TRAFFIC, TRANSPORT (including section 17.2) and speed

T1: traffic congestion and speed;

<p>DHA Planning Limited/Land Agent Parsons Mead</p>	<p>The draft policy also states that “<i>New developments should not lead to traffic congestion or adversely affect the free flow of traffic onto adjoining highways</i>”. This threshold is not consistent with the NPPF which states that development should only be prevented where “<i>the residual cumulative impacts on the road network would be severe</i>” (paragraph 109) and is considered to impose an unreasonably high threshold on new development.</p> <p>Pre-application discussions with KCC Highways have been held and this has indicated that the proposed access arrangements to the site are deliverable and technically suitable of the Parsons Mead site</p>
<p>Carter Jonas for the Trustees of the Wheler Foundation</p>	<p>Policy T1 Disagree.</p> <p>Whilst we agree with the general principles, we object to the Policy given the following statements: 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 to avoid increased traffic congestion on non-‘A’-category roads.</p> <p>The practical consequence of this policy is that other sustainably located and available sites would be excluded from development and this is illogical. If off-site highway improvement works are required to service a potential development site, these would be secured through a s278 / s106 in the normal way. It should not be the case that sites which would form logical and sustainable opportunities for development if they exceed 10 dwellings or create 500 or more vehicle movements per week are omitted simply because they do not have direct access to the A20. This approach is not consistent with guidance in Sustainability Appraisals and Habitats Regulations Assessments. As such, this Policy is not sound as it is not justified nor consistent with national policy. It should be deleted.</p> <p>Policy T2 Disagree. Please see our comments in response to Policy T1.</p> <p>Policy T3 Disagree / Object.</p> <p>As with Policies T1 and T2, this policy is not sound as it is not justified. There is no basis as to how the figure of 6 houses has been reached. This is simply an arbitrary figure used to try and constrain the future growth and development of Charing. Charing is identified in the adopted Ashford Local Plan as a centre that can accommodate housing growth. Furthermore, the Inspector acknowledged there is no evidence to suggest Charing “has reached any particular limit in terms of infrastructure provision, local services or transport” and given “the village is one of the larger in the Borough” (paragraph 145 of Inspector’s Report), the Neighbourhood Plan would not be consistent with this if it sought to constrain growth.</p> <p>The Localism Act 2011 requires that neighbourhood plans are in general conformity with the strategic policies contained in the development plan for the area and this policy would not be. The policy should be deleted.</p>

TRAFFIC, TRANSPORT (including section 17.2) *and speed*

T1: traffic congestion and speed;

<p>Kent County Council Environment, Planning and Enforcement</p>	<p>7.2.2 Traffic Congestion – Policy T1 – Traffic Congestion</p> <p>The third point in T1, that states large development should be sited with direct access to the A20, is not supported by evidence to demonstrate that proposals for more than 10 dwellings which are not served from the A20 will lead to unacceptable traffic congestion. KCC, as Local Highway Authority, recommends the following amendment to the wording of the policy: <i>“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 not served from the A20 will need to demonstrate that their impact is negligible on the highway network or can be mitigated by highway improvement measures”.</i></p> <p>The fourth point in Policy T1 recommends developments which create 500 plus vehicle movements a week should have direct access to the A20. This is an arbitrary figure not supported by any evidence. By way of considering the figure - 500 vehicle movements equate to 71 movements a day and based on a typical 5.5 movements per dwelling (based on Trip Rate Information Computer System (TRICS)) this equates to 13 dwellings. This policy should therefore be removed.</p> <p>The fifth point in T1 proposing to substantially reduce the number of HGVs travelling through Station Road and Pluckley Road, is unlikely to ever be delivered as there are no proposals within the NDP to provide an alternative link south of the A20 that would allow HGVs to avoid Station Road and Pluckley Road.</p> <p>7.2.3 Traffic Management on the A20 – Policy T2</p> <p>The 500 vehicle movement threshold should be removed from this policy. The proposed wording in the policy is not acceptable to KCC as Local Highway Authority, as the County Council does not take incremental contributions towards highway improvements and would instead expect that such schemes are fully delivered by the developer. KCC, as Local Highway Authority, recommends the following redrafted wording of the policy: <i>“Proposed significant developments located within the vicinity of the A20 that will increase pedestrian movements across the A20 should deliver pedestrian crossing improvements where possible.”</i></p> <p>Traffic Management Station Road/Pluckley Road-Policy T3</p> <p>This policy contradicts policy T1 and is also not considered to be in accordance with the NPPF as it implies that a proposal for more than six houses off Pluckley Road or Charing Heath Road would be unacceptable. This is not supported by any evidence as to the unsuitability of Pluckley Road or Charing Heath Road.</p> <p>Air quality</p> <p>The County Council recognises that the Parish Council has raised air pollution as a concern within the NDP. The County Council recommends that further detail is provided in respect of this issue within the NDP and recommends engagement between the Parish Council and KCC on this matter.</p>
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TRAFFIC, TRANSPORT (including section 17.2) **and speed**

T1: traffic congestion and speed;

Our response: The text has been adjusted to emphasise how bendy are Station Road, Pluckley Road and Charing Heath Road and the fact that pavements either don't exist or are below the national safe width and as such pedestrian safety is an ongoing issue. Further major development (more than 10 houses) with access onto either of these roads would seriously undermine pedestrian safety.

Policy E1 was adjusted to ensure all new developments would have tree lined boundaries to help improve the environment and act as a noise absorbent barrier.

With major developments already in place and around another 200 houses planned, all south of the A20, Policy T1 was revised as it was considered more appropriate than a revision suggested by KCC which could easily be ignored by a developer.

The Charing parish team working on transport and traffic issues has been instructed to discuss serious issues with KCC Highways such as situations where two HGVs cannot pass each other on Station Road either without one or both mounting the pavement at the expense of pedestrian safety. Similarly on Pluckley Road where it crosses the railway at Charing Station where pedestrian safety is in peril.

Policy E7 was adjusted to include "Developments should also contribute to buffers around or near the A20 in the form of trees, hedgerow and other vegetation to improve the acoustic and visual design and carbon sequestration, air quality, wildlife resource and to reduce air and particulate pollution, nitrogen oxides, ground-level ozone and other vehicle emissions. This also will act as habitat corridor creation."

Liaison has been planned with KCC on air quality and a Highways Improvement Group is reviewing traffic flow and possible improvements to Charing village centre.

TRAFFIC, TRANSPORT (including section 17.2), **AND PARKING**

T4: traffic management Charing Hill/A252

resident 25	Experience from Harrietsham suggests a speed limit on A252 of 50mph is too high and should be reduced by 10mph
resident 57	Traffic control on high street & A252 very welcome. General comment; please pursue A252 speed reductions – good progress to get this far.

Our response: This policy has been taken out of the plan.

TRAFFIC, TRANSPORT (including section 17.2), AND PARKING

T5: footways

resident 17	a footpath from the Canterbury Road to the Wagon & Horses pub has been fenced off at one point and needs to be opened up.
resident 19	roads are dangerous so cycle/walkway between Charing Heath and Charing is of real value.
resident 33	Regarding the link between Charing and Charing Heath my daughter who lives in Wandsworth has advised that separate tracks for cyclists and pedestrians encourages bikes to travel faster making it more dangerous for pedestrians and cyclists, so note this.
resident 40	The PROW route will be a valuable asset.
resident 41	Our daughters are keen on the cycle path between Charing and Charing Heath.
resident 42	The need for a PROW as a cycleway/well maintained footpath from Charing to Charing Heath is an excellent idea. Many of the public footpaths are very difficult and muddy to walk on for a significant part of the year, and cycles and motorcycles (where allowed) make these routes even worse when they are kept as unmade routes. The Prime Minister on 11th February 2020 expressed his desire to spend £5 billion on improving bus routes and cycleways. Currently, there is no cycleway on this route and the attraction of an all year use footpath/cycleway between the two communities is excellent.
resident 54	I really like the proposed plans, especially more pedestrian/cycle routes
resident 57	Greenway proposal great.
Natural England	Improving your natural environment – opportunities we may consider (1) providing a new footpath through a new development to link to an existing rights of way
Carter Jonas for the Trustees of the Wheler Foundation	Agree We support this Policy and certainly in respect of enhancements to Public Rights of Ways (PROWs) and linking up with existing footpaths. This ensures developments can come forward which can promote healthy communities and through enhancements to PROWs, ensure these provide safe and accessible routes to the services available in Charing. This is consistent with the guidance in the National Design Guide (2019) which suggests that for pedestrians and cyclists to be prioritised, there is a need for PROWs to be “protected, enhanced and well-linked into the wider network of pedestrian and cycle routes”.

TRAFFIC, TRANSPORT (including section 17.2), AND PARKING

T5: footways

Kent County Council Environment, Planning and Enforcement	<p>The County Council welcomes the description of the Public Rights of Way (PRoW) network in Charing and would recommend the text is expanded to include Public Bridleways. The text should also revise the description of the North Downs Way National Trail, the Pilgrims Way and National Cycle Network Route, which are not PRoW at all points. The Parish Council should recognise within the NDP that the KCC PRoW and Access Service has a statutory duty to ensure the network is recorded, protected and maintained in partnership with the Parish Footpaths Group</p> <p>Policy C2 New Community Centre and Improved Sports Facilities [This comment placed here rather than C2] Specific mention should be given to the improvement and enhancement of the PRoW network to enable safe and attractive walking and cycling connections and links from new developments to community facilities.</p> <p>High quality walking and cycling routes provide opportunities for active travel across the district. The NDP should ensure that development proposals incorporate convenient walking and cycling route, which provide realistic alternatives to short car journeys.</p> <p>Development provides opportunities to create new links and enhance existing routes which would encourage active travel and support a modal shift in travel for short distance journeys. Policy T5 should therefore include a reference to the PRoW network, and its protection and enhancement as a vital component of the transport network, providing valuable opportunities for active travel.</p> <p>8.4 New Community Centre with Integrated Business Units: The County Council would like to see specific reference made to improving and enhancing the PRoW network to enable safe and attractive walking and cycling connections and links to new community facilities.</p>
Ashford Borough Council	<p>21. With regards to the requirement for an all-weather pedestrian and cycle route linking Charing and Charing Heath, this is the first time such a route is mentioned in the NP. It is unclear how this then links to wider infrastructure requirements highlighted elsewhere (in Policy C3 or C10).</p>

Our response: Policy T5 was replaced with new policies T2 (Pedestrian Safety) and T5 (Rights of Way, Bridleways and Cycleways). These policies include requirements for developers to establish footpaths linking to the footpath network..

The text was expanded to include Public Bridleways and mention has been made of North Downs Way National Trail, the Pilgrims Way and National Cycle Network Route which are not PRoW at all points. It was also noted in the text that the KCC PRoW and Access Service has a statutory duty to ensure the network is recorded, protected and maintained in partnership with the Parish Footpaths Group.

Developers would be expected to ensure pedestrian walkways are available to link new developments to the proposed new community centre at Parsons Mead and improve connectivity in general.

TRAFFIC, TRANSPORT (including section 17.2), AND PARKING

T6: residential car-parking spaces (section 7.2.7)

resident 34	additional tandem garage spaces to be encouraged so not omitted by developer (make integral to design/sale)
resident 37	add to last sentence “; after June 2022, developments of two or more dwellings will be required to provide one in the guest space” [electric vehicle charging point]
DHA Planning Limited/Land Agent Parsons Mead	This introduces parking standards which require a greater amount of parking than the currently adopted Ashford standards. The current adopted standards are considered appropriate and it is not considered that there is sufficient justification to depart from these. This is particularly true of the Parsons Mead site, which is very sustainably located and to over-provide on parking would sit counter to the prevailing sustainable development policy set out within the NPPF and Local Plan. In particular, it is considered unreasonable to discount tandem parking entirely (the current standards discount these by 50%), and the proposed minimum standards for 4 bedroom units and visitor parking (especially given the car park to be provided on the Parsons Mead site) are considered unreasonably high and would inhibit efficient and best use of the site.
Kent County Council Environment, Planning and Enforcement	Visitor parking spaces should be provided at a rate of one space per five dwellings, as set out in the Ashford Residential Parking SPD. Tandem parking is acceptable with the caveat there should be a 0.5 space per dwelling uplift in visitor parking, as set out in the Ashford Residential Parking SPD.
Ashford Borough Council	22. these standards directly repeat Policy TRA3 (a) ‘Parking Standards for Residential Development’ of the Local Plan 2030.
<i>Our response: Policy T6 was replaced by a new T3 (Residential Car Parking Spaces) and is aligned to LP policy TRA3(a).</i>	

TRAFFIC, TRANSPORT (including section 17.2), AND PARKING

T7: Charing village parking

resident 2	Highways to enforce parking restrictions on layby on A20 close to the school playing field.
resident 3	Parking may be inadequate at Parsons Mead when large meetings are held there.
resident 4	If extra parking is needed use 'Morrisons Yard'
resident 17	Suggest building a new car park and making high street 2 hour stay not 30 minutes
resident 18	regarding flagship plan extra parking may be insufficient which should be camera watched to improve security
resident 20	improved high street parking should be pushed harder.
resident 25	a new car park at Parsons Mead may do little for village parking although a better crossing of A20, possibly a footbridge may help.
resident 26	parking in Hitherfield by train users is a problem
resident 27	the field behind the Palace is a potential to overcome village parking problems
resident 28	Appendix E recommendation regarding parking on the High Street either side of the entrance to Market Place should be dropped as it may discourage shopping in the High Street.
resident 30	regarding parking a lot of people would not walk from Parsons Mead to local shops so could Station Rd car park and the train station car park which are both underutilised be promoted for village shoppers even if spaced in the train station car park has to be rented for say 2 hours in the day.
resident 44	Can parking at the rear of the Oak be used?
Westwell Parish Council	additional parking facilities for wider local residents and tourists are much needed and we support this policy: as the need may be even greater than the practical provision. Westwell parish hopes that the implementation of this policy and the proposed developer contributions would also facilitate local public transport provision, accepting that this will inevitably involve trial and error of best practice to achieve a modal shift to and from the wider rural area.
DHA Planning Limited/Land Agent Parsons Mead	this requires new development to contribute towards the delivery of a new car park on Parsons Mead. It is considered that the policy should make clear that in respect of development at Parsons Mead, no financial contributions beyond gifting of the land will be required.
Kent County Council Environment, Planning and Enforcement	The County Council does not consider this policy to be acceptable. It is not reasonable to expect development sites within the village of Charing to contribute to a new car park for the village, given that most residents of new development sites are likely to walk to facilities in the village. If future residents are going to use the facilities on the High Street by private car, then they are likely to continue to park on the High Street to the north of the A20 and are extremely unlikely to use the Parsons Mead Car Park.
Ashford Borough Council	23. this seems to repeat policies elsewhere which identify the car park as a project to be delivered and funded.
<i>Our response: Policy T7 was replaced by a new policy T4 specifying the requirement for developers to contribute to the costs of improving car parking.</i>	

EMPLOYMENT *AND BUSINESS*

general

resident 12	proposed business/retail model could do more to take up the talent that exists locally
resident 18	lower rents for start-up businesses
<i>Our response: A low rent office is planned for a local business start-up.</i>	

EMPLOYMENT *AND BUSINESS*

EC1: locations allocated to new units/provision of commercial business units

resident 45	wording not very clear – should this not simply be the allocation of the Hatch Engineering site?
Hobbs Parker Property Consultants on behalf of Hatch Engineering	We support the inclusion of this site in the Neighbourhood Plan for industrial purposes. The site already contains a successful engineering business that wishes to remain in the village, contributing to employment and the local economy. The allocation of this site will enable this successful business to remain and expand. The ownership of the site means that it is deliverable within the lifetime of the plan.
Westwell Parish Council	Commercial units especially if offering local employment opportunities are also welcome for Westwell residents.
Kent County Council Environment, Planning and Enforcement	KCC recommends specific mention of the PRoW network within this policy - replacing private vehicle journeys with active travel should be promoted through the NDP.
Ashford Borough Council	24. It is unclear as to the purpose of this policy. As worded, the Policy doesn't provide a steer for an applicant as to what uses, or scale of development, is deemed acceptable on these sites.
<i>Our response: Policy EC1 has been developed to specify whether the site is suitable for industrial or commercial development.</i>	

EMPLOYMENT *AND BUSINESS*

EC2: mixed-use developments

resident 34	what type of commercial premises – house with shop space (e.g. Orchard Heights) or stand alone, support if in keeping and suitable to residential area.
resident 45	see comments below on H9 – the two policies need to be consistent
DHA Planning Limited/Land Agent Parsons Mead	requires residential developments of 20 or more units to incorporate an element of commercial business use. The policy refers to 10% but does not reference how that will be measured (i.e. units or floorspace). It is noted that the 10% figure is also inconsistent with the figure quoted in draft Policy H9 (which references 15%). It is requested that the Policy makes clear that on the Parsons Mead development, no commercial development beyond provision to be made within the community centre is anticipated, given the direct delivery link between the two elements.
Carter Jonas for the Trustees of the Wheler Foundation	<p>Disagree. The Policy is not clear or measurable as currently worded. It states, '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'. The Policy should therefore read (additions in bold - see email):</p> <p>'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.</p> <p>All proposals for developments of 20 or more dwellings should incorporate not less than 10% of the total floorspace to commercial business use, unless it can be demonstrated that the amount of commercial business space is not appropriate in that location, or that the site itself is unsuitable and not in an appropriate location.'</p> <p>This ensures the Policy is measurable and consistent with the National Planning Policy Framework ('NPPF') which applies a sequential test to the development of "main town centre" uses in appropriate locations. The inclusion of commercial business uses in all locations may not be appropriate</p>
Ashford Borough Council	25. It is unclear how this policy will work in practice, although it is accepted that Policy EC2 only 'supports' mixed use development, rather than requiring it. The policy seems to suggest that mixed use developments would be welcomed at any site allocated under Policy EC1. However, Policy EC1 stipulates that these sites have been identified for commercial uses and should be protected as such.
<p><i>Our response: The text was expanded to emphasise the need for job creation in both the village and parish. Policy EC2 was developed to add definition and avoid conflicts with policy H9. With an expected population growth in Charing of between 50 and 60% it is hoped that developers and planners will do their best to create permanent jobs in the community so that newcomers to such developments would be able to obtain work locally.</i></p>	

EMPLOYMENT *AND BUSINESS*

EC3: protection of existing commercial/industrial zones

resident 32	Can we have a policy of not allowing business use to change to residential? [See also resident 37's proposed new policy EC4 below.]
resident 45	needs maps to accompany it and define the zones
Ashford Borough Council	26. The Council understands the desire of the Parish Council to retain areas for commercial and industrial uses. However, Policy EC3 seems to be more restrictive than Policy EMP2 'Loss or redevelopment of employment sites and premises' of the Local Plan 2030. Accordingly, further justification is required.

Our response: A map showing the sites listed in policy EC3 was added to the text to provide greater understanding. It was also made clear in the text that no other development other than up to 48 dwellings and the new community centre, health and wellbeing centre and commercial business units would be required at Parsons Mead

EMPLOYMENT *AND BUSINESS*

resident 37	Add new policy EC4 suggested wording: " PROTECTION OF EXISTING COMMERCIAL/INDUSTRIAL PREMISES – Conversion of any existing industrial property/facility to non-employment use, especially housing, will in general not be permitted in the interests of preserving employment resource. " This enhances the robustness of policy EC3 and strengthens the parish ability to keep people in employment.
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our response: No comments.

ENVIRONMENT	
general	
resident 11	(S11, S11,7) expect a survey of traffic pollution in Station Road and determine if agricultural field spraying is a danger to health
resident 12	large improvement needed in ecological and environmental policies, increased pollution will adversely affect human and animal welfare.
resident 27	the two designated SLAs to the east of the village (all the fields between Pett Lane and the Pilgrims Way and between Pett Lane and the A20 should also be clearly marked in the NP; the isolated field between Mote Park Houses and the railway could be considered for future development.
resident 28	climate change is not given sufficient weight especially as the plan runs to 2030 so plan should be more ambitious e.g. planting more trees via planning applications and in the village generally both on private and public land
resident 42	When ABC refused Application 17/00303/AS (Gladman South) the reasons a-d all related to the environment, the views to and from the AONB. However, Site S55 shares similar views, yet these were not considered reasons to refuse consent on this site. Site S55 extends beyond the village confines and sets a precedent for a westward extension of the the A20 corridor. This whole concept is more worrying because of the threat of 5,000 or more houses in Lenham Heath. From S55 westwards all new building will detract from the nature of the rural landscape as seen from the AONB along the Pilgrims Way and once built on, those views can never be reclaimed. The North Downs AONB has particular historic significance as well as Environmental significance because of its links with Pilgrimage to Canterbury, the Archbishop's Palace in Charing and the continuation of the North Downs to the White Cliffs at Dover. In May 2018 Michael Gove as Minister of Environment was talking of increasing the number of National Parks in the country. Currently, the North Downs AONB and it's surrounding countryside could be a good contender for such a green space, in a region that is having to accept massive building programs and for the North Downs to be able to provide a rural and recreational area for the growing population in the South East would be of great value. This is why the NP needs to be moved on so that it is used in consideration of further development.
Kent County Council Environment, Planning and Enforcement	The County Council is generally supportive of Objective 14 – <i>"to support the full restoration of the Archbishop's Palace"</i> and Objective 15 – <i>"to support all initiatives which preserve heritage in the parish"</i> . However, it should be noted that both the restoration and preservation of the heritage will need to be managed more pragmatically than the objectives suggest at present.
<p><i>Our response: Discussions are to be initiated with both ABC and KCC regarding air quality monitoring especially due to the volume of traffic and regular traffic build-ups on Station Road.</i></p> <p><i>A new climate change policy (E10) was added to the plan.</i></p>	

ENVIRONMENT

E1: historic environment

resident 16	unnecessary road signs should be removed
Carter Jonas for the Trustees of the Wheler Foundation	<p>Agree. Whilst we agree with the general principles of the Policy, to ensure it accords with the NPPF, reference should be made to the fact that the 'extent [of a heritage asset's setting] is not fixed and may change as the asset and its surroundings evolve'.</p> <p>This is an important consideration when assessing proposals that may affect the setting of a heritage asset.</p> <p>The Policy should therefore read (additions in bold with deletions shown as strikethrough text - see email):</p> <ul style="list-style-type: none"> • '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 and taking into account that the extent that their setting is not fixed and may change as the asset and its surroundings evolve. • 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'.
Kent County Council Environment, Planning and Enforcement	<p>The County Council welcomes the inclusion of this policy within the NDP and the recognition that the historic environment can be enhanced as well as conserved.</p> <p>The historic environment has rightly been identified as crucial to a community's 'sense of place' as it reminds people how their community came to be and how it took on the shape it has. It can also bring important health and wellbeing benefits. This is particularly important for new developments, whether in the form of new settlements or growth on the urban fringe. If such settlements are to feel part of the continuing story of the parish and form sustainable new communities, then the historic aspects of such places must be recognised and conserved.</p> <p>The major historic environment issues that need to be taken into consideration include:</p> <ul style="list-style-type: none"> • <i>Design and layout of new developments:</i> New layouts should complement existing historic settlement patterns, should be undertaken sensitively and existing patterns should be retained as much as possible. Developments should respect existing settlement in terms of scale, layout and orientation so that the pre-existing historic settlement is not diminished by the new development. <ul style="list-style-type: none"> • <i>Building materials:</i> The County Council would like to see the design of developments complementing any existing local historic character that the area may have. Materials used in the design, where possible, should be appropriate to the existing character, if possible, using locally sourced and traditional materials. *Protection and conservation of historic remains whether built or buried • <i>Incorporation of the historic environment assets into leisure and cultural improvements:</i> particularly relevant for the parish's greenspaces, parks and gardens. • <i>Working with the historic landscape:</i> new developments may be more successfully integrated with the parish if they work with the existing historic landscape.

ENVIRONMENT

E1: historic environment

Ashford Borough Council	27. This policy is broadly supported by the Council and echoes much of what Policy ENV13 'Conservation and Enhancement of Heritage Assets' of the Council's Local Plan 2030 sets out.
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*Our response: Policy E1 was retained as stated in the Regulation 14 consultation document.
KCC made valid comments about the design of new developments and use of materials and account was taken by making amendments to design policies.*

ENVIRONMENT

E2: listed buildings & non-designated heritage assets

resident 24	It was a shock to learn that the Plan is proposing that The Gables becomes a listed building.
Kent County Council Environment, Planning and Enforcement	The County Council would request that the three milestones in the parish which remain are added to the list of non-designated sites. The milestones are particularly vulnerable to damage and it would be helpful if the Parish Council monitors their condition and informs KCC of any damage. There are also three Second World War crash sites in the parish that are vulnerable to treasure hunters or illegal excavation. Again, it would be helpful if the Parish Council could monitor the sites and inform KCC or the police if any damage occurs. The list of assets considered 'worthy of conservation' excludes a number of archaeological sites, including sites such as the medieval Eversley manor (Monkary Farm), ridge and furrow near Wickens and a number of Second World War pillboxes. All surviving heritage sites have a degree of heritage significance that needs to be identified and considered in advance of any works which could lead to damage. This should be through the use of Heritage Statements, but could also include desk-based assessments and, where appropriate, archaeological fieldwork.
	The County Council is supportive of this policy although recommends that the wording is clarified to ensure the objective is clear.
Ashford Borough Council	28. These policies are broadly supported by the Council.

Our response: The Gables was withdrawn from the list of Non-Designated Assets. The following were added to the list: Eversley Manor (Monkary Farm); ridge and furrow near Wickens; second world war pillboxes and air raid shelters. A map was produced to show the position of each asset.

ENVIRONMENT

E3: the archbishop's palace (including section 4.7)

resident 16	Concerned that only lip service is attached to the restoration of the Archbishop's Palace
resident 27	good to see Archbishop's Palace refurbishment in plan but more urgency is needed to overcome obstacles to get the job done, the field behind the Palace is a potential to overcome village parking problems
resident 34	support
Historic England	<p>The buildings and remains of the Archbishop's palace are listed on the national Heritage At Risk register and as such we are interested that policies in the neighbourhood plan should seek to ensure that development secures the conservation works and sustainable use needed to address those reasons considered to make them 'at risk'. This does require ensuring that policy relating to the site is sufficiently flexible to allow a variety of uses such that those that are viable whilst funding the repair work are not excluded, whilst still seeking to deliver aspirations, such as public access. In terms of securing the conservation of the site for its historic, architectural and archaeological interest we recommend a 'conservation' approach that allows the building to be sensitively adapted to remain useful and relevant, rather than a 'restoration' that seeks to return it to a speculative past state. As such we would suggest the following alternative wording to Policy E3:</p> <p>"Proposals for ongoing conservation will be supported. If shown to be possible as part of a sustainable and deliverable solution for the site as a whole, proposals that enhance public access (including by community uses) will be encouraged."</p>
Kent County Council Environment, Planning and Enforcement	The County Council is supportive of this policy although would suggest that proposals for restoration need to be sympathetic to the full history of the site and should not artificially restore the site to a particular time or period. Historic England should be consulted on any proposals at an early stage.
Ashford Borough Council	28. These policies are broadly supported by the Council.
<p><i>Our response: Policy E3 was amended to read "Proposals for ongoing conservation will be supported. If shown to be possible as part of a sustainable and deliverable solution for the site as a whole, proposals that enhance public access (including by community uses) will be encouraged."</i></p>	

ENVIRONMENT	
E4: designation of green spaces;	E5: green space development
resident 4	keep green spaces; Parsons Mead should be kept a green space
resident 10	Protect small green spaces in village from development
resident 38	Policy E1 and E5 The Planning (Listed Buildings and Conservation Areas) Act 1990 which talks about conservation areas applies to both built and green spaces. The NP policies must not privilege only buildings in conservation areas but also green spaces with equal consideration. A meadow that has existed since Elizabethan times is of no less value or consideration than a building that has existed since Elizabethan times. The Act very clearly talks of preserving and enhancing these assets. The NP should align with the Act on this. Obviously this applies to Parsons Mead in terms of fully justifying how any proposal is actually preserving and enhancing this asset which at the moment is essentially an ancient meadow in the centre of the village for generations to come – this does not preclude development but considerable weight must be given to how any proposal preserves and enhances it.
Kent County Council Environment, Planning and Enforcement	The provision of high quality open green spaces and opportunities for outdoor recreation should be a priority. The NDP should aim to increase the provision of accessible green spaces and improve opportunities to access this resource. There is a growing body of evidence demonstrating that physical exercise in open green space can have a positive impact on mental health and wellbeing. Good public transport and active travel links with open spaces should be made available so that the public are not dependent on private vehicle use for visiting these sites.
Ashford Borough Council	29. Policy E4: Whilst this policy lists the green spaces, there is no map within the NP to indicate the location or site boundaries of each of these spaces. This would help to provide clarity on the size, location and justification for the choice of designations. 30. Policy E5: This policy restricts development further than set out in the NPPF for Local Green Space areas. Policy E5 needs to reflect these options, or establish why a more limited approach is justified.
<i>Our response: Maps were added to the text to show the local green spaces in Charing village, Charing Heath and Westwell Leacon.</i>	

ENVIRONMENT

E6: development in the AONB (including section 4.8.1)

resident 27	the AONB needs to be accurately drawn in the plan to include the 'parkland' between Pett Place and the A20
resident 34	support
resident 42	<p>Additionally, as a village which is partly within an AONB, this also impacts on which areas should or should not be developed, which is why the village confines in the plan should be respected. The nature of the local countryside as both an AONB and with its historic significance as a route of pilgrimage to Canterbury Cathedral makes it important to be retained as a rural environment, which is now under threat from pressure on two neighbouring Borough Councils to deliver huge numbers of houses and to lose the rural character of the countryside as seen from the AONB.</p> <p>[See also text under ENVIRONMENT general above.]</p>
Kent Downs AONB	<p>We welcome the acknowledgement of the importance of the Kent Downs AONB and its setting along with reference to the Kent Downs AONB Management Plan.</p> <p>Policy E6: we are concerned that it is not fully compliant with NPP relating to AONBs. Also concerned that it relates only to development within the setting of the AONB and not to development within the AONB itself. Suggest amending to "Any development in the AONB or within its setting will not be permitted unless it can be demonstrated that the benefits of such development outweighs any harm". NNP relating to AONBs is found in para 72 of NPPF which sets a high bar for development which is not reflected in the current policy.</p>
Ashford Borough Council	31. This policy is broadly supported by the Council and echoes much of what Policy ENV3b 'Landscape Character and Design in the AONBs' of the Council's Local Plan 2030 sets out.
<p><i>Our response: Policy E6 was amended to "Any development in the AONB or within its setting will not be permitted unless it can be demonstrated that the benefits of such development outweighs any harm".</i></p>	

ENVIRONMENT

E7: landscape strategy

Kent County Council Resilience and Emergency Planning Service	To safeguard biosecurity and maximise environmental services it is recommended that all trees and other vegetation comprising landscaping should comprise native species of local provenance stock with a mix of age, genetics and species. Species such as Lime (<i>Tilia</i> spp.), Hazel (<i>Corylus avellana</i>), Goat Willow (<i>Salix caprea</i>) and Wayfaring Tree (<i>Viburnum lantana</i>) provide the most benefits for improving air quality. Landscape design for biodiversity should utilise connectivity and complex topography, shade and wetlands.
Kent County Council Environment, Planning and Enforcement	<p>Considering the value and importance of the PROW network, it is requested that this policy text includes reference to the KCC Rights of Way Improvement Plan (ROWIP)² and the Kent Design Guide. These documents apply to urban and rural locations and intended to complement and where appropriate, draw together relevant technical and design information, both national and local, that has already been published (https://www.kent.gov.uk/data/assets/pdf/0005/90491/Rights-of-Way-Improvement-Plan-2018-2028.pdf)</p> <p>Charing sits within a landscape that is both historic and vulnerable. To understand and value landscape character fully, it is important to consider its historic aspect. This means the pattern of tracks, lanes, field boundaries and other features that comprise the historic character of the modern landscape and which can shape future growth. The Kent Historic Landscape Characterisation (2001) has identified the broad historic character of the landscape of Kent but it is strategic in scope. To be most useful at a local level it needs more detailed refinement as has already taken place in Medway, Tunbridge Wells and other places. This would make an interesting community project and KCC would be happy to discuss such a refinement project with Charing Parish Council.</p>
Ashford Borough Council	32 The Council supports this policy.
<i>Our response: Policy E7 was further developed and re-titled Landscape Strategy and Safeguarding and Enhancing Biodiversity through development.</i>	

ENVIRONMENT

E8:ecological impacts (including aspects of section 9.5.2)

resident 33	If this new route [the link between Charing and Charing Heath] is realised could the bricks of the railway bridge be left uncleaned as they hold some rare ferns and mosses.
resident 34	S9.5.2 ensure this is actively managed – protect trees, water meadows, consider fines if developer does not comply
resident 35	Environmental health: due to the expected increase in traffic assess impact on pollution; assess the impact of increased noise to due to more traffic on A20; consider a ‘whisper surface’ on the A20 to reduce noise.
Kent County Council Resilience and Emergency Planning Service	To sufficiently address potential ecological impacts of any development and to enhance the resilience of the landscape and biodiversity, integral niches for wildlife should be incorporated into all suitable new residential and commercial developments, including integral swift bricks and bat tubes/tiles. Wildlife friendly gullies/other drainage features should be conditioned for roads, drives and parking areas. Consideration for the ecosystem services and green infrastructure benefits (e.g. phytoremediation, air conditioning, groundwater recharge) provided by trees and vegetation including street tree planting, creation of hedgerow buffer zones, woodland retention and biodiverse habitats as well as mitigation for any removed trees in the form of new hedgerows, shelter belts or avenues to improve local connectivity between inland woodlands and the wooded escarpment should all be sort.
Natural England	<p>Natural England welcomes the Strategic Environmental Assessment that has been carried out and the fact that this has been used to inform the development of Plan policies. Consequently, we confirm that Natural England does not consider that the policies in the plan will adversely affect any sites statutorily designated for their landscape or nature conservation interests. We, therefore, do not have any further specific comments on the draft neighbourhood plan. However we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>Key information in the annex:</p> <p>1 Natural environment information sources see http://magic.defra.gov.uk/ and http://www.landis.org.uk/index.cfm</p> <p>Natural environment issues to consider: landscape; wildlife habitats; priority and protected species; best and most versatile agricultural land. Refer to NPPF, PPG and http://publications.naturalengland.org.uk/publication/35012</p> <p>Improving your natural environment – opportunities we may consider (2)restoring a neglected hedgerow (3) creating a new pond as an attractive feature on the site (4) planting trees characteristic to the local area to make a positive contribution to the local landscape (5) using native plants in landscaping schemes for better nectar and seed sources for bees and birds (6) incorporating swift boxes or bat boxes into the design of new buildings (7) consider best form of lighting to encourage wildlife</p>

ENVIRONMENT

E8:ecological impacts (including aspects of section 9.5.2)

Kent County Council Environment, Planning and Enforcement	<p>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 allocated for development in the parish.</p> <p>All development will need to adequately address the potential for ecological impacts and provide appropriate mitigation accordingly. KCC therefore recommends that the policy should be encouraging developments to implement the mitigation hierarchy, emphasising that development should be resisted when it cannot demonstrate that there will not be a damaging impact on protected species or habitats.</p> <p>The County Council also recommends a policy which requires Biodiversity Net Gain. It is likely that Net Gain will be mandated within the Environment Bill and there will be a need for developments to demonstrate that they are meeting at least 10% net gain. This could link into the enhancement improvement of open/green spaces set out in Policy E4 – Designation of Green Spaces in the Parish / E5 – Green Space Development.</p>
Ashford Borough Council	33. This policy is consistent with the Local Plan Policy ENV1 ‘Biodiversity’ and NPPF in requiring proposals to consider the environmental impact of the proposal.
<i>Our response: Policies were amended to improve the focus on biodiversity and to introduce a new policy (E10) on climate change.</i>	

ENVIRONMENT

E9: views

resident 34	add to (a) and (b) from Poppyfields and Charing Green
resident 38	<p>Issues are:</p> <ol style="list-style-type: none"> (1) What are the justifications and rationale for including the chosen streets and locations? (2) Why include Station Road and Hitherfield but exclude views in and out of Burleigh Road that have existed since late Victorian times (properties range from Victorian period to 1940s? (3) Including certain streets and omitting others or similar streets could raise potentially serious conflict of interest issues for parish councillors and undermine Neighbourhood Plan (4) This needs very serious re-consideration
resident 42	[See text under ENVIRONMENT general above.]
Kent County Council Resilience and Emergency Planning Service	Any development that may affect the short and long-range views to the open countryside from the Parish, should always include a buffer in the form of a woodland shaw, hedgerow, or other appropriate well-structured native vegetation. This approach will improve the acoustic and visual design and enhance carbon sequestration, air quality and wildlife corridors.

ENVIRONMENT

E9: views

Kent Downs AONB	Principle is supported but while it protects views towards the AONB it only protects views from the AONB towards the village and its eastern and western perimeters. The importance of views out from the higher elevations of the North Downs is recognised in Section 4.8.1 of the Plan and we consider it beneficial to extend this policy to ensure these views are protected in this policy by including reference to all land that forms the foreground to the Kent Downs escarpment – in many ways development in the rural undeveloped parts of the parish away from the village and village edges would be more harmful in views from the AONB than extensions to/within the village as development here would contrast more strongly its rural surroundings.
Historic England	We are pleased to support this policy but do recommend that, given the importance of protecting the character of views, that the neighbourhood plan group seek to ensure that the policy provides clarity about what it is in the views that is actually valued and in need of protection. Identifying a viewing place and direction provides relatively little clarity for decision makers about what in the view should be protected. It is unlikely that preventing any development in these views will be justifiable and as such the policy needs to be clear on how development proposals may be able to respond to these special qualities and where harm to them would be considered unacceptable. Providing a clear evidence base that sets out the key positive characteristics provides both justification for a high level of protection and a reference point for decision makers. The steering group might wish to consider the Lewes Neighbourhood Plan as an example of good policy making for views as it identifies key characteristics such as the unbroken horizon of the ridge of the South Downs beyond the town as a key character of views looking out and the primacy of the castle as the tallest landmark in views looking from the Downs to the town. Using annotated views (see the Oxford View Cones Study's illustrations for examples of this method) provides another method of showing how the various parts of a landscape that lies in the view, contributes to the quality that your wish to see conserved (as well as potentially identifying elements that have harmed it in the past). https://www.oxford.gov.uk/info/20064/conservation/876/oxford_views_study
Westwell Parish Council	Policies E9 (Views) and H12 (development outside village confines) are very important to the landscape, character and rural setting of the wider context of Charing including Westwell parish and the character of this whole area on contrast to the urban character area of Ashford town to the east. Westwell particularly supports these policies for this reason.
Carter Jonas for the Trustees of the Wheler Foundation	Agree. Whilst we agree with the general principles of the Policy, we disagree with the inclusion of references to views of the scarp ridge and southern slopes of the AONB to the west and north from Pluckley Road and also views of the scarp ridge and southern slopes of the AONB to the north and east from Pett Lane. Given the developments that are either allocated or now have planning permission (S55), the context of the views to and from the AONB will change. We also consider that developments can be sensitively designed which take into account the setting of the AONB and the associated views and will result in developments that are seen within the context of Charing.
Kent County Council Environment, Planning and Enforcement	In areas where there would be significant effect on PRoW from new development, the network must also be included in the landscape planning of development as a whole. The policy should therefore make reference to PRoW. There should be inclusion of how the Parish Council works in partnership with KCC to record, maintain and develop the network.

ENVIRONMENT

E9: views

Ashford Borough Council	34. Whilst this policy lists the views which are important to conserve, there is no map within the NP to indicate the extent of each view. This would help to provide clarity on the location, extent and justification for the choice of views and their importance.
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Our response: A group was established to re-examine views and also to consider higher elevation views. Photographs of views and a map where taken will be introduced to the plan as soon as the work has been completed.

The CPC plans to establish a working group with KCC to improve footpath connectivity.

HOUSING (including sections 9.1, 9.4, 9.7.4)

General

resident 4	do not build over allotments.
resident 5	It would be good to see an element of single storey accommodation (bungalows) for an ageing population.
resident 12	All the housing planned will damage village life and culture
resident 19	Disappointed with the amount of additional housing but hope controls are in place to control the aesthetic and character of the village
resident 27	Charing is taking a disproportionately high level of housing development without supporting infrastructure and amenities and unless there is a brake on more development the NP will not meet its goal of 'improving the quality of life' of residents, so Charing should not take further large scale developments, other than those specified in the plan
resident 32	Good to see more 1 and 2 bedroom properties in plan but how do we get bungalows?
resident 39	Also concerned about loss of allotments especially as new dwellings being built are likely to have only very small gardens
resident 42	Additionally, in Policy H14 it states that the development would not 'involve residents at such a development in additional costs over and above the standard Community Tax.' This is a laudable desire and makes great sense. However, the reality is that residents on new developments face a range of different land and public open space management arrangements. Any resident on a new development which does <i>not</i> have adopted public open space, roads etc., faces a significant additional charge above the 'standard Community Tax'. This takes the form of management fees for roads and grounds to be maintained, adding up to 20% or more above the Council Tax. Additionally, because the whole development is private land, the full range of services provided for other properties by the Local and County Councils are not provided on these developments. The approach from the Neighbourhood Plan needs to be supported because the Local and County Councils are receiving the same Council Tax from residents on new developments as those residents in fully adopted areas, whilst providing significantly less services. In addition the S106 funds which are paid by the Developers to provide significant and valuable facilities in the area, will be paid for by these new residents in the cost of the houses that the Developers build.
resident 44	Accept we need more housing. I would like to see a commitment that no further retail units would be lost/converted to residential in the village.
Environment Agency	we recommend that site allocations on land with previous use will need to address potential contamination issues by adequate investigation and risk assessment in accordance with local plan policies; any new proposals should ensure that sustainable drainage design will achieve appropriate protection of ground and surface waters; in the case of limited mains sewer provision, we would object to major development sites that do not tie into upgrade of sewer capacity in the area and this is particularly important in stressed groundwater catchments and Source Protection Zones; treated non-mains discharges to ground may require an Environmental permit; only clean uncontaminated surface water may be discharged to ground via approved sustainable drainage systems (SuDS) designs; details of proposed foul and surface water drainage should be submitted with any application for each site

HOUSING (including sections 9.1, 9.4, 9.7.4)

General

Kent County Council Environment, Planning and Enforcement	<p>10.4 Estimated Number of New Houses to be Constructed in the Plan Period.</p> <p>The County Council recommends the NDP should make specific reference to the PRoW network and the opportunities offered to health and wellbeing, tourism, sustainable transport and access to the environment.</p> <p>10.5 Site Assessments</p> <p>The County Council recommends that 'Access to Services' also includes the proximity to sustainable, active travel links and connectivity to the PRoW network.</p> <p>10.5.3 Summary of site assessment outcomes</p> <p>The County Council has previously provided commentary on the land adjacent to Poppyfields development site as part of the Ashford Borough Council site allocations consultation process. The following comments apply to:</p> <ul style="list-style-type: none">*Land to the rear of Northdowns Garage (Policy S28, now part of S55 in the Ashford Local Plan)*Wheler North land (part of Policy S55 in the Ashford Local Plan)*Bromley Land west of Wheler North site (part of Policy S55 in the Ashford Local Plan) <p>The site contains several recorded metal finds, suggesting some level of Roman and later activity. Although the site is south west of the focus of the medieval settlement of Charing, there may be evidence of the use of several ancient trackways converging on Charing. A phased programme of archaeological mitigation will be required. Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>
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Our response: Text changes have been made to address housing growth and the need to have improved infrastructure, facilities and amenities to meet needs of expected major growth in population.

HOUSING (including sections 9.1, 9.4, 9.7.4)

H1: allocation of housing sites in Charing village

resident 10	focus on large developments between A20 and railway line
resident 20	Confused about location/title of planned development sites especially 'Wheler North' and a more detailed map of sites would have helped
resident 29	Staggered that the plan does not allocate Morrisons Yard for housing development and would be a perfect location for a handful of bungalows
resident 38	<p>this should read "will be supported" not "will be permitted" as the parish council does not have the authority to permit development as that lies with the Borough Council. Also the policy should read "land adjoining Burleigh Bungalow" not "adjoining land at Burleigh Bungalow" as this makes it look like part of the proposed development including our property.</p> <p>Also the dropping of the 40% affordable homes conflicts with the Borough Council policy designed to protect residents', and importantly local peoples' access to affordable housing, which potentially allows people to stay in the village they grew up in. This is a critically important policy. It is not up to the parish council to decide on this. The language needs to be changed here to reflect that the Parish Council will seek such a withdrawal in this case, whether or not this is granted is up to the Borough Council.</p>
resident 53	Fully support housing plans on sites A to F
DHA Planning Limited/Land Agent Parsons Mead	<p>this deals specifically with the Parsons Mead development and it is therefore considered that the policy title should reflect this to avoid any confusion or ambiguity. The draft policy states that <i>"Due to the significant social, economic, and amenity value of these plans, the requirement of 40% of dwellings to be affordable is withdrawn"</i>. This approach is supported given that the proposed agreement with the Parish is for any uplift in land value arising directly from a reduction in affordable housing provision below the current Local Plan requirement (40%) being passed directly to the Parish as a contribution towards delivery of the community centre and car park. This unique set of circumstances and the significant benefits it will deliver and secure is considered to justify this approach. If considered helpful, the wording of the policy could be modified to provide more detail and context in terms of how the wider benefits the approach will deliver will be secured. Similarly, it is considered that it would be prudent for the policy to make clearer what is expected of the developer in terms of gifting the land to the Parish.</p> <p>Feasibility work undertaken to date has indicated that the site could deliver up to 48 residential dwellings alongside a new community centre and car park. Reference in the Policy to 'up to 48 units' is therefore supported. It is however noted that at 9.7.2 of the draft Plan, reference is made to 42 units and this should be amended to 48 to ensure consistency.</p> <p>The plan at the bottom of page 70 and text on page 71 appears to refer to a different site to Parsons Mead, however there is no clear break or new sub-heading to make this clear and it is recommended this is included to avoid confusion.</p>

HOUSING (including sections 9.1, 9.4, 9.7.4)

H1: allocation of housing sites in Charing village

<p>Kent County Council Environment, Planning and Enforcement <i>[Again, most of this comment really refers to the transport section]</i></p>	<p>The County Council recommends that the description and policy should acknowledge the existence of recorded Public Footpath AW349 that passes directly through the site. It is requested that existing PRoW and promoted routes which pass directly through a site or surround a site boundary, are referred to in the description and policy for each site.</p> <p>Guidance notes for these site allocations should include the following:</p> <ol style="list-style-type: none"> 1. Sites should protect or enhance the quality of any PRoW contained within, or linking to, the site, to ensure recreational opportunities and access to the wider countryside are provided for. This includes access for walking, cycling, horse riding and the availability of open space. 2. The character and value of quiet lanes connected to the site should be considered and protected where possible. 3. The sites should positively add sustainable transport choices. Consideration should be given to the creation of new paths and upgrading of existing routes, to cater for pedestrians, cyclists and equestrians, especially where there are opportunities to connect with the surrounding PRoW network or address safety concerns. It is therefore requested that the KCC PRoW and Access Service is directly involved in future discussions regarding projects that will affect the PRoW network both directly and with a wider countryside impact.
<p>Ashford Borough Council</p>	<p>35. The Council recognise that the key policy of the NP is Parsons Mead and the desire to deliver a new community centre on the site. However there are concerns about the justification provided so far. Concerns include whether;</p> <ul style="list-style-type: none"> *the constraints of the site, such as heritage assets and the conservation area, can be suitably addressed * the desire to deliver no affordable housing on the site is justified. No viability evidence has been referenced to support the position * the highways authority have been consulted on the principle of site access and transport impact
<p><i>Our response: The text was amended to explain the owners of Morrisons Yard are currently content with its present use and did not submit it for consideration; however, it is certainly not being ignored in future plans. Text in 9.7.2 was amended to show 48 dwellings at Parsons Mead. Footpath AW 349 added to text and its importance, also AW35. Justification for no affordable housing was strengthened. A separate section in the plan has been devoted to Parsons Mead providing more details of the plans including reasons for excluding affordable housing and plan viability (12.1). Policy H1 was amended.</i></p>	

HOUSING (including sections 9.1, 9.4, 9.7.4)

H2: allocation of housing sites in Charing Heath

resident 21	A request that a new site (Brookfield in Charing Heath) is allocated for development
Hobbs Parker Property Consultants on behalf of Land owner (between Brookfield and Church Hill)	We write on behalf of the owner of land between Brookfield and Church Hill Cottage Charing Heath where there is a current planning application for residential development (non-determined as yet, reference 18/01447/AS). The site for which we have an application is within one ownership and deliverable within the lifetime of the plan.
Kent County Council Environment, Planning and Enforcement	<p>It has not been demonstrated that the land north-west of Swan Street site can provide suitable and safe access, as the red line boundary does not extend right up to the public highway. This site is not sustainable as it is poorly related to basic services and there is no safe pedestrian access to either the Public House or the bus stops on Charing Heath Road (for which there is only one a day service). The allocation of this site would therefore not accord with the National Planning Policy Framework in terms of sustainable development.</p> <p>The land next to the Crofters site may be able to achieve a suitable access, but the County Council is concerned with the sustainability of this site, as it is poorly related to basic services and again, there is no pedestrian access to the Public House or to bus stops on Church Hill (for which there is only one a day service).</p> <p>For the Land at Church Hill, KCC recognises that this site can achieve suitable visibility splays. KCC is, however, concerned with the sustainability of this site, as it is poorly related to basic services and again, there is no pedestrian access to the Public House or to bus stops on Church Hill (for which there is only one a day service).</p> <p>At the Land next to Crofters, Public Footpath AW14 crosses the site and Public Footpath AW323 crosses the Land at Church Hill. It is therefore imperative, that the comments made for Policy H1 - Allocation of housing sites in Charing Village – are applied to other sites proposed allocations.</p>
Ashford Borough Council	<p>36. There appears to be little detail in terms of why small scale residential site allocations are sought at Charing Heath. In addition, there is no definition as to what is meant by 'small houses' or 'smaller flats' or how many this should entail for the two sites. There is also no guidance as to some of the site considerations that should apply for applications to adhere to.</p> <p>37. As a more general point, it is recognised that a number of potential site allocations have been assessed as part of the NP process. However, it is unclear how these potential sites were derived and what sort of 'call for sites' exercise was undertaken and when. The assessment sheets themselves seem to cover a number of useful criteria, although it is not clear how they relate to the SEA objectives that support the NP. There also doesn't appear to be a weighting/scoring system applied to any criteria which may help to justify the conclusion.</p> <p>38. It is accepted that a scoring system is not the sole determining factor in choosing sites for allocation, but at present it is not easy to understand the 'golden thread' that runs through the evidence to clearly support the NP position.</p>
<p><i>Our response: The plan was amended to include more discussion of housing needs for Charing Heath and the rationale to support a limited amount of housing primarily of smaller houses. Land at Church Hill now has planning permission and Land at Swan Street has outline permission. Brookfield is within our proposed confines for Charing Heath. It needs to be assessed formally as other sites were but also with specific reference to flood zone issues as Charing Heath stream runs through the site. Environment Agency maps for Charing Heath are too crudely drawn so a more detailed assessment of the flood risk for this site will be undertaken.</i></p>	

HOUSING (including sections 9.1, 9.4, 9.7.4)

H3: size of new developments

Carter Jonas for the Trustees of the Wheler Foundation	<p>Disagree.</p> <p>To simply not support large scale developments which could be sensitively designed in accordance with the Charing Parish Design Statement and would not harm the character of the village is not sound. The inclusion of such a policy does not provide for a positive vision and certainly does not create ‘a framework for addressing housing needs and other economic, social and environmental priorities’ (NPPF, paragraph 15).</p> <p>It is also not consistent with the Ashford Local Plan which has identified Charing as a centre that can accommodate housing growth. Furthermore, the Inspector acknowledged there is no evidence to suggest Charing “has reached any particular limit in terms of infrastructure provision, local services or transport” and given “the village is one of the larger in the Borough” (paragraph 145 of Inspector’s Report), the Neighbourhood Plan would not be consistent with this if it sought to constrain growth.</p> <p>This policy is not consistent with national policy and should be deleted.</p>
Ashford Borough Council	<p>39. Policy H3 seeks to stop new housing proposals of more than 10 dwellings coming forward in the whole Parish. This is not consistent with the Local Plan 2030, most notably Policy HOU3a ‘Residential windfall development’ and Policy HOU5 ‘Residential windfall development in the countryside’ which allows new housing development to come forward within Charing Heath and Charing, as well as ‘adjoining’ and ‘close to’ Charing. Neither policy stipulates a limit to the scale of development allowed, in principle.</p>
<p><i>Our response: Policy H3 was re-titled Larger New Developments and included the requirement to meet Local Plan Policies HOU3A and HOU5 and to meet the requirements of the policies in this plan especially T1 to T5 inclusive and especially policy H12 dealing with development in the countryside. The importance of the AONB was spelt out. Additionally a new policy (H15) was added dealing with other issues of S55 in the Local Plan..</i></p>	

HOUSING (including sections 9.1, 9.4, 9.7.4)

H4: affordable housing

resident 31	I did not see 40% affordable houses anywhere, is this an objective?
resident 34	enough starter homes
resident 38	[See latter part of text under H1 above.]
resident 45	Shared ownership are often starter homes – does this need rewording and is the breakdown sufficiently consistent with ABC's policy?
DHA Planning Limited/Land Agent Parsons Mead	This sets out the policy on affordable housing provision. In view of the particular approach for Parsons Mead set out in Policy H1, it is considered prudent to reference this as an exception in Policy H4.
Carter Jonas for the Trustees of the Wheler Foundation	Policy H4 Agree. Whilst we agree with the principles of the policy which seek to ensure there is a sufficient range and mix of housing provided in Charing, given the village is classified as a rural service centre, we suggest reference is made to the opportunity for affordable housing to be sought on developments that are not 'major development', ie, developments of less than 10 units. This will ensure the policy accords with paragraph 63 of the NPPF.
Ashford Borough Council	40. The 40% threshold identified is supported as it is consistent with Policy HOU1 'Affordable Housing' of the Council's Local Plan 2030. However Policy H4 stipulates a different tenure split to that set out in Policy HOU1 'Affordable Housing'. Evidence is needed to support the position in the NP.

Our response: Policy H4 was amended to introduce the exclusion for Parsons Mead and exceptional circumstances

HOUSING (including sections 9.1, 9.4, 9.7.4)

H5: local-needs housing

resident 45	Definition of Local Needs does not seem right. Would eg exclude elderly parent not living in Charing but who wants to move to be near to children who are parish residents. Dawne probably knows what the normal definition is.
Ashford Borough Council	40. The 40% threshold identified is supported as it is consistent with Policy HOU1 'Affordable Housing' of the Council's Local Plan 2030. Evidence is needed to support the 50% requirement in Policy H5 'Local Needs Housing' as this is more specific than Policy HOU1 'Affordable Housing' of the Council's Local Plan 2030.

Our response: The HNA undertaken by AECOM was re-emphasised in the text as well as the introduction of new research into residents of affordable housing and links to Charing.

HOUSING (including sections 9.1, 9.4, 9.7.4)

H6: local-needs housing on exception

Ashford Borough Council	41. Policy H6 is missing the term 'local needs housing schemes' for the sake of clarity. In addition, it is unclear of the relationship between this policy and Policy HOU2 'Local needs / specialist housing' of the Local Plan 2030. On some occasions this may actually deliver larger schemes than appear to be specified in the NP.
<i>Our response: Policy H6 was amended to read Local-Needs Housing on Exception Sites. The 40% threshold has been excluded from land allocated for development at Parsons Mead due to the significant economic, social and environmental benefits the new proposed community facility will bring as well as a significant number of smaller houses.</i>	

HOUSING (including sections 9.1, 9.4, 9.7.4)

H7: size of homes

resident 29	there is too much emphasis on 1, 2 and 3 bedroom houses – a balance between small homes and 4 & 5 bedroom houses is critical to maintain the character of the village; there are a clear needs to enable people to get on the housing ladder, for bungalows and properties for the elderly: an over focus on cheap housing will not simply be for younger residents of Charing but will simply encourage those who are looking for a cheap place to live: the plan needs a more balanced housing approach.
resident 34	good outside space for all houses.
resident 36	Parsons Mead comments: Why are so many houses 4 bedroom as there are no such thing as affordable larger homes and there are a number of such houses in the village that have been on the market for a very long time? Such homes should be changed to starter homes to encourage younger people to stay/be attracted to the village.
resident 37	Add a final point namely: "Smaller developments (except single dwellings) will not be permitted if over 50% of the proposed dwellings have three or more bedrooms"
resident 45	I feel this is far too prescriptive. Feel this should be worded so that it is a guide rather than an absolute.
DHA Planning Limited/Land Agent Parsons Mead	The proposed housing mix is broadly supported in the context of Parsons Mead, although it is considered that insertion of a mix 'broadly in line with' or similar would be more appropriate given it is highly unlikely that the mix could be met exactly in any given scheme.
Ashford Borough Council	42. The Borough Council are broadly supportive of the aspirations in this policy.
<i>Our response: the vast majority of consultation input has indicated far more desire/need for smaller units than large, except from developers. These would not be "cheap" housing - even a 2 bedroom property in Charing would not, at market rates, attract those looking for cheap housing. Any such which are priced at other than market rates will have strong constraints, e. g. limitation to local applicants (see draft policy H5). The need for "bungalows and properties for the elderly" was re-emphasised in the plan.</i>	

HOUSING (including sections 9.1, 9.4, 9.7.4)

H8: lifetime-home standards

resident 34	good outside space for all houses.
Ashford Borough Council	43. The Lifetimes Homes Standard referred to in this policy were superseded by the National Technical Standards in 2015, which include National Space Standards and the Building Regulations M(4) Category 2.
<i>Our response: Policy amended to meet National Technical Standards</i>	

HOUSING (including sections 9.1, 9.4, 9.7.4)

H9: mixed development

resident 10	ensure developers understand the requirement for business units on the large developments.
resident 45	what does second bullet point mean? Commercial units vary in size. Also feel first bullet should provide some get out eg “unless there are robust reasons why this is not feasible”.
DHA Planning Limited/Land Agent Parsons Mead	Policy EC2 – requires residential developments of 20 or more units to incorporate an element of commercial business use. The policy refers to 10% but does not reference how that will be measured (i.e. units or floorspace). It is noted that the 10% figure is also inconsistent with the figure quoted in draft Policy H9 (which references 15%). It is requested that the Policy makes clear that on the Parsons Mead development, no commercial development beyond provision to be made within the community centre is anticipated, given the direct delivery link between the two elements.
Carter Jonas for the Trustees of the Wheler Foundation	<p>Policy H9 Agree.</p> <p>Whilst we agree with the objectives of the policy, the provision of commercial space within developments of over 20 units should only be sought where there is evidence of demand and the site is suitable and it is appropriate to provide it in that location. We also suggest the thresholds should be consistent with Policy EC2.</p> <p>The Policy should therefore read (additions in bold with deletions shown as strikethrough text - see email):</p> <ul style="list-style-type: none"> • All developments of 20 dwellings and above should provide a mix of residential and commercial premises where the site is suitable, it is appropriate to do so and there is demand. • Commercial premises should account for at least 10% of the floorspace.'
Ashford Borough Council	44. It is unclear as to what is meant by ‘mixed use’. For example are specific live/work units being advocated? Or is it more related to the ability for people to work from home? The Council are also concerned that the policy seems to require existing Local Plan site allocations to adhere to this policy even though these are adopted ‘strategic policies’.
<i>Our response: The policy was considered to be well defined so no changes made. The policy reflects the decline in employment experienced in Charing village over the last five years and presents real opportunities to create employment by introducing some business/commercial premises in the larger developments which will also lead to a reduction in vehicle movements so aiding cleaner air and promoting healthier parishioners.</i>	

HOUSING (including sections 9.1, 9.4, 9.7.4)**H10: housing in Charing Heath**

Ashford Borough Council	45. It is not justified to limit developments to 5 or fewer within Charing Heath. Policy HOU3a 'Residential windfall development within settlements' applies and doesn't provide an upper limit.
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Our response: Text amended to refer to limited capacity of Charing Heath to absorb new dwellings.

HOUSING (including sections 9.1, 9.4, 9.7.4)**H11: infill development**

Kent County Council Environment, Planning and Enforcement	KCC requests that the PRoW network is referenced to ensure that the network is considered at an early stage of the design process and successfully incorporated into future developments.
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Ashford Borough Council	46. The Council broadly supports the aspirations of this policy.
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our response: No comments

HOUSING (including sections 9.1, 9.4, 9.7.4)

H12: new development and extensions outside village confines (including section 9.7.10)

resident 42	Additionally, as a village which is partly within an AONB, this also impacts on which areas should or should not be developed, which is why the village confines in the plan should be respected. The nature of the local countryside as both an AONB and with its historic significance as a route of pilgrimage to Canterbury Cathedral makes it important to be retained as a rural environment, which is now under threat from pressure on two neighbouring Borough Councils to deliver huge numbers of houses and to lose the rural character of the countryside as seen from the AONB.
resident 45	suggests we would support housing in the countryside – conflict with ABC which would only allow development adjacent or close to Charing unless certain exceptions are triggered. And why would we restrict extensions? Needs to be made clear that this applies to Charing not Charing Heath.
Kent Downs AONB	we are concerned that this policy could lead to a proliferation of small-scale housing estates in the open countryside that would be out of keeping with the settlement pattern of the existing parish. We would recommend that the policy is qualified by a requirement for development sites to be adjacent to or well related to the villages. Additionally we consider both policies H12 and H13 would wholly fail to meet the objectives set out at page 76 to protect the countryside from encroachment, to help sustain the identity of separate communities.
Westwell Parish Council	Policies E9 (Views) and H12 (development outside village confines) are very important to the landscape, character and rural setting of the wider context of Charing including Westwell parish and the character of this whole area on contrast to the urban character area of Ashford town to the east. Westwell particularly supports these policies for this reason.
Goddard Planning Limited	We write specifically in relation to the proposed confines for Charing Heath. The expanded confines (when compared to the adopted Local Plan) reflect the approach which the Borough Council adopted in its Draft Local Plan. But more importantly, these expanded confines give the local community the opportunity to consider and support proposals for additional housing which will contribute to the vitality and viability of the settlement and its various services and businesses. It reflects what the community wants. A good example of localism in practice. These expanded confines enable the borough council on the one hand to prevent sprawling development extending into the countryside and causing unacceptable harm, and on the other encourage future controlled and beneficial growth. We therefore support the Draft Charing Neighbourhood Plan 2011 – 2030.
Kent County Council Environment, Planning and Enforcement	KCC requests that the PROW network is referenced to ensure that the network is considered at an early stage of the design process and successfully incorporated into future developments.
Ashford Borough Council	47. It is assumed that this policy applies to the village of Charing and its peripheral area, although it is unclear if it also relates to Charing Heath. In this context, Policy H12 directly conflicts with the Council's Policy HOU5 'Residential windfall development in the countryside'. This stipulates that new housing can come forward in areas that 'adjoin' or are 'close to' Charing and does not set an upper limit.
<i>Our response: The policy was amended to be compatible with LP policies.</i>	

HOUSING (including sections 9.1, 9.4, 9.7.4)

H13: development in residential gardens

resident 45	There needs to be text round this that indicates the reasoning for bullet 1 and also shows when it would not be enforced (eg when a garden is particularly large). Feel bullet 2 (based on experience of considering some recent applications) should be deleted or modified. One less bedroom is impractical since bedrooms can be interchangeable with eg dining rooms, studies particularly when the main house is a bungalow (as in one recent application). Also when considering an application one does not normally know how many bedrooms the original house has.
Kent Downs AONB	as with policy H12 the concern is that this policy could lead to a proliferation of small scale housing estates in the open countryside that would be out of keeping with the settlement pattern of the existing parish especially as there are many properties with large gardens that could accommodate significant number of dwellings. Additionally we consider both policies H12 and H13 would wholly fail to meet the objectives set out at page 76 to protect the countryside from encroachment, to help sustain the identity of separate communities.
Ashford Borough Council	48. This policy links to the Council's policy HOU10 'Development of residential garden'. There is however some confusion within the policy, as it initially states that the proposals should comply with the Local Plan Policy HOU3a 'Residential windfall within settlements', but later prevents housing in rear gardens in the village confines, which would be contradictory to Policy HOU3a. Clarity is needed regarding the position in this policy. Justification is also needed for the size requirements which are listed in this policy.
<i>Our response: Policy amended to avoid confusion.</i>	

HOUSING (including sections 9.1, 9.4, 9.7.4)

H14: development on groundwater protection zones (including Section 4.8.3)

resident 26	building on natural floodplains and natural underground springs is wrong
resident 42	The Neighbourhood Plan has identified the need for serious consideration to be taken over building on Groundwater Protection Zones. The hydrological report,(Evidence Book 4 Project 131) not available when the last large development was built, plus the evidence of significant Suds for that site has shown that unless the Planning Departments, Water Undertakers (i.e Southern Water), Building Control etc are really on top of the developments at the appropriate time of construction, then there is an element of risk that these precious resources could be compromised. Currently, there is no evidence of these organisations and agencies involved in the development process being effective and able to avoid the risk of error (by ensuring that issues are designed out and properly implemented and inspected in the build process) and so preventing building on GPZ's is the one effective way to protect them. This is a strategy that should be happening in new development currently taking place in Charing and elsewhere!
resident 45	what is meant by the "standard community tax"? Note that on many new developments it is now normal for residents to pay a management fee.
Environment Agency	We have no detailed comments in relation to groundwater protection and contaminated land in relation to your NP but are pleased that you recognise the sensitivity of the aquifer setting; in the case of limited mains sewer provision, we would object to major development sites that do not tie into upgrade of sewer capacity in the area and this is particularly important in stressed groundwater catchments and Source Protection Zones
Ashford Borough Council	49. The Council support the first part of this policy, to require appropriate site investigations in groundwater source protection zones, which is detailed in the Local Plan Policy ENV8 'Water Quality, Supply and Treatment'. However, the second part of the policy relates to an existing site allocation in the Local Plan 2030 which has already been subjected to a robust site assessment process and most of the site has planning approval which has addressed groundwater concerns.
<i>Our response: No adjustments required.</i>	

DESIGN	
D1: good design;	D2: imaginative and innovative design
resident 1	More collection of roof rainwater; More solar panels
resident 23	ensure commercial buildings blend in to the feel of the area
resident 28	there should be more solar panels on new builds
resident 30	Why are we not pushing for all new buildings to be LEED certified to a minimum of silver level with a push for gold?
resident 37	<p>D1 Windows: adjust policy as follows: Windows (in new buildings or extensions) should be or have the outward appearance of normally white painted traditional joinery in proportion to the elevations; preferably they should be of two or three light casement windows, simply divided and, where this is the local norm, set into brickwork with segmental arched brick lintels, and should be at least double glazed". This is aimed at avoiding the use of expensive materials, avoiding imposing a style which is not locally common and encouraging good insulation practice.</p> <p>D2 Add a fifth bullet "After June 2022, any new or redeveloped garage or other parking provision must contain at least one electric vehicle charging point, which if indoors must be of above the basic capacity (i.e. capable of delivering a full charge in less than overnight)". We should take a lead on this.</p>
resident 38	Policy D1 is overly prescriptive. Also it is at odds with aspects of Borough and National policies that can allow contemporary buildings (and possibly extensions to buildings) of architectural merit. Also the policy could benefit from differentiating an approach inside the Conservation area to outside of it. Every period of history needs to be able to produce the classic buildings of the future. Further these policies should include an approach to eco design given the current Government's carbon targets.
resident 45	Policy D1, D2 and D3– Feel these are too detailed. Would be a nightmare for councillors to consider when reviewing planning applications. Suggest most of this should be in surrounding text making it clear that they are provisions of the Charing Design Statement and then the actual policy wording should simply say that design should be in line with the Design Statement.

DESIGN	
D1: good design;	D2: imaginative and innovative design
Kent County Council Resilience and Emergency Planning Service	Policy D: A Housing Policy should be included that addresses sustainability, renewable energy generation and ecological impacts – for e.g. the NPPF places an emphasis upon using the planning system to enable well-designed, resilient and sustainable 21 st Century communities and landscapes. It is vital that all buildings, infrastructure and landscape are resilient to climate change and other environmental threats in the long-term. Policies and plans should take a proactive approach to mitigating and adapting to climate change impacts such as periods of increased and reduced precipitation (i.e. surface water flood risk and water use/supply), increased temperatures (through use of shading and air conditioning vegetation including green walls, pale coloured materials, positioning of units, use of water features), landscape design for biodiversity (utilising connectivity and complex topography, shade and wetlands), optimising air quality (utilising extensive new woodland and street tree planting and avoiding areas of ‘still-air’), reducing fire risk (through avoiding conifers and non-native trees which create a heavy litter layer) and enhancing biosecurity (avoiding invasive non-native trees and shrubs, utilising local provenance native planting and natural regeneration while enabling dynamic natural processes across new natural habitats such as floodplain, woodland and scrub which function without human intervention). Incorporating vegetation into the design of the built environment can provide ecosystem service benefits and reduce additional costs for resident through providing cooling, air conditioning and shade in the summer and shelter during the winter. Sustainable design and construction methods and the incorporation of renewable and decentralised power generation must be considered to ensure that the development remains resilient into the future, does not contribute to climate change and local air pollution, facilitates affordable utility bills and delivers resilient local energy supplies.
Environment Agency	Water efficiency: the SE England is ‘water stressed’ so water must be used wisely therefore water conservation techniques should be incorporated into design of all new developments, if domestic appliances are fitted in new properties they should be energy and water efficient. All new homes should be designed to achieve a minimum water efficiency of 110 litres per person per day.
Kent Downs AONB	we would welcome the inclusion of a requirement for the avoidance of light coloured and reflective materials on elevations facing towards the AONB where visible from the Kent Downs escarpment.
Natural England	Improving your natural environment – opportunities we may consider (8) adding a green roof to new buildings
Kent County Council Environment, Planning and Enforcement	The County Council recommends that reference is made to the Kent Design Guide, which is due to be refreshed in 2020.
Ashford Borough Council	50 Policy D1: This policy is broadly supported by the Council. 51. Policy D2: The Council supports the principle of this policy, to promote innovative designs. Clarity should be given within this policy to determine whether the design features listed are specific requirements or suggestions, and the scale of development to which these features are applicable. If these features listed are suggestions, they would be better placed in the supporting text.
<i>Our response: Some amendments were made to this policy.</i>	

DESIGN

D3: street furniture

resident 16	unnecessary road signs should be removed
resident 45	Policy D1, D2 and D3– Feel these are too detailed. Would be a nightmare for councillors to consider when reviewing planning applications. Suggest most of this should be in surrounding text making it clear that they are provisions of the Charing Design Statement and then the actual policy wording should simply say that design should be in line with the Design Statement.
Ashford Borough Council	52. The Council supports the principle of this policy to ensure that development is suited to the landscape and heritage of the area. However there are issues relating to the clarity within the policy relating to lighting fitments that are ‘too tall’ and restricting signs and advertisements at the village approach of Charing.

Our response: Some adjustments were made to the policy.

DESIGN

D4: dark skies

resident 26	more houses causes light pollution
Ashford Borough Council	53. This policy is broadly supported by the Council and echoes much of what Policy ENV4 ‘Light pollution and promoting dark skies’ of the Council’s Local Plan 2030 sets out. However, Policy D4 requires all applications in the Charing parish area to comply to the Dark Skies requirements, even though the area is not covered by the Dark Skies ‘designation’. This position needs to be justified.

Our response: our policy specifically addresses the matter raised by resident 26. The policy was adjusted to comply with the LP policy.

Agency/ organisation	Policy area/section	issues/concerns
Sport England	C2, C9, C7, C10, T5, S6.3.9, H1, S11	<p>It is essential that the NP reflects and complies with national planning policy for sport as set out in NPPF especially paras 96 and 97. Also be aware of Sport England's role in protecting playing fields.</p> <p>Sport England provides guidance on developing planning policy for sport (see http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/)</p> <p>Sports England works with local authorities to ensure Local Plans are underpinned by robust evidence by assessing need for both indoor and outdoor sports so check that ABC has prepared a 'sports facility strategy' which may help the NP. If not the NP should base its plans on 'proportionate assessment of need'.</p> <p>Where new or improved sports facilities are proposed NP should ensure they are fit for purpose and designed in accordance with Sports England guidance (see http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/)</p> <p>Where new housing generates additional demand for sport then policies to create additional facilities should be established.</p> <p>In line with NPPF Section 8 (http://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities) and PPG (Health and Wellbeing Section) [https://www.gov.uk/guidance/health-and-wellbeing] consideration should be given to how any new housing development will provide opportunities for people to lead healthy lifestyles and create healthy communities.</p> <p>Sport England 'active design' (https://www.sportengland.org/activedesign) provides a model planning policy and ten principles to help with design and layout of development to promote participation in sport and physical activity</p>
<p>How the issues/concerns have been addressed</p> <p><i>Our response: Charing is fortunate to have excellent outside sports facilities but it is anticipated that with the introduction of a new community hall at Parsons Mead that a wide range of indoor sports and recreation will be introduced to meet all ages.</i></p>		

Agency/ organisation	Kent County Council Environment, Planning and Enforcement
Policy area/section	<p style="text-align: center;"><i>[inserted above where relevance to specific draft NP policies could be identified]</i></p> <p>S5.2, S5.8.2, S5.9, Chapter 6 (vision & Objectives), C2, C3, C8, S7.2, S7.2.2, S7.2.3, T1, T3, T5, S7.2.7, S7.2.8, EC1, S8.4, S9.4, S9.5, Landscape Strategy, E1, E2, E3, E7, E8, E9, S10.4, S10.5, S10.5.3, H1, H2, H11, Design Policies, S12.1, S12.2.3, App. A, App. E, Waste management, Air quality, Broadband connectivity, Natural capital</p>
issues/concerns	

Thank you for consulting Kent County Council (KCC) on the Draft Charing Neighbourhood Development Plan (NDP), in accordance with the Neighbourhood Planning (General) Regulations 2012. The County Council has reviewed the NDP and sets out its comments below.

Chapter 5 – Charing, Charing Heath and Westwell Leacon: The Parish

5.8.2 Quarrying and Mining Minerals in Charing

The County Council is responsible for both minerals and waste safeguarding in Kent, ensuring that mineral resources are not needlessly sterilised by other forms of development and that the continued lawful operation of permitted waste management capacity of the county is not compromised by new development.

Policy CSM 5 – “Land-won Mineral safeguarding” - within the adopted Kent Minerals and Waste Local Plan 2013-30 (KMWLP) sets out Mineral Safeguarding Areas (MSA), where

economically important minerals exist within Kent. The parish incorporates three safeguarded minerals of economic importance, as below. These minerals are coincident with the Ashford Mineral Safeguarding Area (MSA).

*Sub – Alluvial River Terrace Deposits (superficial deposit)

*Sandstone- Sandgate Formation (solid geology)

*Silica Sand/Construction Sand – sandstone: Folkestone Formation (solid geology).

The NDP acknowledges that past mineral operations have extensively occurred within the parish and notes the importance of the area as a supplier of sand from past and present quarrying operations of the Folkestone Formation. The County Council recommends that the NDP also mentions the safeguarded Sub - Alluvial River Terrace Deposits (superficial deposit) and Sandstone - Sandgate Formation (solid geology) which are represented in the parish. Past and present extraction of chalk is also mentioned within the NDP. Chalk is an important economic mineral that is safeguarded, which should also be recognised within the NDP. The Parish Council should note that the County Council and the Borough Council agreed, via a Statement of Common Ground¹, that sites in Charing that feature within the Ashford Borough’s adopted Local Plan, do not have any significant mineral safeguarding policy concerns.

The parish area has no safeguarded waste management facilities that could potentially have an impact on new development and be required to be considered against the policy provisions of KMWLP Policy DM 8: Safeguarding Minerals Management, Transportation, Production and Waste Management Facilities.

The permitted future quarrying operations in the area are subject to modern restoration planning conditions and are not within 250m of housing allocation sites. Therefore, the safeguarded facilities associated with mineral extraction are not in likely to be compromised by the identified housing growth in Charing.

5.9 Heritage and Character Assessment

The County Council is not aware of the 2017 AECOM Heritage and Character Assessment referred to within the NDP and requests a copy is sent to KCC Heritage Conservation (heritageconservation@kent.gov.uk).

Chapter 6 Vision & Objectives

The County Council would also like to see reference made to the PRoW network within the five community led themes. This is to reflect the extent to which the PRoW network meets the likely future public need in contributing towards more sustainable development; delivering active travel options and providing opportunities for exercise, leisure and open-air recreation for all community user groups.

Chapter 7 Neighbourhood Plan Policies Heritage can play an important role in the contribution of the arts to person-centred, place- based health and social care, through means such as arts-on-prescription activities, cultural venues and community programmes. The historic environment provides for positive effects on our physical and mental health and wellbeing in the process. This should be recognised within the NDP.

Chapter 12: Creating Strong, Vibrant and Healthy Sustainable Parish

An increased population will undoubtedly add to the pressure and importance of the surrounding PRoW network. Therefore, the NDP should include a package of measures to improve the PRoW Network across Charing to encourage active travel and provide opportunities for outdoor recreation, which in turn help address issues associate with air quality, health and wellbeing.

12.1 Tourism

Tourism is an important industry for Kent and the landscape is a key attractor; sustainable tourism is a way of supporting rural areas, providing jobs and supporting community services. The PRoW network has a critical role in this and therefore, the NDP should support improvements to walking and cycling routes to achieve the County Council's tourism objectives.

12.2.3 Flagship Programme Components

The PRoW network is a vital component of the parish assets, providing significant opportunities for active travel and should therefore be specifically referenced to enable the delivery of network improvements across the parish which can provide sustainable transport choices and support growth in the region.

Appendix A Abbreviations

The County Council recommends the following is added as an abbreviation:

PRoW: A way over which the public have a right to pass and repass including Public Footpaths, Public Bridleways, Restricted Byways and Byways Open to all Traffic

The County Council advises that the recommendations within Appendix E that relate to traffic and transport should be included within the Parish Highways Infrastructure Plan for consideration by the Schemes, Planning and Delivery Team at the County Council as Local Highway Authority.

Additional comments

Waste Management

The County Council, as Waste Disposal Authority, is pleased to see mention of waste policy and the promotion of sustainable waste management solutions within the Strategic Environmental Assessment Scoping Report and Strategic Environmental Assessment.

KCC acknowledges that there are currently no waste management facilities within Charing. This type of facility is strategic in nature, serving a wide area, typically at district level. The combined Ashford Waste Transfer Station and Household Waste Recycling Centre serving the residents of Charing, is at operational capacity and hence any increase in waste tonnages as a result of future development would require mitigation.

Natural Capital

The provision of a good, connected network of green infrastructure can provide multiple benefits for health and wellbeing, climate change mitigation and adaptation, air quality and biodiversity, as well as supporting walking and cycling between community facilities. The NDP Plan presents an opportunity to connect to and expand existing wildlife corridors through tree and hedgerow establishment, expansion on roadside nature reserves or through the creation of new habitat areas such as community woodland.

The County Council will continue to work with the Parish Council on the formulation and delivery of the NDP and welcomes further engagement as the Plan progresses. If you require any further information or clarification on any matter in this letter, please do not hesitate to contact me.

*Our response: A number of text amendments were made to a range of items. Quarrying will not compromise planned new developments..
The importance of the PRoW network was re-emphasised.*

7. Appendix A: launch of Neighbourhood Plan flyer

YOUR VILLAGE YOUR PLAN

WANT A SAY IN THE FUTURE OF CHARING AND CHARING HEATH?

**IF SO JOIN US AT ANY OF THE FOUR PLANNED
MEETINGS TO LAUNCH OUR NEIGHBOURHOOD PLAN**

**WHAT SHOULD HAPPEN OVER THE NEXT 15 YEARS FOR: HOUSING
DEVELOPMENTS; GREEN SPACES; TRAFFIC AND TRANSPORT;
BUSINESSES; THE HIGH STREET; HISTORIC BUILDINGS; THE
ENVIRONMENT; AND ANYTHING ELSE YOU CONSIDER IMPORTANT?**

AT CHARING PARISH HALL	AT MEMORIAL HALL, CHARING HEATH
10AM-12Noon, Thursday 22nd Sept	6PM-8PM, Monday 26th Sept
7PM-9PM, Thursday 22nd Sept	
10AM-12Noon, Saturday 24th Sept	

PLUS:
AN EXHIBITION WITH INFORMATION ON CURRENT ISSUES IN THE PARISH –
THE PALACE (AND HOW YOU CAN SUPPORT ITS INTENDED RESTORATION),
THE OAK, CHAR 1 AND ORBIT, BRETT'S SAND QUARRY, THE CHALK QUARRY.

FREE REFRESHMENTS

FREE REFRESHMENTS:

Enjoy tea or coffee plus a slice of Rosebud's cakes in the mornings. A glass of real ale (from Graham Austen who has applied to open the micro pub), local Westwell Wine or soft drinks on Thursday 22nd evening. Beer, wine and soft drinks from the Red Lion at Charing Heath on Monday 26th.

Charing Parish
Council

PLEASE NOTE:

Station road will be closed for resurfacing from the railway bridge to the entrance to surgery close from 7.30pm on Thursday 22nd Sept. Surgery close will be open.

WHAT IS A NEIGHBOURHOOD PLAN?

A document created by local people that sets out planning policy for the parish. It helps you protect the things you care about and to make improvements. It can state where housing and other building should go and where they should not and what they should look like. It can help to encourage the type of housing that is needed and which you would like to see more of.

WHY MAKE A NEIGHBOURHOOD PLAN?

Our neighbourhood plan (unlike the previous parish plan) will carry the same legal weight as the plans drawn up by Ashford Borough Council. ABC will have to follow what is in the neighbourhood plan when making decisions about planning applications in Charing and Charing Heath.

WHO MAKES THE NEIGHBOURHOOD PLAN?

While the parish council has started this off and has overall responsibility for it, it is the community as a whole who will make the plan. There are processes to go through to ensure it genuinely reflects community views. At the end it has to be agreed by a referendum of the whole parish to come into force.

Please come to one of the meetings to learn more. As well as learning about everything else going on in the parish at this time.

Produced by Charing Parish Council
www.charingkent.org
Tel: 01233 713599
Email: cpclerk@btinternet.com
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8. Appendix B: list of research projects

PROJECT Nº	PROJECT
101	government grants
102	grant from village SOS
103	housing needs assessment completed by AECOM
104	steering committee terms of reference
105	full report on the development and outcomes of the questionnaire
106	exhibition main exhibits, July 2017
107	development of email database (no reports)
108	sign-up volunteers (no reports)
109	key photos (held in a photographic library)
110	site assessments
111	vision & objectives workshop
112	business/employment survey
113	consultants and experts appointed to assist with the plan
114	review of public open green spaces
115	air quality
116	vehicle parking survey including (1) station/Station Road car park and close-by roads (2) the High Street/Market Place/Old Ashford Road (3) School Road/Brenchley car park/Downs Way (part)
117	traffic management (1) Pluckley/Station roads and part A20 (2) the High Street/Old Ashford Road (3) School Road (4) A252 Charing Hill (5) Faversham Road (6) Charing Heath
118	heritage & character assessment undertaken by AECOM
119	engagement, attendance at public meetings
120	landscape studies
121	protecting & improving the High Street
122	Charing primary school capacity
123	GP capacity to meet growing population
124	pharmacy future
125	train services and usage
126	bus travel through Charing/Charing Heath
127	exhibition November 2018 results
128	facilities survey results 04-12-2018
129	Archbishop's Palace, document collection

PROJECT Nº	PROJECT
130	tourism – need for promotion
131	hydrological study
132	village confines
133	capacity of cemetery and additional site
134	Poppyfields study on resident behaviours on a range of subjects
135	tourism grant possibilities
136	findings from NP launch
137	findings from first workshop October 2016
138	CPC/SC position after NP launch and first draft local plan
139	councillors views of Charing in 2032
140	vehicle origination survey
141	new community hall
142	listed buildings survey
143	house planning consents 1996 to 2017
144	potential car park sites
145	cycle-/footpath Charing Heath To Charing
146	PRoWs in parish
147	parish demographics
148	Impact on Westwell Leacon and Charing Heath of M20 and HS1 rail link
149	call for sites information
150	environmental problems at Poppyfields
151	quarrying and minerals in Charing
152	broadband progress
153	housing growth and estimates for plan period
154	traffic accidents in Charing
155	parish ownership/management of land
156	favoured sites for residential development
157	groundwater protection zones
158	amended approach to village confines
159	parishioners' views gained at annual parish meeting for the new community facility at Parsons Mead
160	issues with the planning process which may have environmental and other impacts in the locality (Poppyfields experience)
161	documents used in the appeal by Gladman Development Limited for planning permission to build on Wheler South land (the appeal was subsequently withdrawn shortly after the appeal hearing)
162	analysis of 2021 Traffic Surveys

9. Appendix C: a blank copy of the community questionnaire



Charing Neighbourhood Plan

Unique ID Number

This questionnaire will help us understand how we, the residents, would like to see Charing Parish develop over the next 15 years. The information we receive from this will be used as part of the Neighbourhood Plan, which will be agreed through a final referendum vote. Your views really matter, so we ask all residents aged 16 or over in your home to fill in a questionnaire each.

Every questionnaire has its own unique number at the top of this page so we can record how many we have given out and then collected.

You can fill this out on-line or on paper. To complete the questionnaire online use this link

<https://tinyurl.com/CNPSurvey>

You will need to add your unique number, as shown above, at the beginning of the survey. The first four digits are the household number and the fifth digit refers to the person. So if your household number is 1031, the first person is 10311, the second 10312, the third 10313 and so on.

When you complete the questionnaire and have clicked FINISH you will then be re-directed to the prize draw entry page to enter your contact details. Prizes include £50 vouchers to spend in local stores and a 3 course meal for two at the Red Lion so don't miss out. All completed questionnaires will remain anonymous. Any personal details provided will only be held while collecting responses or until the prize draw closes. If you have any problems completing the questionnaire online please complete the paper one and let us know what went wrong.

If you need more paper copies please contact us on this number:

CONTACT Jane Emblem on 07867 556351

yourplan@charingkent.org

We will call back to collect paper questionnaires but if you wish to or are unlikely to be in please drop in the collection box at one of the following points:

Charing Heath: **Red Lion**

Charing: **library, post office or pharmacy**

or: **post to Jane Emblem at 18a High Street, Charing TN27 0HU**

Online completion deadline: 23 April 2017

Paper Questionnaire collection: will begin 28 April 2017

Prize Draw: will take place at Charing Village Picnic on 4 June

Remember, this is...

Your Neighbourhood Plan

Have your say and make a difference

GENERAL QUESTIONS

1. Are you? (Please tick **ONE** box only)

Householder 1	<input type="checkbox"/>
Householder 2/ partner	<input type="checkbox"/>
Son or daughter 16+ years of age	<input type="checkbox"/>
Other relative	<input type="checkbox"/>
Tenant of householder	<input type="checkbox"/>
Other	<input type="checkbox"/>

2. Where do you live? (please tick **ONE** box only)

Charing village	<input type="checkbox"/>
Charing outlying areas	<input type="checkbox"/>
Charing Heath	<input type="checkbox"/>
Westwell Leacon	<input type="checkbox"/>

3. How much do you value the following in Charing Parish?

(On a scale of 1 to 5 where 1 is not important and 5 is important. Please put a number in each box but leave square blank if you don't feel able to comment)

Easy to commute	<input type="checkbox"/>	The pubs	<input type="checkbox"/>
Surrounded by beautiful countryside	<input type="checkbox"/>	The restaurants	<input type="checkbox"/>
The sports and leisure facilities	<input type="checkbox"/>	Churches	<input type="checkbox"/>
Charing Primary School	<input type="checkbox"/>	Good business opportunities	<input type="checkbox"/>
High Street	<input type="checkbox"/>	GP practice	<input type="checkbox"/>
Small local businesses incl. farm shops	<input type="checkbox"/>	Pharmacy	<input type="checkbox"/>
The post office	<input type="checkbox"/>	The sense of history of the area	<input type="checkbox"/>
The library	<input type="checkbox"/>	Historic buildings	<input type="checkbox"/>
Hotels/ bed and breakfast	<input type="checkbox"/>	Community venues	<input type="checkbox"/>
Green spaces within the villages	<input type="checkbox"/>	Footpaths in the parish	<input type="checkbox"/>
The sense of community	<input type="checkbox"/>		

HOUSING

4. If you had to choose only one option, would you prefer new houses in the Parish to be built:

(only circle A. **OR** B. for each pair of questions)

- | | |
|---|---|
| A All in one location | B Spread across lots of different sites |
| A Large homes with big gardens | B Small, affordable flats/apartments, bungalows & houses |
| A Only on the immediate outskirts of the villages | B Spread throughout the parish, including the more rural areas |
| A On small plots, to reduce the amount of land needed for development | B On plots that allow for large gardens, to boost the sense of green space |
| A In lots of different styles | B In just one single style |
| A Never allow the change of use of buildings from businesses / shops to residential | B Allow the change of use of buildings to businesses / shops to residential |
| A All homes in a new development should have their own drives onto an existing road, so they line that road | B All homes in a new development should have a single road onto an existing road, (like Poppy Fields) allowing for a group of houses to be built off that road. |
| A New developments should be for all age groups, family sizes and differing physical abilities. | B New developments do not need to be for all age groups, family sizes and differing physical abilities. |

5. What type of homes should be given most priority in the Neighbourhood Plan?

(Please only tick **THREE** boxes)

Homes for people to buy (at market prices)

Homes with shared equity (part rent, part purchase)

Social Homes provided by council / housing associations to rent at below market rents

Sites for people to build their own homes

Static sites for travellers

Homes to buy or rent for the elderly or people with differing physical abilities

Mobile home parks

6. How many homes should be built in any single, new housing development in the parish?

(Please only tick **ONE** box)

Up to 5 houses	<input type="checkbox"/>
Up to 10 houses	<input type="checkbox"/>
Up to 20 houses	<input type="checkbox"/>
Up to 30-50 houses	<input type="checkbox"/>
More than 50 houses	<input type="checkbox"/>
No opinion	<input type="checkbox"/>

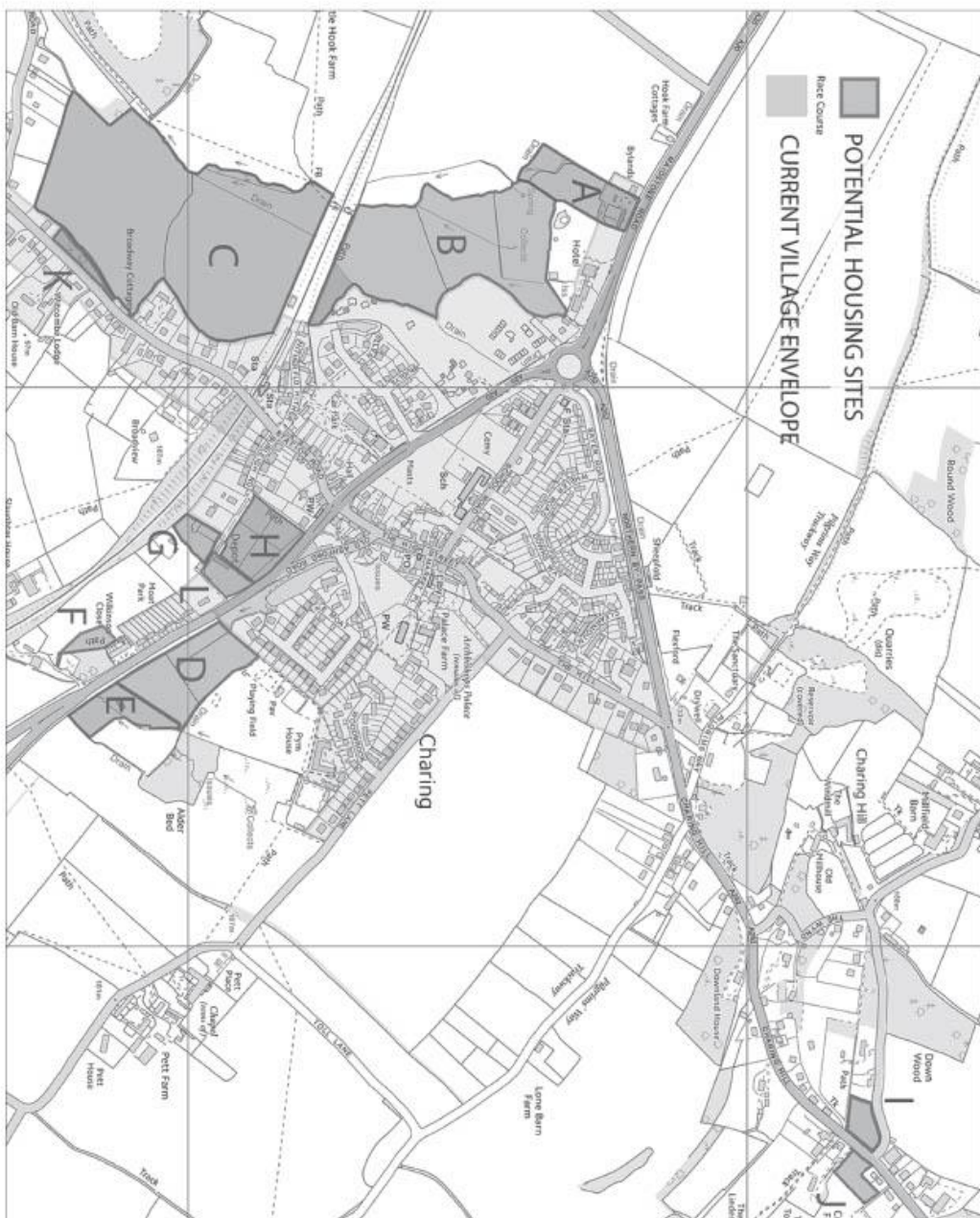
7. There are approximately 1,360 homes in the parish. Looking forward to the next 15 years, roughly how many homes do you think it would be appropriate to build in Charing Parish?

(Please only tick **ONE** box)

Less than 50	<input type="checkbox"/>	126 to 150	<input type="checkbox"/>
51 to 75	<input type="checkbox"/>	151 to 200	<input type="checkbox"/>
76 to 100	<input type="checkbox"/>	Over 200	<input type="checkbox"/>
101 to 125	<input type="checkbox"/>		

8. Whilst all planning applications are subject to planning permission, how suitable do you think the following locations would be as a site for new developments in and around Charing Parish? The map opposite has numbered sites that correspond to the numbers against the named options. (Please tick **AT LEAST FIVE** boxes in total across the two columns)

	Housing	Business
A Site behind North Downs Garage	<input type="checkbox"/>	<input type="checkbox"/>
B Wheler Foundation site 1	<input type="checkbox"/>	<input type="checkbox"/>
C Wheler Foundation site 2	<input type="checkbox"/>	<input type="checkbox"/>
D CHAR 1	<input type="checkbox"/>	<input type="checkbox"/>
E CHAR 1 extension	<input type="checkbox"/>	<input type="checkbox"/>
F Wilkinson Close extension	<input type="checkbox"/>	<input type="checkbox"/>
G Burleigh Road allotments	<input type="checkbox"/>	<input type="checkbox"/>
H Parson's Mead	<input type="checkbox"/>	<input type="checkbox"/>
I Corner of Bowl Road	<input type="checkbox"/>	<input type="checkbox"/>
J Land opposite Bowl Road	<input type="checkbox"/>	<input type="checkbox"/>
K Broadway Slip	<input type="checkbox"/>	<input type="checkbox"/>
L Site formerly Morrison's Yard	<input type="checkbox"/>	<input type="checkbox"/>



9. New builds are not currently encouraged outside the immediate village of Charing. Do you believe that small infill developments should be allowed over the next 15 years in Charing Heath and Westwell Leacon?

Yes

☐
☐

No

10. If/ when you next move house would you hope to (Please only tick ONE box)

Move within the parish
(please go to Q.12)

☐

Outside the parish but in the
general area

☐

Further away

☐

Don't know

☐

11. Why do you want/need to leave the parish? (Please tick ALL boxes that apply)

Cost of buying a house

☐
☐

Unacceptable village expansion

☐
☐

Cost of renting a home

☐
☐

Want to be nearer family

☐
☐

Availability of the type of housing
I am looking for

☐
☐

Want somewhere more lively

☐
☐

Need to be closer to work

☐
☐

Want somewhere quieter

☐
☐

Move nearer a school of your
choice

☐
☐

Need accommodation that caters for
changing needs (physical/mental)

☐
☐

Need to be closer to university

☐
☐

None of the above

☐
☐

12. What sort of accommodation are you personally likely to need when you next move house?
(Please tick ALL boxes that apply)

A bigger property

☐
☐

A smaller property

☐
☐

More outside space

☐
☐

Less outside space

☐
☐

Affordable housing to buy

☐
☐

A property to buy

☐
☐

Specialist housing for older
people

☐
☐

FACILITIES

13. Please rate the following facilities in the parish now and how important it is to improve these over the next 15 years. (On a scale of 1 to 5 where 1 is poor/ needs much improvement and 5 is brilliant/ needs little improvement. Leave a square blank if you don't feel able to comment)

	Now	Needs improving
Public transport (buses)		
Public transport (trains)		
Road congestion management		
Preventing additional traffic on smaller ie B and C roads		
Fast reliable broadband		
Local primary schools		
Pedestrian safety		
Vehicle parking		
Public toilets		
Parish public foot paths		
Litter bins		
Children's playgrounds (Under 11's)		
Adventure playgrounds /facilities (teenagers)		
Wildlife habitat		
Accessibility for disabled to shops/amenities		
Accessibility for disabled to parish footpaths/ outside amenities		
Amenities for young		
Public library		
Allotments		
Pubs		
Restaurants		
Pharmacy facilities		
Amenities for older people		
GP services		
Hotels/ B&Bs		

14. **When thinking about building new homes and new housing developments in the parish what is important?**
(Where 1 is not important and 5 is very important. Please leave a box blank if you don't feel able to comment)

Designs that respect the scale of the existing village landscape
 The use of traditional local building materials
 High levels of energy conservation in new buildings
 Inspirational designs based on new thinking in architecture
 Designs that take into account the character of the Weald setting
 Developments with varied house designs
 Open green spaces and gardens within new developments
 Better pedestrian and cycle access to Charing village centre
 Clear street signs that respects the village setting
 Better protection of historic features throughout the parish
 Better protection of the High Street for businesses
 Improved flood prevention
 Good management of the varied local wildlife
 Better road safety throughout the parish
 Protect the designated Areas of Outstanding Beauty (AOB) in the parish
 Protect the historical North Downs Way and Pilgrims Way
 New homes provide off-street parking
 Additional facilities are provided to service the extra residents

15. **Which of the following open spaces, buildings, places, views do you believe are important?**
*(Please tick **ALL** boxes that apply)*

Current views of Charing church from inside and outside the village
 Archbishop's Palace
 Current views of the North Downs from inside and outside the villages
 Views of the villages from the Pilgrims Way
 Views of the countryside from existing houses
 Current views of the Heath (Charing Heath) from inside the village

16. If our historic Archbishop's Palace is restored and has a new owner, what is important for the community?

(On a scale of 1 to 5 where 1 is not important and 5 is very important. Please rate each option. Leave a square blank if you don't feel able to comment)

'Open' access for everyone

Community facilities (e.g. hall, café, meeting rooms)

Working space (e.g. offices, artisan workshops & studios)

Learning centre for visitors

Public gardens

Community Trust ownership

Private ownership

17. Are there any areas within the parish that are not currently used for recreational activities but could possibly be considered for use in the future? E.g. quiet public gardens, childrens play areas, outdoor gym equipment, skate parks etc.?

--

BUSINESS AND EMPLOYMENT

18. Which of these best applies to you?

(Please tick **ONE** box only)

Self employed

Business owner running a local business

Employed

Working part time (less than 30 hours a week)

Carer for family member

In education

Retired

Not working/ homemaker

Volunteer

Other

19. If we the residents, encourage land or buildings to be used by business in the parish, what type of business would you prefer?

(Please tick **ALL** the boxes you think apply)

Farming and agricultural support services

Light industrial or engineering support services

Technology start-up

Shared office space for people working from home

Small, independant retail business

Larger retail outlet

Community support or social care

Hospitality (pubs and restaurant)

Manual trades

Traditional crafts such as thatching and blacksmiths

Other

20. If you work from home would the provision of working facilities in the form of a 'Shared office space' in the parish be of value to you?

Yes

No

Don't know

Doesn't apply to me

21. How important is/or will fast reliable broadband (eg BT Infinity or other provider) be to you?
(on a scale of 1-5 with 1 being unimportant and 5 being very important)

Working from home

Running a business

Home TV

Home internet

Gaming

None of the above

Now	In future

ABOUT YOU

22. To show that this public consultation is representative of our community, it would be helpful if you would provide some information about yourself. Are you?

Male

Female

23. How old are you?

16-17

18-21

22-35

36-50

51-65

66-75

76-85

over 85

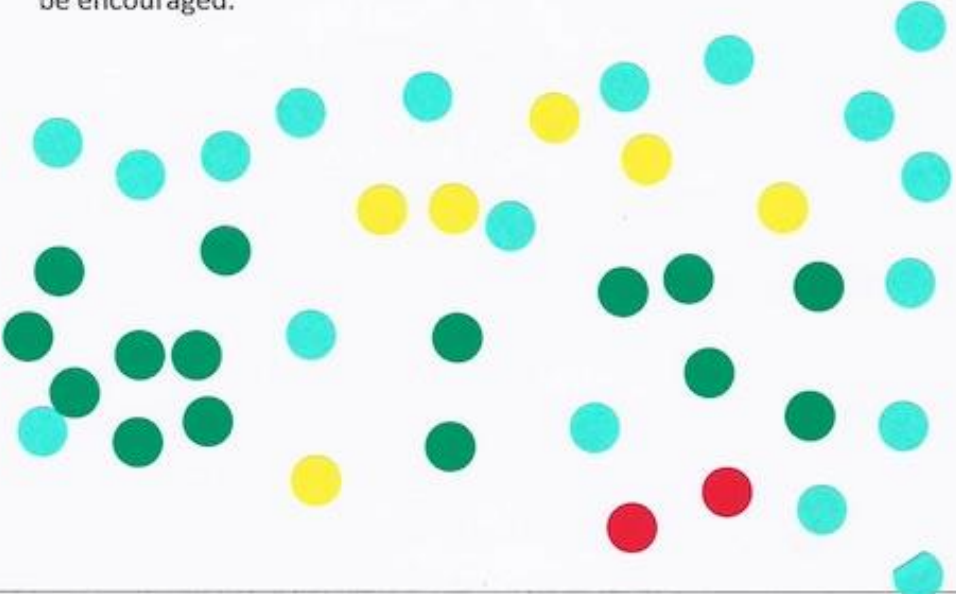
24. Please use the space below if you have any further comments to make about anything that you feel has not been covered in the questionnaire.

Thank you so much for taking the time to help shape the future of our parish.

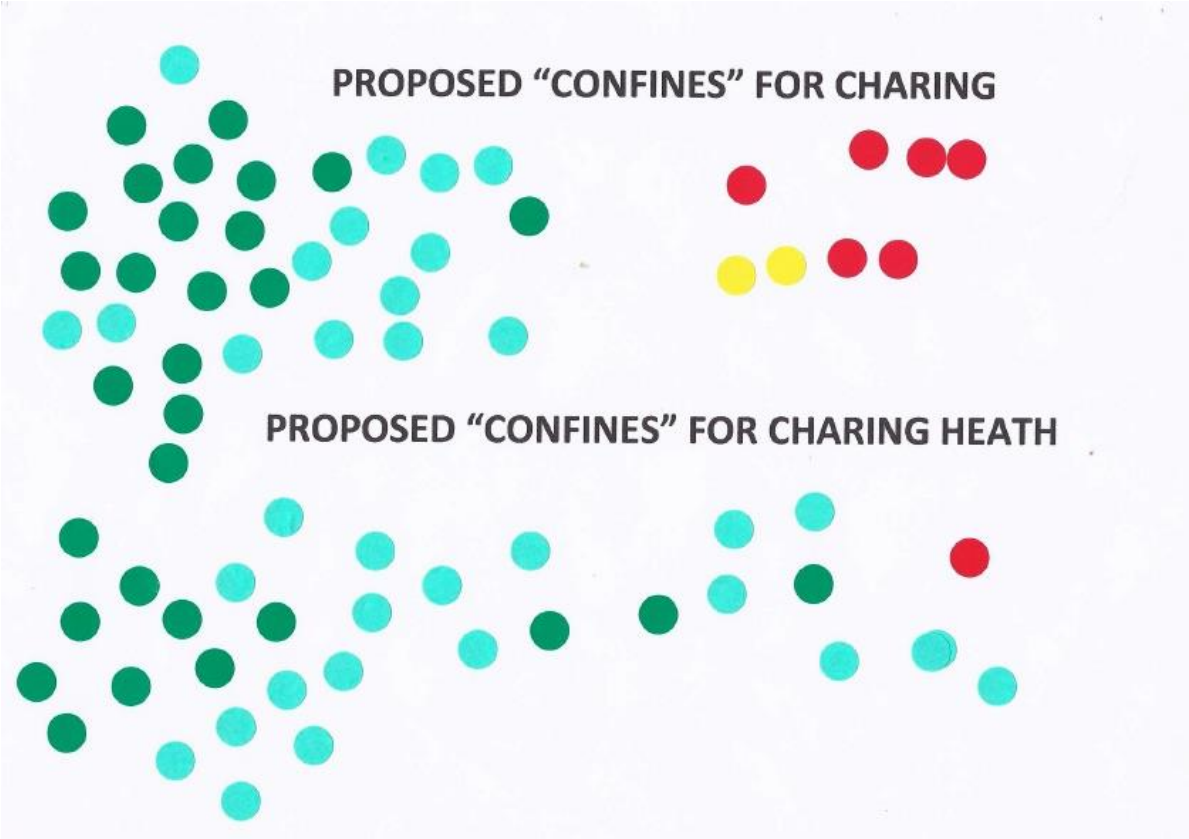
10. Appendices D1 and D2: use of ‘dotocracy’ to establish parishioner views

IDEA C2 NEW COMMUNITY CENTRE & IMPROVED SPORTS FACILITIES

- The plan for a new Community Centre which will have major indoor sports facilities including badminton, netball, basketball, gymnastics, dance, facilities to create social interaction especially among older residents including activities for older residents to improve their health, a meeting point for public meetings and societies will be supported provided there is ample space for parking (probably 60 cars).
- A new community centre with integrated business units will be supported (see business and employment policies)
- If further development takes place south of the A20 a new playground for toddlers to 14 years of age should be established south of the A20
- Proposals to provide additional sports facilities over and above those which already exist and which meet the wider community interest will be encouraged.



AMENDMENTS



11. Appendix E: regulation 14 consultation flyer

Charing Neighbourhood Plan

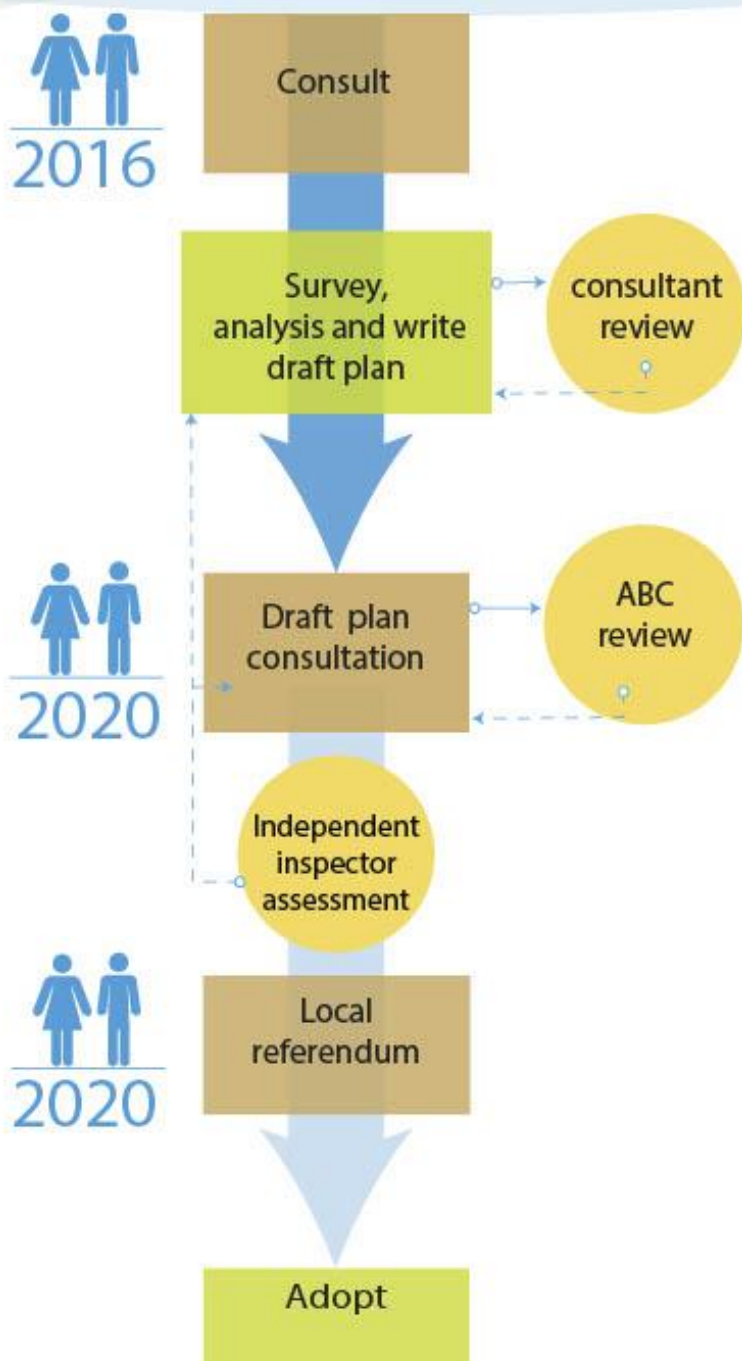
Your Village, Your Plan

Update: December 2019

Formal Consultation 1 January - 21 February 2020

The formal consultation and exhibitions for the draft plan begins in the New Year. It is very important that you attend and comment on the draft plan before it is submitted to Ashford Borough Council.





Progress

After three years researching and seeking views on what the parish should look like in 2030 we have a draft plan in place for all parishioners to examine and give comments. The full plan, and the evidence on which it was based, is available on the parish website at www.charingkent.org, together with a Strategic Environmental assessment.

To enable you to ask questions and provide comments there will be one major and two mini exhibitions in January 2020.

Please join members of the Neighbourhood Plan Steering Group and Charing Parish Council at one of the sessions. We need your support to take this plan to the next stage.




Summary of draft plan:

- 16 objectives to help ensure that the quality of life of residents will improve as the population grows quite considerably over the plan period.
- 47 policies to protect and enhance the parish and all who live there, including:
 - ✓ 10 policies to promote community well-being
 - ✓ 7 policies to improve traffic and transport
 - ✓ 3 policies to create more jobs in Charing village
 - ✓ 9 policies to further protect the environment and countryside
 - ✓ 18 policies to ensure the right type of houses are built with appropriate, characterful design

Parsons Mead

The 'Flagship Programme' will comprise a new development at Parsons Mead off the A20 and just minutes away from the centre of the village, comprising:

- A community hall for resident use
- An additional health centre
- Education and training facilities
- An office for the Parish Council Clerk
- Mini museum and visitor centre
- Society meeting rooms
- Commercial business units
- A new car park
- Up to 48 homes of 1-4 bedrooms.



Tell us what you think!

Visit main exhibition:

- 10th January: 10am to 12.30pm and 6.30pm to 9pm, Parish Hall
- 11th January: 10am to 12.30pm, Parish Hall
- 13th January: 6.30pm to 9pm, Memorial Hall, Charing Heath

Mini exhibition at the Parish Hall

- 17th January: 10am to 12.30pm and 6.30pm to 9pm
- 18th January: 10am to 12.30pm

Mini exhibition in Charing Library

- 21st January: 10am to 12.30pm
- 23rd January: 10am to 12.30pm and 2.30pm to 4.30pm
- 25th January: 9.30am to 12.30pm

If you can't attend one of the exhibitions you can read all about the Plan on the website at www.charingkent.org or borrow a hard copy of the Plan for a day or so (contact the Parish Clerk on 01233 713599). Please remember to give us your feedback by:

emailing:

hugh@charingkent.org or

cpclerk@charingkent.org

writing to:

Parish Clerk c/o of 6 Haffenden Meadow, Charing, Kent TN27 0JR

Remember, this is...

*Your Neighbourhood Plan
Have your say and make a difference*

This leaflet was produced by the Charing Neighbourhood Plan committee and Charing Parish Council.
www.charingkent.org, Tel 01233 713599, yourplan@charingkent.org

12. Appendix F: neighbourhood plan on a page



Charing Parish Council

optional: name (or just state "parishioner"), or business, or organisation: _____

optional: address: _____, TN27

optional: email: _____@_____

TOPIC	AGREE/ DISAGREE (/)	COMMENTS (<i>required</i> if disagree, <i>only optional</i> if agree)
OBJECTIVES (how we see the world)		
POLICIES (section framework)		
FLAGSHIP (how we do things)		

GENERAL COMMENTS	

122

14. Appendix H: email/letter to consultees

REG 14 consultation email/letter from Hugh Billot to consultee (see appendix I)

Subject PRE-SUBMISSION (REGULATION 14) CONSULTATION ON CHARING PARISH NEIGHBOURHOOD PLAN

Neighbourhood Planning aims to give communities greater power to shape development and take an active role in the preparation of planning policy at a local, neighbourhood level. The Charing Parish Neighbourhood Development Plan creates a vision for the future of the whole Parish of Charing and sets out planning policies to realise this vision. Extensive consultation has been at the heart of development of the Plan, both with residents of the Parish and with other stakeholders, including landowners, businesses and Ashford Borough Council.

Please see the link below that will direct you to the Charing Parish Neighbourhood Development Plan page of the Charing Parish Council website:

<https://www.charingkent.org/neighbourhood-plan-documents>

To ensure the draft Plan is brought to the attention of people living, working and doing business in Charing it will be published for a period of consultation running from Wednesday 9 am 1st January until 5 pm Friday 21st February 2020. This is an opportunity to let us know your views on the Plan and additional documents, including research/investigation reports from which policies have been developed; a Strategic Environment Assessment Report including a Scoping Report; and minutes of Steering Committee meetings, as it stands. Please provide your comments as specifically as you can by referring to a policy number or section number in the Plan by emailing me, or completing the Feedback Form found on the website or writing to the **Parish Clerk c/o 6 Haffenden Meadow, Charing, Kent, TN27 0JR**. Those making comments should identify themselves and note that comments will be publicly available.

In addition exhibitions will be held as follows.

Charing Parish Hall

10th January 10.30 am to 12.30 pm & 6.30 pm to 9 pm

11th January 10.00 am to 12.30 pm

17th January 10.00 am to 12.30 pm and 6.30 pm to 9 pm

18th January 10.00 am to 12.30 pm

Charing Heath Memorial Hall

13th January 6.30 pm to 9 pm

Charing Library

21st January 10.00 am to 1.30 pm

23rd January 10.00 am to 12.30 pm and 2.30 pm to 4.30 pm

25th January 9.30 am to 12.30 pm

The application and all comments received by 5 pm on 12th February 2020 will be considered by the Charing Neighbourhood Plan Steering Committee/Charing Parish Council following the end of the consultation period and will help shape the Neighbourhood Development Plan.

Kind regards

Dr Hugh Billot

Chair Neighbourhood Plan Steering Committee

15. Appendix I: List of statutory bodies, and key organisations and individuals, advised to comment on draft plan

Title	First name	Surname	Job title		Organisation	Email address
Mr	C	Tearle	Parish Clerk		Bethersden Parish Council	parish.clerk@bethersden-pc.gov.uk
Mrs	D	Sandy			Challock Parish Council	parishclerkpc@challock.org.uk
Mrs	H	James			Egerton Parish Council	clerkegertonpc@hotmail.co.uk
Mrs	M	Norris			Hothfield Parish Council	parish.clerk@hothfield.org.uk
Mr		Sharpe			Little Chart Parish Council	littlechart.pc@outlook.com
Mr	G	Eaton			Pluckley Parish Council	pluckleyparishclerk@gmail.com
Ms	C	Levett			Smarden Parish Council	clerk@smardenparishcouncil.org.uk
Ms	Margo	McFarlane			Lenham Parish Council	hello@lenhamparish.org.uk
Mrs	Susan	Wood				Westwell Parish Council
Mr	Simon	Cole	Planning Policy Manager		Ashford Borough Council	SIMON@ashford.gov.uk
Mr	Daniel	Carter	Principal Planner			daniel.carter@ashford.gov.uk
Cllr	Gerry	Clarkson	Borough Councillor & Leader of the Council			gerry.clarkson@ashford.gov.uk
Cllr	Claire	Bell	Borough Councillor			clair.bell@ashford.gov.uk
Mr	Damian	Green	Member of Parliament for Ashford		House of Commons	damian.green.mp@parliament.uk
Cllr	Charlie	Simkins	Councillor		Kent County Council	charlie.simkins@kent.gov.uk
Cllr	Roger	Gough	Leader of the Council			roger.gough@kent.gov.uk
Cllr	Ann	Allen	Chair of the Council			ann.allen@kent.gov.uk
Mr	David	Cockburn	Corporate Director –	Strategic & Corporate Services		HeadofPaidService@kent.gov.uk
Ms	Penny	Southern		Social Care & Health		penny.southern@kent.gov.uk
Mr	Matt	Dunkley		Children, Young People & Education		Matt.Dunkley@kent.gov.uk
Ms	Amanda	Beer		People & Communities		Amanda.Beer@kent.gov.uk
Ms	Barbara	Cooper		Growth, Environment & Transport		Barbara.Cooper@kent.gov.uk
Ms	Jennifer	Wilson	Planning Specialist		Environment Agency	enquiries@environment-agency.gov.uk
Mr	Robert	Lloyd-Sweet	Historic Places Adviser		Historic England	LondonSeast@historicengland.org.uk or southeast@historicengland.org.uk or Robert.LloydSweet@HistoricEngland.org.uk
Ms	Sharon	Jenkins	Consultations Department		Natural England	consultations@naturalengland.org.uk
Ms	Alex	Morrison	Customer Service		English Heritage	customers@english-heritage.org.uk

Title	First name	Surname	Job title	Organisation	Email address
Mr	Paul	Hadaway	Director of Policy	Kent Wildlife Trust	paul.hadaway@kentwildlife.org.uk
Ms	Kim	Miller	Adviser	The National Trust	Kim.miller1@nationaltrust.org.uk
-	-	-	Planning Team	Royal Society for the Protection of Birds	seplanning@rspb.org.uk
Ms	Sarah	Watson-Quirk	Advisers	Highways England	Sarah.Watson-Quirk@highwaysengland.co.uk
Mr	Graham	Riley			graham.riley@highways.gsi.gov.uk
-	-	-	-	Forestry Commission	enquiries.eastfd@forestryengland.uk
Mr	Martin	Bridgman	Manager	Department of Communities & Local Government	Martin.Bridgman@communities.gsi.gov.uk
Ms	Jacquie	Boulton		Homes & Communities Agency	Jacquie.boulton@hca.gsi.gov.uk
Mr	Rob	Pearson			rob.pearson@hca.gsi.gov.uk
-	-	-	-	Kent Nature Partnership	info@kentnature.org.uk
Ms	Hilary	Newport	CEO	Campaign for the Protection of Rural England Kent Branch	hilary.newport@cprekent.org.uk
Mr	Oliver	Leigh-Wood	Administrator	Spitalfields Trust	oliverleighwood@hotmail.com
Mr	Richard	Fordham		Sport England	Richard.Fordham@sportengland.org
Mr	Tom	Bowling	-	National Grid	Tom.Bowling@cadentgas.com
				British Gas	Letter sent by post
				EDF Energy	Customer_correspondence@EDFenergy.com
				e.on/Npower	Letter sent by post
-	-	-	-	SSE	customerservice@sse.com
				Southern Water	Letter sent by post
-	-	-	Customer Services	South East Water	customerservices@southeastwater.co.uk
Mr	Mark	Unwin		BT Openreach	Mark.unwin@openreach.co.uk
				Health & Safety Executive	Letter sent by post

Title	First name	Surname	Job title	Organisation		Email address
Mr	Neil	Mcelduff	Head of Estate Planning	Ashford Clinical Commissioning Group		Neil.Mcelduff1@nhs.net
Ms	Kay	Acott	Practice Manager	Charing Medical Practice		kay.acott@nhs.net
-	-	-	-	NHS East Kent Hospitals University		resourcing@nhs.net
Mr	Matthew	Scott	Police & Crime Commissioner	Kent Police		contactyourpcc@kent.police.uk
Mr	Gavin	Cleary	CEO	Locate in Kent		gavin.cleary@locateinkent.com
Mr	John	Halsall	Managing Director	Network Rail Southern Region		Letter sent by post
Mr	Jason	Pearn	Head Teacher	Heath Farm School		jpearn@heathfarmschool.org
Mrs	K	Wratten	Executive Head	Charing Primary School		office@charing.kent.sch.uk
-	-	-	-	Stagecoach		southeast.enquiries@stagecoachbus.com
-	-	-	-	Wealden Wheels		wealdenwheels@btconnect.com
Mrs	Sarah	Crawley	Postmistress	Charing Post Office		crawley.sarahlouise@yahoo.com
Mr	Paul	Stokes	Landowner	Land NW of Swan Street,	Charing Heath	eburyfox@aol.com
Ms	Carolyn	Gore		Land next to Crofters,		goretransport@btinternet.com
Mr	Stuart	Hills		Land at Church Hill,		swallowmillfarm@btconnect.com
Mr	Owen	Smith	Land Agent	Land at Parsons Mead owners		Owen.smith@gforces.co.uk
Mr	Joe	Robinson		Wheler Foundation		joe.robinson@carterjonas.co.uk
Mr	Matthew	Blythin	Director	DHA Planning Ltd.		matthew.blythin@dhaplanning.co.uk
Mr	John	Barnes	Commercial Estates Manager	Shepherd Neame Ltd		jbarnes@shepherd-neame.co.uk
Mr	Michael	Bax	Chair	The <u>Weald of Kent Protection Society</u>		secretary@wkps.org.uk
Mr	Richard	Ford	Senior Planning Manager	Brett Group		richard.ford@brett.co.uk
				Methodist Church		Letter sent by post
Mr	Kevin	Moon	Church Warden	Church of St. Peter & St. Paul		kevin@moon-and-co.co.uk
Ms	Katie	Miller	Planning Manager	Kent Downs AONB		katie.miller@kentdowns.org.uk
Mrs	Brenda	Ansell	Owner	Archbishop's Palace		Letter sent by post

16. Appendix J: photos taken during regulation 14 consultation

