



# SCOPING CONSULTATION

## Chartham Neighbourhood Plan

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[www.charthamnp.com](http://www.charthamnp.com)

Consultation Period: 5 September - 10 October 2021



# 1. INTRODUCTION

- 1.1. Thank you for taking the time to look at this document and hopefully take part in this non-statutory 'Scoping Consultation' on the Chartham Neighbourhood Plan.
- 1.2. This consultation is really important as provides an overview of where the plan is heading, and our community with an opportunity to influence the plan before we start moving through the statutory process to 'make' our Neighbourhood Plan.

## Background

- 1.3. National Planning Practice Guidance (NPPG) confirms that '*Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their area*'. A neighbourhood plan, once made, sits alongside planning policy created by Canterbury City Council and is used to help determine planning applications.
- 1.4. The Chartham Neighbourhood Plan is being prepared by a group of volunteers and Councillors on behalf of Chartham Parish Council. It has been in development since late 2019 when the Neighbourhood Plan Area was designated by Canterbury City Council.
- 1.5. A Steering Group was established in February 2020 who undertook a period of extensive consultation between September and October 2020. This consultation involved creating a Vision and Objective Survey which engaged the Community to gather thoughts about the Parish, and a Business Survey which gathered thoughts from local businesses. This enabled the Steering Group to develop a vision and 8 key objectives which are provided later in this section.
- 1.6. From this consultation the Steering Group identified seven key topic areas and seven Working Groups were then created who each explored one topic. Their task was to identify issues that the Parish faces and make recommendation on the best way to address those issues. All seven 'Topic Papers' are now published and available to view online at [www.charthamnp.com](http://www.charthamnp.com).
- 1.7. Using the recommendations of these Topic Papers, the Steering Group have met and identified a draft scope for what they believe the Neighbourhood Plan should address. Before further work is done to prepare detailed evidence-based policies, they wanted to ensure that the community agreed with the proposed scope of the Neighbourhood Plan.
- 1.8. This consultation is therefore the 'Scoping Consultation'. It provides an overview of what has been learnt and the proposed scope of our Neighbourhood Plan, asking you for comment and feedback where appropriate.

## Scoping Consultation

- 1.9. This consultation runs from 05/09/2021 to 10/10/2021 inclusive. Please ensure your response is submitted during the consultation period.
- 1.10. During the consultation period, if you have any queries, please come along to a pop-up event where members of the Steering Group will be available to discuss the plan. These will be held at:
- The Village Fete (5 September 2021)
  - Annual Parish Assembly (2 October 2021)
- 1.11. If you have any queries about this consultation, are struggling to understand proposals or having difficulty getting access to a response form please get in touch with us at [neighbourhoodplan@chartham-pc.gov.uk](mailto:neighbourhoodplan@chartham-pc.gov.uk) or 01227 738 110.

### Documents

- 1.12. This document provides an overview of the relevant information and the questions we are seeking responses to. There is a separate response form (see 'How to Respond' below).
- 1.13. This document can be downloaded from the website at <https://charthamnp.com/index.php/documents?task=download.send&id=55&catid=10&m=0>, or hard copies can be collected from The Parish Office, Chartham Village Hall, Station Road, Chartham, Canterbury, CT4 7HZ during normal open hours.
- 1.14. The content of this document is heavily based on the Topic Papers which have been prepared by our much-valued volunteers. These can be read in full at <https://charthamnp.com/index.php/documents/category/7-evidence-base>

### How to respond

- 1.15. You can respond to this consultation in the following ways. For ease of collation, and to save volunteer time, we ask that you respond to this consultation via the online SurveyMonkey form wherever able. That said, we are grateful for all submissions however they are provided and look forward to receiving your comments.

- 1.16. Responses can be made:

#### **Online**

Complete the online form at <https://www.surveymonkey.co.uk/r/LWW6PH8>

#### **By Email**

Download the word (.docx) file onto your computer from <https://charthamnp.com/index.php/documents?task=download.send&id=56&catid=10&m=0>, then complete it, save it, and email it as an attachment to [neighbourhoodplan@chartham-pc.gov.uk](mailto:neighbourhoodplan@chartham-pc.gov.uk)

**Hand / Post** Download the response form (.pdf) from <https://charthamnp.com/index.php/documents?task=download.send&id=57&catid=10&m=0> and print it, OR phone 07968 788 083 to be sent a hard copy of the response form. Once you have your form, please complete it and return it by hand or post to The Parish Office, Chartham Village Hall, Station Road, Chartham, Canterbury, CT4 7HZ

- 1.17. Please ensure you submit your response no later than midnight on Sunday 10 October 2021.
- 1.18. The first 4 questions of the Response Form are personal questions and will therefore be omitted from this Scoping Consultation document.

### **Next Steps**

- 1.19. Once this consultation is over, we will take the responses received into account as we refine the scope, before preparing the detailed neighbourhood plan policies.
- 1.20. Once the policies are complete there will be at least one more consultation before the plan is submitted to the City Council for examination.

### **Want to get involved?**

- 1.21. The Steering Group are always on the lookout for people to help prepare the Neighbourhood Plan and would be happy to hear from anyone with a stake in our Parish, whether that be because you live, work, or play here.
- 1.22. If you would like to get involved in the preparation of our Neighbourhood Plan please get in touch with us at [neighbourhoodplan@chartham-pc.gov.uk](mailto:neighbourhoodplan@chartham-pc.gov.uk) or 01227 738 110.



## 2. VISION & OBJECTIVES

2.1. As set out before, the plans vision and objectives were created following a consultation in 2020.

2.2. The vision of the Neighbourhood Plan is below:

*“In 2031 we will be known as a friendly, rural, sustainable community spread across our distinct settlements in a beautiful quiet countryside setting”*

2.3. The 8 Neighbourhood Plan objectives are:

- *Deliver appropriate development in the right place which meets local need*
- *Enable safe and sustainable movement within our Parish, promote connections to nearby towns, whilst reducing vehicle trips on our roads*
- *Address, so far as possible, existing issues within our built environment*
- *Enhance community spirit, health and wellbeing*
- *Reinforce the distinctiveness of our settlements in their countryside settings*
- *Protect and enhance the value of our local landscape and habitats*
- *Respond to climate emergency and introduce adaptation and mitigation to create a healthy environment for future generations*
- *Promote a vibrant and prosperous rural economy*

**Q4. Do you agree with the vision, and the plan's objectives? If not, please explain why.**

## 3. HOUSING

- 3.1. Chartham Parish has a wide array of housing types, styles and ages which cater for a range of people and families. Housing is not seemingly desperately needed in the Parish, but it is recognised that an increased supply of housing would benefit the Parish and its economy.
- 3.2. Chartham has high house prices. According to Rightmove's website<sup>1</sup>, house prices in the Parish are averaging at £332,248 which is significantly higher than the average UK house price (£251,000) but lower than the averages of Canterbury, Kent, East Sussex, West Sussex and Surrey.
- 3.3. The most common dwelling type within the Parish is semi-detached housing (31.7%), closely followed by detached housing (31.1%). The greatest proportion of dwellings in the Parish are 3 bedroom (42.6%), followed by 2 bedroom (26.3%).
- 3.4. Two documents have been prepared to date which look at housing and housing related issues, these are:
  - [Chartham Housing Needs Assessment \(March 2021\)](#)
  - [Housing Topic Paper \(August 2021\)](#)
- 3.5. To view these documents, please click on them above, alternatively they are at <https://charthamnp.com/index.php/documents/category/7-evidence-base>.

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<sup>1</sup> <https://www.rightmove.co.uk/house-prices-in-Kent.html>

## Should the Neighbourhood Plan, plan for new homes?

- 3.6. There are three different approaches that we can take to deliver housing within the Parish. Each have their own benefits and disadvantages and will deliver varying amounts of housing.

### PROPOSAL 1 - Providing new homes

There are 3 different approaches to providing new homes within our Parish:

- (a) Do nothing in the Neighbourhood Plan. Instead, leave it to Canterbury City Council to allocate land for new housing across the district, which could include some in Chartham Parish.
- (b) Ask Canterbury City Council for an indicative housing requirement figure for the Parish. We will then look to allocate land for new housing to provide the number of houses required.
- (c) Look to regenerate previously developed or underutilised brownfield land within the Parish. This may deliver some new housing if that is the most appropriate use.

It should be noted that, whichever option is taken, Canterbury City Council could still look to allocate land in the Parish for new homes in the future should they wish.

**Q5. Which of the three options do you think would be the best, and most appropriate way for the Neighbourhood Plan to approach the question of new homes within our Parish?**

## Housing for older people

- 3.7. The Parish is an attractive location for the elderly population due to its quaint rural nature, countryside and beautiful landscape. Due to the changing demands of the elderly population, specialist housing is becoming increasingly popular in comparison to care homes. This often provides a degree of care provision whilst allowing older people to live independently, or semi-independently, in their own home. The Steering Group wish to encourage the provision of specialist housing to cater for their distinctive needs.

### PROPOSAL 2 - Specialist Housing

We would like to provide policy support for the provision of specialist housing for the elderly population (not care homes). We anticipate that the policy would require such schemes to be close to public transport services, a health care facility and in a suitable location to allow walking, and use of other non-motorised travel, to key amenities within the Parish.

**Q6. Should the plan include such a policy supporting the delivery of specialist housing for older people?**

## Steering Group Discussion

- 3.8. It should be noted that the Steering Group discussed at length whether the plan should address housing for seasonal workers. However, it was determined that there would be no way that it can be ensured that this permanent housing is provided for seasonal workers as the housing could be bought or rented by anyone. There may also not be a demand for this from the seasonal workers. It was decided that without much more research, and direct engagement with the relevant farms and their seasonal workers, such a proposal could not be considered.



## 4. BUILT CHARACTER & DESIGN

4.1. Our Parish contains five distinct separate settlements each with their own unique character and identity and must therefore be treated differently. The five settlements are described below using information provided within the Parish Design Statement<sup>2</sup>:

- Chartham Village is the centre of the Parish and the valley. It has several small shops, the Grade I listed St. Mary's Church, the Village Green, Chartham Village Hall, Chartham Railway Station, Chartham Memorial Ground, the Paper Mill and other shops, services and housing.
- Shalmsford Street is one of the major roads in the Parish providing shops, a public house, school and a play area. There are also numerous houses including a mixture of traditional 18th and 19th century cottages, 20th century infill and a small number of Victorian villas.
- Chartham Hatch consists of some older buildings including the former public house known as The Royal Oak which contains medieval characteristics. There are also cottages that were built in the 16th century and a 17th century farmhouse. Hatch House was constructed in 1830 and various villas were built in the mid-19th century. A village school was constructed in the late 1800s and has since been converted into a village hall.
- Mystole is mainly characterised by Mystole House which is a 16th century Grade II listed building. Its outbuildings, farmland and parkland contribute to form a Conservation Area, which was formed in 1996, and an area of Special Architectural Interest. The site also forms part of the Kent Downs AONB. The outbuildings have since been converted into residential dwellings. Other buildings of note are Mystole House's West Wing and Coach House, and Thruxted Farm, which are designated Grade II listed and the Orangery, its Garden Wall, Tetherings, the Old Barn, Stable House and Archway Lodge are all Grade II.
- St. Augustine's was built in the late 1990s on the site of the former Victorian hospital; several of the original buildings have been retained and converted into residential dwellings. Another site of note is the historic water tower which has been designated as a Locally Listed building.

4.2. The 2011 *'A Rural Settlement Hierarchy Study of Canterbury District'*<sup>3</sup> identified Chartham Village as a Rural Service Centre (an area with at least two of the key services and other services), and Chartham Hatch as a village (an area with at least one key service). Despite this, in the Vision and Objectives Survey, the Community expressed that there are not enough facilities and amenities to support the Parish. This is discussed in further detail in Section 7.

<sup>2</sup> The Parish Design Statement is available to download at <https://chartham-pc.gov.uk/wp-content/uploads/2020/09/Chartham-Parish-Design-Statement.pdf>

<sup>3</sup> <https://storymaps.arcgis.com/stories/d6393d28d79243f4b634e7edecb75c3b>

- 4.3. A document has been prepared to date which looks at the Built Environment and related issues, this is:
- [Built Environment and Heritage Topic Paper \(August 2021\)](#)

To view this document, please click on it above, alternatively it is at:  
<https://charthamnp.com/index.php/documents/category/7-evidence-base>.

### How should the design of new development be managed?

- 4.4. The Steering Group would like to produce a Design Code for each of the five settlements based on the distinct character of each. National planning policy has recently put an emphasis on high quality design for development to ensure that housing is appropriate for the location that it is in. One way that this is achieved is through enabling Design Codes to be produced on a neighbourhood level.
- 4.5. As described within the Government's *'Preparing Design Codes. A Practice Manual'*<sup>4</sup> Design Codes *"are a distinct form of detailed design guidance comprising a set of written and graphic rules that establish with precision the two and three dimensional design elements of a particular development or area"*.
- 4.6. These Design Codes would be produced by the Steering Group, with consultant support (paid for by central government), and in consultation from the residents of Chartham Parish.

## PROPOSAL 3 - Design Codes

We would like to produce Design Codes and include them within the Neighbourhood Plan. We could:

- Have one Design Code to guide development across the whole Parish.
- Have a different Design Code for the for each of the five settlements in the Parish, making sure development proposals respond to the settlement in which they are proposed.
- Use Design Codes on a site-by-site basis, with the intention being to control the design of specific developments, rather than a blanket approach to all developments.
- Not include Design Codes in the Neighbourhood Plan.

<sup>4</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/7623/152675.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7623/152675.pdf)

**Q7. Which option (a), (b), (c) or (d) relating to Design Codes do you prefer?**

### **Should we retain our five distinctive settlements?**

- 4.7. Some of the five settlements within our Parish are separated by open spaces that are considered by many to be important to the character of our Parish. These open spaces include, for example, the space between Chartham Hatch and Chartham Village, and Mystole and Shalmsford Street.
- 4.8. The concern is that these spaces may be gradually eroded through settlement expansion. The Steering Group are keen to retain our five distinct and separate settlements and have considered how best to achieve this. They have concluded that a two-pronged approach should be utilised:
- The introduction of ‘Settlement Boundaries’, defining the extent of each village and allowing development within these areas. Development outside of the boundaries would be resisted.
  - Utilising policy to prevent the physical, or perceived, coalescence of our settlements.
- 4.9. Despite being a common tool across the country, settlement boundaries are not currently utilised through policy in our district, and it is expected that some discussion with the City Council would be required to introduce them.

### **PROPOSAL 4 - Settlement Boundaries**

A methodology would be established, and a review undertaken to identify the most appropriate line for the settlement boundaries. These boundaries would be included within the plan and policy introduced to guide development within, and outside of them.

**Q8. Do you believe that introducing settlement boundaries in Chartham Parish is a good idea? Please explain your answer.**

## PROPOSAL 5 - Avoiding Coalescence

We would identify the areas which provide an actual, or perceived, separation between our settlements and then introduce policy within the plan to try and prevent these important spaces being built on.

**Q9. Do you think we should try and prevent our settlements from merging? Or is this not that important? Please explain your answer.**

## 5. HERITAGE

- 5.1. The Parish has a large array of historic assets which are protected by legislation such as listed buildings and conservation areas. Heritage largely contributes to the historic character of the Parish, and we therefore aim to include policy within the Neighbourhood Plan which seeks to protect it.
- 5.2. Alongside the 62 listed buildings, the Parish benefits from numerous undesignated heritage assets which are not as strongly protected by policy compared to designated heritage assets.
- 5.3. There are three Conservation Areas within the Parish. These are areas designated by the City Council as they are areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. These are:
  - Chartham
  - Mystole Park
  - Garlinge Green, Kenfield and Swarling (Petham)
- 5.4. A document has been prepared to date which looks at Heritage and related issues, this is:
  - [Built Environment and Heritage Topic Paper \(August 2021\)](#)
- 5.5. To view this document, please click above, alternatively it is at:  
<https://charthamnp.com/index.php/documents/category/7-evidence-base>.

## How should our heritage be protected?

- 5.6. Undesignated heritage assets are buildings, monuments, sites, places, areas and landscapes of historical value which don't meet the criteria for designated heritage assets (such as listed buildings) but still have significant heritage value. They are not as strongly protected by policy and legislation as designated heritage assets, but they do provide a significant contribution to the built historic environment and therefore we wish to grant them further protection.
- 5.7. These undesignated heritage assets can be identified at a neighbourhood level and given protection via the Neighbourhood Plan.

### PROPOSAL 6 - Protection of undesignated heritage assets

We propose to identify undesignated heritage assets within our Parish which contribute to its historic character and built environment. We would then include a policy in the Neighbourhood Plan which seeks to give them some protection from inappropriate development which would negatively impact their historic significance.

**Q10. Do you believe that undesignated heritage assets should be protected from the harmful impacts of development? Are there any historic assets that you would like allocated as undesignated heritage assets?**



## 6. GETTING ABOUT

- 6.1. Due to the rural nature of the Parish and that it is located within a river valley, transport, parking and connectivity can be challenging.
- 6.2. Chartham is highly accessible by vehicles within and outside of the Parish through roads such as the A28, Shalmsford Street and Howfield Lane.
- 6.3. The Parish benefits from the Chartham Railway Station which is on the Ashford to Ramsgate line; there are also many bus stops making it relatively well accessible by public transport, although the train station is not within walking distance of some of the settlements and according to Southeastern railway's website<sup>5</sup>, is not completely accessible for those with disabilities however the nearby crossing provides step-free access to both platforms, which is needed as the station bridge uses stairs.
- 6.4. There are a range of footpaths and bridleways within the Parish that connect the settlements. These footpaths are not all of a high quality nor are they accessible for all groups. The most notable footpath is the Great Stour Way which runs parallel to the river. Travel by non-motorised methods can be difficult due to the terrain and quality of footpaths, some of which have been eroded over time by weathering, and flooding of the Stour.
- 6.5. Limited public parking is provided within the Parish. Examples of public parking include Chartham Village Hall, Chartham Hatch Village Hall and Canterbury Chartham Garden Centre. As this is only limited however, some vehicles park illegally on single/double yellow lines or on the pavement. The Steering Group recognise that the parish would benefit from an increased parking provision.
- 6.6. A document has been prepared to date which looks at Transport and Travel and related issues, this is:
  - [Transport and Travel Topic Paper \(August 2021\)](#)
- 6.7. To view this document, please click above, alternatively it is at:  
<https://charthamnp.com/index.php/documents/category/7-evidence-base>.

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<sup>5</sup> <https://www.southeasternrailway.co.uk/travel-information/more-travel-help/station-information/stations/chartham>

## How can the way we travel within and outside of our Parish be improved?

- 6.8. We believe that everyone in our Parish should have the ability to travel to key locations, such as shops and parks, either on foot or by a non-motorised vehicle. Everyone should be able to travel by these methods to reach areas outside of our Parish as well.
- 6.9. We believe that active travel and sustainable travel should be encouraged as it is important to fight against the growing issue of climate change by cutting down on greenhouse gas emissions. We also believe that active travel is important to encourage a healthy lifestyle through an increase in exercise.

### PROPOSAL 7 - Sustainable modes of transport

We would like to encourage the use of sustainable modes of transport such as walking, travelling by non-motorised means, using electric vehicles and using public transport. We would like to do this by the following methods:

- (a) Provide electric vehicle charging infrastructure across the Parish,
- (b) Improve the condition of, and where possible provide new footpaths, cycleways and bridleways,
- (c) Focus development to be close to public transport services.
- (d) Encourage housing developers to provide information packs to prospective occupiers / purchasers setting out sustainable transport options and encouraging them to make use of these alternatives.

**Q11. Would any of the above methods (a), (b), (c) or (d) encourage you to use a more sustainable mode of transport?**

**Q12. What footpaths, cycleways and bridleways in the Parish can you identify as needing to be improved and which areas do you think would benefit from new footpaths, cycleways and bridleways?**

- 6.10. We believe that the residential streets within our Parish should be safe for all and enjoyed not just by vehicles but also by pedestrians through a variety of uses such as allowing children to play on them without a risk from vehicles. For this to be a possibility, we have developed the idea of introducing Home Zones. Home Zones are residential streets in which the road space is shared between drivers of motor vehicles and other road users, with the wider needs of residents (including people who walk and cycle, and children) in mind. The aim is to change the way that streets are used and to improve quality of life, by making them places for people, not just for traffic.

### PROPOSAL 8 - Home Zones

We propose to identify residential streets within our Parish as Home Zones in the Neighbourhood Plan and new development affecting these streets would need to respect and support the purpose of Home Zones. Home Zones require road vehicles to travel at a slower speed, through the implementation of traffic calming measures and the 20s Plenty scheme and take additional caution of pedestrians. Signage would be provided throughout the road to make it clear that you are entering or are in a Home Zone.

We will also require new residential developments that come forward to be built as Home Zones from the outset, ensuring that any new streets adopt these principles.

**Q13. Do you agree with the principle of Home Zones? If not, why?**

- 6.11. The A28 and Ashford to Ramsgate railway line are two major transport links within our Parish allowing users to easily travel to the east towards Canterbury and west towards Ashford; the second railway line, on the Chatham Main Line, also runs through our Parish. The A28 and railway lines pose risks to safety however as they must be crossed to travel from Chartham Hatch and other agricultural areas, to the southern half of our Parish. We believe that this risk could be reduced by providing safe crossings. However, the Neighbourhood Plan only has effect when a planning application is made and we must therefore concentrate on reasonable policy requirements which will have effect where appropriate.

### **PROPOSAL 9 - Safe Access**

We propose to introduce a policy requiring all new residential development to demonstrate that people can access key facilities within the Parish using non-motorised means (walking, cycling, wheelchair, etc) from the new homes. Where this cannot be demonstrated, the policy would require the provision of enhancements to make such routes safe, this could be through the provision of controlled crossings, or improvements to existing railway crossings.

**Q14. Do you feel the above proposal is a robust response to the issue?**

- 6.12. The Steering Group believe that the current provision of parking within our Parish is insufficient. We are seeing more cars parking on double yellow lines or pavements in places that can obstruct views for pedestrians and non-motorised vehicle users, and other vehicles. This can potentially lead to an impact on safety which we would like to avoid by providing adequate parking across the Parish.

### PROPOSAL 10 - Parking

We would like to introduce planning policy to support the provision of new parking across the Parish, that will help to support the transport network and future populations, and reduce pavement parking. It is suggested that this policy supports/requires:

- (a) Safe and secure, covered cycle parking for all new developments which people will travel to.
- (b) Off-road parking in all new developments. Where is this not possible, on-street parking must be properly designed into a scheme so that it does not harm obstruct pedestrians, non-motorised vehicles, and other vehicles.
- (c) New parking (including new car parks) in locations that would support local businesses both for employees, and visitors. If appropriate locations are identified the plan may allocate land for such car parks.
- (d) Development to avoid the loss of existing parking. Where this cannot be avoided, development must provide parking elsewhere on site to prevent a net loss of parking spaces.

**Q15. Which of the above methods of parking (a), (b), (c) or (d) do you believe should be supported within the Parish? Are there other parking options that you can identify which you wish to be considered for the Neighbourhood Plan?**

## Steering Group Discussion

- 6.13. One of the matters discussed by the Steering Group involved the idea of providing crossings for pedestrians and non-motorised vehicle users at key points of the A28, improving the conditions of railway crossings and avoiding the loss of railway infrastructure in order to maintain the safety of crossings. It was determined that this option is outside of the remit of the Neighbourhood Plan however, we do wish to pursue this option outside of the Neighbourhood Plan and will seek to determine how this can be delivered as we believe that the safety of crossings, particularly the A28 and railway lines, should be improved.
- 6.14. Other matters that have been discussed by the Steering Group include the condition of rural and historic roads although this is something that is outside of the remit of a neighbourhood plan. There was discussion surrounding whether the rural roads should be protected to maintain their heritage value or whether they should be altered and improved to support larger vehicles such as HGVs. It was decided that it was more important to protect these rural and historic roads as part of the historic environment.
- 6.15. The Steering Group also identified the need to restrict pavement parking to further enforce that parking on the pavement is illegal however, this is outside of the remit of a neighbourhood plan.



## 7. LOCAL ECONOMY

- 7.1. The local economy is sensitive due to its rural nature. Finding a balance between providing sufficient commercial and industrial development, with safeguarding the Parish from expansion can be challenging.
- 7.2. Despite our desire to protect the rural nature of the Parish, we believe that employment is scarce, and we therefore would like to support development that would provide key employment opportunities alongside encouraging improved conditions for home working.
- 7.3. The local economy is made up of a variety of industries such as commercial e.g. Chartham Village Stores, the service sector e.g. Chartham Surgery, agricultural e.g. Mansfield and industrial e.g. the Paper Mill. Each of these sectors provide valued employment opportunities within our Parish.
- 7.4. The Steering Group has recognised that home working already occurred within the Parish, but it has become more prominent due to the Covid-19 pandemic as businesses have encouraged employees to work from home. The Steering Group wish to support home working through policies in the Neighbourhood Plan.
- 7.5. A document has been prepared to date which looks at the Economy and related issues, this is:
- [The Economy Topic Paper \(August 2021\)](#)
- 7.6. To view this document, please click above, alternatively it is at:  
<https://charthamnp.com/index.php/documents/category/7-evidence-base>.

### **Where should employment floorspace be located?**

- 7.7. The Steering Group believe that our local economy should be supported so that it can continue to prosper, but this should happen in a way that respects our built and natural environment which we enjoy so much.
- 7.8. Today, our economy comprises a range of activities including agricultural, industrial (such as the Paper Mill), retail, and service-based activity. Unfortunately, industry is limited within the Parish following the period of mechanisation in the agriculture industry which replaced many workers with machines, alongside the reduction in workers in the manufacturing industry at the Paper Mill.

- 7.9. A two-pronged approach is therefore proposed to support jobs for local people. The Steering Group wish for there to be areas of high development area to employee ratios. The Neighbourhood Plan will focus employment uses within existing employment areas, making sure these areas are used most efficiently whilst preventing large employment generating developments elsewhere to protect our historic built and natural environment. However, alongside this, employment uses within our existing settlements will also be allowed.

### PROPOSAL 11 - Parish Employment Sites

We would identify our main employment sites within the Parish and identify them as 'Parish Employment Sites'. New large-scale industrial, office, commercial, retail, and other large employment generating (except agricultural) development should be located within the Parish Employment Sites.

Smaller-scale service/office/retail-based employment floorspace will also be supported within our existing settlements subject to criteria to establish acceptability.

Outside of our existing settlements and 'Parish Employment Sites', employment generating development should be limited to agricultural uses and will be subject to criteria to establish acceptability.

Whether something is inside or outside our existing settlements would be determined through the use of settlement boundaries mentioned earlier in this document.

**Q16. Do you support the proposed approach and principle of Parish Employment Sites? If not, how do you believe that we can best manage the provision of employment within the Parish?**

- 7.10. The Covid-19 pandemic has led to a sharp rise in the number of people working from home. Although many restrictions have been lifted, many businesses and employees have continued to work from home. We believe that it is important that this can continue without residents being constrained by the rural setting in relation to broadband and mobile phone service.
- 7.11. The Steering Group therefore think a policy which seeks to support home working would be appropriate for inclusion within the Neighbourhood Plan. By supporting this, you will be encouraging key infrastructure to new and existing development. Slow broadband speeds and mobile phone service can be detrimental to home working ability which is especially common in rural areas.

### **PROPOSAL 12 - Supporting home working**

We would like to support home working by providing study spaces within new homes unless it leads to a conflict with the associated Design Code. We would also like to support the provision, and improvement of infrastructure that aids in home working such as high-speed fibre to the premises (FTTP) broadband and fast mobile phone service.

**Q17. Are there any additional ways to support home working that you can identify?**

## Should tourism within our Parish be encouraged and supported?

- 7.12. The Steering Group have recognised that we currently do not capture the whole value of tourism within our Parish. We acknowledge that visitors do travel into the Parish to take advantage of our countryside, landscape and biodiversity and exceptional views.
- 7.13. Infrastructure is currently not in place in our Parish to support tourism and therefore to capture the value of it. This could be achieved by providing the infrastructure that is currently lacking. This infrastructure could also attract more tourists into the Parish and therefore boost our tourism industry as a whole. This infrastructure could also increase employment opportunities within our Parish.

### PROPOSAL 13 - Tourist Infrastructure

We would like to provide tourist infrastructure within our Parish with an aim to attract new visitors, capture the value of existing tourism, and increase local employment opportunities. The type of infrastructure we have identified as beneficial to the Parish is as follows:

- (a) A visitor centre that provides information and education regarding the history of the parish, its key facilities and amenities and the Parish's landscape and biodiversity.
- (b) More leisure facilities such as parks and cafes which will not only benefit tourists, but also residents of the Parish.
- (c) Signage to help tourists to navigate around the Parish, helping to make them aware of the nearest amenities. Signage could also provide information regarding the history, landscape and biodiversity of the Parish.
- (d) Parking spaces for coaches to allow larger groups taking part in trips to the parish, run by clubs, societies and other organisations from outside of our Parish.

We propose to introduce planning policy to actively support the provision of the above points.

**Q18. Do you agree that we should be encouraging tourism? Is there any other infrastructure that you can identify that would help to support and encourage tourism?**

### **How should amenities and facilities be supported?**

- 7.14. It has been identified by the Community through preliminary neighbourhood plan engagement that there are a lack of amenities and facilities for all age groups within the Parish, especially teenagers.
- 7.15. We believe that amenities and facilities can be important in supporting the health and wellbeing of our Community, as well as providing local employment and therefore we would like to protect existing, and provide new amenities and community facilities.

### **PROPOSAL 14 - Amenities and facilities**

We would like to protect the Parish's existing amenities and facilities, and access to them, where possible. This could be achieved through policy designed to protecting them from demolition or change of use. Through this same policy we would also like to protect footpaths, bridleways and cycleways to maintain accessibility to the amenities and facilities.

We would also like to undergo engagement with the Community to identify what additional amenities and facilities they would like to see in the Parish. We would then introduce policy to support provision of the amenities and facilities identified.

One such way in which we believe that facilities can be provided is through the conversion of residential and derelict buildings to commercial use which may attract facilities such as shops and cafes.

**Q19. What amenities and facilities do you believe the Parish needs? Please list as many as you like.**

### **Steering Group Discussion**

- 7.16. The potential to provide shared workspaces for small businesses was discussed by the Community however it was determined that this may not receive high demand and the spaces may not be used to their full potential.

## 8. NATURAL ENVIRONMENT

- 8.1. Our natural environment is unique due to its various North Downs ridges, river catchment river catchment with winterbourne and spring, its valley slopes and various woodland areas that are distributed across the Parish.
- 8.2. There are various sites and features within the Parish which contribute to the overall rural setting which are discussed within this section.
- 8.3. A document has been prepared to date which looks at Landscape and Biodiversity and related issues, this is:
  - [Landscape and Biodiversity Topic Paper \(September 2021\)](#)
- 8.4. To view this document please click above, alternatively it is at:  
<https://charthamnp.com/index.php/documents/category/7-evidence-base>

### **Biodiversity**

- 8.5. There are a broad range of animal and plant species located within our Parish, some of which are designated as protected through legislation.
- 8.6. There are several areas which have been designated for further protection due to their ecological character such as the Larkey Valley Wood Site of Special Scientific Interest (SSSI), Kent Down Area of Outstanding Natural Beauty (AONB) and Local Wildlife Sites.
- 8.7. Parts of the Parish are designated as Nitrate Vulnerable Zones (NVZs) which are areas at risk of agricultural nitrate pollution. These areas have restrictions regarding the use of nitrogen fertilisers and the storage of organic manure.
- 8.8. We believe that wildlife significantly contributes to the quality of our natural environment, in particular trees and hedgerows within our green spaces and we therefore would like to, where possible, protect and enhance our flora and fauna.



## How can our Parish's biodiversity be protected and enhanced?

- 8.9. Some species within our Parish are already protected by law and legislation however we believe that all plant and animal life contribute to the rural setting of our Parish and therefore we would like to protect them through the Neighbourhood Plan.

### PROPOSAL 15 - Habitat Sites

We would like to identify key habitat sites within our Parish and protect them from the harmful impacts of development. We would like to require development to mitigate any harm that could be caused to the habitat sites.

**Q20. Do you agree that key Habitat Sites should be protected?**

- 8.10. Alongside supporting existing habitats to ensure the survival of current biodiversity, we would also like to enhance biodiversity to attract more animal and plant species into our Parish by making it an attractive destination and supporting existing wildlife.

### PROPOSAL 16 - Biodiversity net gain

We would like to enhance biodiversity by supporting development that provides biodiversity net gain through for example avoiding the loss, and planting of new trees and hedgerows that we believe provide habitats and food for small mammals and birds, and contributes to reducing flood risk.

**Q21. Do you believe that development that aims to achieve biodiversity net gain should be supported?**

## Landscape & Views

- 8.11. Chartham contains a rich environment spreading across various protected landscape areas such as the Kent Downs AONB, the Larkey Valley Woods SSSI and the Local Character Areas designated in the Canterbury Landscape Character Assessment<sup>6</sup>.
- 8.12. There are a variety of landscape types in the Parish due to its location within the River Stour valley basin, and the agricultural land and woodland situated at the top of the valley slopes.
- 8.13. The Blean complex is a significant area of Chartham. It is an ancient woodland with high wildlife value which has led to it being designated as a nature reserve, SSSI and Special Area of Conservation. There are many great views and landscapes within the complex which the Steering Group wish to protect.
- 8.14. The River Stour is a highly notable feature within the Parish. The river itself, its floodplains and its valleys must be protected from harm as this, combined with the impacts of climate change, may lead to greater risk of current and future flooding.
- 8.15. There are a variety of green spaces within the Parish that the Steering Group value that provide Community benefits, and it is desired that these are protected from the harmful impacts of development

### **How can our Parish's landscape and views be protected and enhanced?**

- 8.16. We believe that green spaces within our Parish significantly contribute to its landscape and rural character and provide leisure opportunities for the Community. We wish to retain these green spaces and restrict development on them. A way we can do that through the Neighbourhood Plan is by designating land as Local Green Space.
- 8.17. Local Green Space designation allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.

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<sup>6</sup> <https://drive.google.com/drive/folders/1B67YTkp0-PoF5tO-zcFhNZMvh0eNjFEK>

- 8.18. The Local Green Space designation should only be used where the green space is:
- a. in reasonably close proximity to the community it serves;
  - b. demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - c. local in character and is not an extensive tract of land.
- 8.19. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

### PROPOSAL 17 - Local Green Spaces

We would like to identify our important open spaces and allocate those which meet the above criteria as Local Green Space. Policy within the Neighbourhood Plan would then make these spaces akin to Green Belt.

**Q22. Do you agree that we should be allocating suitable open spaces as Local Green Space?**

- 8.20. There are many great viewpoints and walks with stunning views across our Parish that we believe the Community value, and that contribute to the exceptional rural character of our Parish. We would like to protect these views and the rural character of the area from the urbanising effect of development.

### PROPOSAL 18 - Views

We propose to identify specific viewpoints that are of value to the Community and protect these views from the inappropriate development which would ruin the rural character of each view.

We propose to also introduce policy to protect rural views from our important footpaths such as the Pilgrims Way.

**Q23. Do you agree that views from the Pilgrims Way and specific viewpoints should be protected? If so, why?**

**Q24. Do you have any particular viewpoints or views in mind that you believe are important to the Parish's rural character?**

- 8.21. Due to the rural nature of our Parish, there are many areas which are peaceful and uninterrupted by noise. We would like to protect these areas to retain their natural tranquillity which is enjoyed by the Community.

### PROPOSAL 19 - Rural Tranquil Sites

We propose to identify Rural Tranquil Sites and introduce policy to protect them from development that would generate significant amounts of noise, that would disturb the tranquil nature of the setting and the wildlife that lives within it.

**Q25. Do you agree with the proposal to introduce Rural Tranquil Sites?**

- 8.22. Chartham contains six Landscape Character Areas outside of the AONB which have been designated in Canterbury City Council's Landscape Character Assessment and Biodiversity Appraisal<sup>7</sup>. These Landscape Character Areas are:
- Bigbury Hill
  - Denstead Woods
  - Stour Valley Sides
  - Stour Valley West
  - Harbledown Fruit Belt
  - Chartham and Shalmsford Slopes
- 8.23. Additional protection is provided within the Landscape Character Areas in the Canterbury District Local Plan, that ensures development respects and compliments the landscape of the locality through several criteria.

## PROPOSAL 20 - Landscape Character Areas

We propose to identify landscape character areas in the plan and introduce policy which will seek to protect each areas unique sense of place. Policy would only support development that appropriately responds to the Landscape Character Areas in which it sits.

**Q26. Do you believe that requiring development to respond to its Landscape Character Area is a good idea, or should we be welcoming different styles/types of buildings and architecture?**

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<sup>7</sup> <https://drive.google.com/drive/folders/1B67YTk0-PoF5tO-zcFhNZMvh0eNjFEK>

## 9. CLIMATE CHANGE

- 9.1. Climate change is an ever-pressing issue which can significantly impact rural areas through the degradation of air quality, impacts on health, pollution to the Stour and impacts on animal and plant life. The Steering Group wish to minimise greenhouse gas emissions produced and promote renewable energy within the Parish to help combat climate change through the Neighbourhood Plan. There is also a focus on growing food at home and within the Community to combat against climate change through reducing greenhouse gas emissions caused by importing food.
- 9.2. A document has been prepared to date which looks at Landscape and Biodiversity and related issues, this is:
  - [The Climate Change Topic Paper \(August 2021\)](#)
- 9.3. To view this document please click above, alternatively it is available at:  
<https://charthamnp.com/index.php/documents/category/7-evidence-base>

## Increased risk of flooding

- 9.4. One impact that climate change can have is on water bodies and the Met Office<sup>8</sup>, amongst other meteorological bodies, have recognised that climate change can cause an increase in flooding through more extensive rainfall.
- 9.5. This creates a potential future increased risk of flooding of the River Stour, which already floods due to periods of heavy rainfall. There are numerous buildings within Chartham Village, to the east of the Parish boundary, and on the western side of Shalmsford Street that are located in close proximity to the Stour which could be at risk from future flooding.

We would like to manage development close to the river and its floodplains and aim to reduce the future risk of flooding of the River Stour. However, we are limited by national planning policy and require development does more than national policy<sup>9</sup>.

### PROPOSAL 21 - Flood risk to the River Stour and its floodplains

We propose to introduce a policy requiring all new development in the flood plain to introduce hard and soft engineering techniques to reduce the risk of flooding. This could include, for example, planting more trees.

**Q27. Are there any specific measures you believe we should require locally to help reduce flood risk?**

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<sup>8</sup> <https://www.metoffice.gov.uk/research/climate/understanding-climate/uk-extreme-events-heavy-rainfall-and-floods>

<sup>9</sup> See <https://www.gov.uk/guidance/flood-risk-and-coastal-change> for more information.

## Energy & water

- 9.6. One of the ways in which we contribute to climate change is through the use of unsustainable energy sources, such as coal, which produce greenhouse gas emissions that harm the ozone layer. It is universally recognised that reducing the production of greenhouse gas emissions will help to combat climate change. We would therefore like to reduce the production of greenhouse gases within our Parish.
- 9.7. Another impact on climate change within our Parish is that we may experience higher average temperatures during the summer. This may lead to an increase in droughts and reduction in water supply. We would like to support the installation of water saving devices within our homes.

### PROPOSAL 22 - Water supply and energy demand

We would like to manage water supply more effectively within our homes by supporting the installation of water saving devices and drought resistant planting. This would be required through new policy.

We would also like to introduce policy to support the installation of microgeneration devices which create renewable energy. We would appreciate feedback on which types of devices the community would, and would not like to see.

Finally, we would like to introduce policy to require a fabric first approach to building, ensuring it needs less energy to run in the first place, before turning to energy to keep warm.

**Q28. Do you believe it is appropriate for the neighbourhood plan to seek to reduce water consumption?**

**Q29. Do you support the installation of microgeneration devices across the parish? If so, what? (examples include solar panels, hydro power, wind turbines, etc).**

**Q30. Is the Neighbourhood Plan the best way to control these things? Or should it be left to central government to control via Building Regulations?**



## Food Security

- 9.8. One contributing factor to climate change is the impact of transporting food both within the UK and abroad. Globalisation has meant that it has become cheaper to import lots of goods rather than producing them domestically. There is therefore an increased stress to reduce emissions caused by transporting food.

### PROPOSAL 23 - Local food growth

We propose to identify and allocate sites as allotments for the communal growth of food. We believe that these sites should be accessible to travel to by foot or non-motorised means and believe that they should meet high standards of sustainable practice including banning the use of chemical fertilisers or pesticides and adhering to sound water conservation practices. Doing this through the Neighbourhood Plan is reliant on suitable land being identified and being available for this use. If suitable land cannot be identified then we will include a policy providing policy support for such proposals in the future.

We would like to encourage residents to grow food in their own back gardens and will require, through planning policy, all new homes to have suitable and adequate space for growing food. This should be within each homes private garden or on a shared allotment within a development.

**Q31. Do you support the provision of a local allotment site?**

**Q32. Do you agree that new developments should include space to grow food?**