

CHARTHAM PARISH COUNCIL – KENT

Mrs C Howard-Sparkes – Parish Clerk
The Parish Office, Village Hall, Station Road, Chartham,
Canterbury, Kent, CT4 7JA
Email neighbourhoodplan@chartham-pc.gov.uk
Office 01227 738110 or Mobile 07483 906001

Dear Sir or Madam,

18 February 2022

NEIGHBOURHOOD PLANNING IN CHARTHAM PARISH - CALL FOR SITES

On behalf of Chartham Parish Council, a Steering Group consisting of elected Councillors and volunteers from the local community is preparing a Neighbourhood Plan that will influence and direct development in the parish over the next 15 years.

The Neighbourhood Plan Area aligns with the parish boundary and the Steering Group have been gathering information through consultation to understand the views of the community. This has provided a vision and objectives for the future of the area and will form the basis for preparing planning policies that encourage the right type of development in the right places and protects buildings and open spaces that are of value to the community. Further information can be found on the Chartham neighbourhood Plan webpage:
www.charthamnp.com.

A key issue within the Parish that has been identified is the presence of brownfield, previously developed, and often derelict land which could be regenerated and brought back into use. Alongside this there is a need to provide new housing and other development within the Parish.

To address this, the Steering Group are looking to identify all sites which are available for development in the next 10 years. To ensure no site is missed, the Parish Council is issuing a 'Call for Sites' and asking people to submit any sites before 1 April 2022. All sites submitted will be reviewed in due course and considered as part of the plan making process. Please note that this is a separate process to the Call for Sites undertaken by Canterbury City Council (CCC) – so if you believe you have a suitable site then please submit it to the Parish Council as part of this process even if you have previously submitted it to CCC.

Whilst there is currently an intention to focus on brownfield / previously developed and derelict / underutilised land we are looking to be made aware of all land that may be available for development. These sites may be suitable for any use, including housing, commercial and community use or a mixture of all three.

- Housing, this includes market housing, affordable housing, housing for older people, specialist needs accommodation, self and custom-build housing.
- For commercial, this includes offices, industrial, leisure, tourism and retail.
- Community use could include community buildings and sports and recreation facilities including open spaces.

Chartham Parish Council are keen to receive suggestions from a wide range of people and organisations, including residents, community groups, landowners, developers, housebuilders, agents and businesses. The sites need not be in your ownership to be proposed.

We are inviting people to nominate sites. Nominations are welcome from **18 February 2022 to midnight on 1 April 2022**. To nominate a site please complete the form attached to this letter and return it by post or email (details at the top of this letter) by midnight on **1 April 2022**.

Yours sincerely,



Chenice Howard-Sparkes
Clerk to Chartham Parish Council

Q. What is Neighbourhood Planning?

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead.

Q. What is Chartham using neighbourhood planning for?

We are using our neighbourhood plan to set planning policies which will, subject to passing a referendum, be used to determine planning applications in the Parish.

Q. What are the benefits to a community of developing a neighbourhood plan?

Neighbourhood planning enables communities to play a much stronger role in shaping the areas in which they live and work and in supporting new development proposals. This is because unlike the parish, village or town plans that communities may have prepared, a neighbourhood plan forms part of the development plan and sits alongside the local plan prepared by the local planning authority. Decisions on planning applications will be made using both the local plan and the neighbourhood plan, and any other material considerations.

Q. What is the purpose of the call for sites?

The purpose of the call for sites is to help to identify sites that may have the potential for development. Sites submitted will be considered and might ultimately be allocated for regeneration/development through the Neighbourhood Plan.

Q. How is this Call for Sites different to Canterbury City Council's?

This call for sites focusses exclusively on Chartham Parish rather than the wider area and will be used by the Chartham Neighbourhood Plan Steering Group rather than Canterbury City Council. We also have no minimum size/capacity thresholds so please submit any sites – even if it may only accommodate a single house / building.

Q. Will all the sites submitted for assessment be allocated for development?

No. The call for sites is to help the Steering Group identify sites that should be considered. Just because a site is submitted does not mean that the site will be allocated or even be appropriate for further development.

Q. Does a site have to meet any tests?

We would ask that when considering which land to nominate that you consider whether development of that land would be deliverable. To be deliverable a site should:

1. be available (*i.e. the landowner is willing for it to be developed*)
2. be a suitable location for development (*due to its location, constraints, nearby services, etc*)

3. be achievable (*i.e. have a realistic prospect that the housing will be delivered*)
4. be viable (*i.e. developing the site would be financially viable*)

If you do not know whether it is deliverable, then don't worry – we can check that in due course. Just submit the site to us for now.

Q. Why are you mainly looking at brownfield / previously developed and derelict/underutilised land?

Consultation with the community has identified a desire to bring derelict/underutilised brownfield (also known as previously developed) land within the Parish back into use and we are looking to achieve this through the neighbourhood plan.

Q. Is the call for sites list subject to public consultation?

Consultation does not take place on the submitted sites in the first instance. The Steering Group will assess them and their suitability first. The opportunity to comment on any proposed allocations/policies will follow in the future.

Q. Is the plan looking provide the quantum of housing in line with national requirements?

The plan is focussing on bringing derelict/underutilised brownfield (also known as previously developed) land within our Parish back into use. This may mean that these sites provide housing but only if that is the best deliverable use. The focus will be on what the community needs rather than meeting targets set by central government.

Q. How do I submit a site?

To submit a site please complete the form attached to this letter and send it to neighbourhoodplan@chartham-pc.gov.uk. This form can also be downloaded from www.charthamnp.com. Whilst we ask that you complete the form please do not feel limited to just providing the form, we would welcome any illustrative proposals, ideas or plans you may think would be a good idea for the site.

Q. Any other questions?

If you have a question about the call for sites which is not covered in these FAQs, please contact neighbourhoodplan@chartham-pc.gov.uk

Keeping up to date

If you would like to be kept informed on progress with the Chartham Neighbourhood Plan, you can request to be added to our consultation database by following the link on the Chartham NP webpage:

www.charthamnp.com.