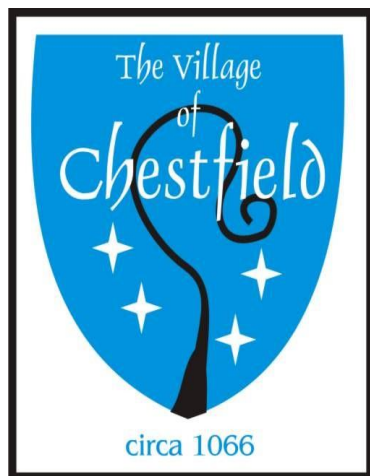




Basic Conditions Statement Chestfield Neighbourhood Plan

(Submission version 2025-2040)

March 2026

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Introduction

The Chestfield Neighbourhood Plan has been produced by a Neighbourhood Plan Steering Group comprised of members of the community and Chestfield Parish Councillors.

What are the Basic Conditions and why do we need this Statement?

The “Basic Conditions” are a set of conditions that a neighbourhood plan must pass, for it to proceed to referendum. In relation to neighbourhood plans, a plan will pass the basic conditions if:

- A) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).
 - B) the making of the plan contributes to the achievement of sustainable development.
 - C) the making of the 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).
 - D) the making of the plan does not breach, and is otherwise compatible with, EU obligations.
 - E) prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the plan.
- These requirements (and those for neighbourhood development orders) are formally set out in of paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 Act (as amended by the Localism Act 2011)¹.

This [Basic Conditions Statement](#) for Chestfield is submitted alongside the [Neighbourhood Plan](#). In submitting the Statement and, through its content demonstrate how our Plan meets the Basic Conditions, we have satisfied one of the requirements of Regulation 15(1) of the Neighbourhood Planning (General) Regulations 2012. This Regulation sets out what the Parish Council, as the ‘qualifying body’, must submit as part of the neighbourhood plan proposal. Regulation 15(1) ² states that:

“(1) Where a qualifying body submits a plan proposal to the local planning authority, it must include—

- a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;
- b) a [Consultation Statement](#);
- c) the proposed [Neighbourhood Plan](#); and
- d) **a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.**” (i.e. this Statement).

This [Basic Conditions Statement](#) demonstrates how the submission neighbourhood plan meets the basic conditions as required by regulation 15(1)(d) and regulation 22(1)(e) of the Neighbourhood Planning (General) Regulations 2012 (as amended).

¹See <https://www.legislation.gov.uk/ukpga/2011/20/schedule/10> They are also set out in the National Planning Practice Guidance at <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

²See <https://www.legislation.gov.uk/uksi/2012/637/regulation/15>

The Neighbourhood Plan area

Chestfield Parish Council resolved at its 13 January 2025 parish council meeting to have the whole of Chestfield parish together with the unparished part of the Brooklands Farm potential development site designated a neighbourhood area.

On 14 January 2025 Chestfield Parish Council submitted an application to Canterbury City Council for the designation of a Neighbourhood Area in line with Regulation 5 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

Neighbourhood Area: When deciding on the boundary of our neighbourhood area we took into consideration the area of planned expansion of Brooklands Farm, Policy W4 in Canterbury City Council (CCC) emerging Canterbury District Local Plan draft.

The parish boundary of Chestfield dissects the Brooklands Farm development site. We requested that the part of this potential development site that falls outside of the Chestfield boundary be included in our designated neighbourhood area, along with the whole of Chestfield Parish.

Chestfield Parish Council considered the proposed neighbourhood area is an appropriate area in order to conform with the strategic site allocation in the emerging Canterbury District Local Plan. We felt that to ensure community cohesion and uniform governance the whole of the strategic site should be included in our neighbourhood area. At the time of the submission there was no outline planning application, however since then

CA/25/00779 has been submitted and is awaiting determination.

The additional area applied for that extends outside of the Chestfield parish boundary had not already been designated as a neighbourhood area.

The MHCLG government guidance found at

<https://www.gov.uk/guidance/neighbourhood-planning--2#designating-a-neighbourhood-area> has two points for us to highlight:

1. The guidance states:
“A single parish council (as a relevant body) can apply for a multi-parished neighbourhood area to be designated, or a neighbourhood area that contains both parished and non-parished areas, as long as the area proposed for designation includes all or part of that parish council’s administrative area.”
2. Under the question, “What considerations, other than administrative boundaries, may be relevant when deciding the boundaries of a neighbourhood area?” the guidance specifies:
“village or settlement boundaries, which could reflect areas of planned expansion.”

We held a consultation event in Chestfield on 04 January 2025 – this had been advertised in the December edition of our magazine which goes to all Chestfield households free of charge, and it had also been promoted on local social media. This invited residents to come along to learn more about Neighbourhood Plans and give their priorities. We also asked for opinion on what the Neighbourhood Area being applied for should be. The area specified in the area submission, to include the unparished part of the potential Brooklands Farm development site was overwhelmingly supported by residents.

Maps: A map of the parish boundary and the extension sought for the Neighbourhood Plan area was included with the submission letter to CCC.

Statement of qualifying body: Chestfield Parish Council is a relevant body permitted to make the area application for the purposes of section 61G of the Town and Country Planning Act 1990 (amended).

As the area exceeded the parish boundary, this application required consultation. A report went to the 10 February 2025 Canterbury City Council Cabinet meeting for approval, with consultation launching after that on 11 February 2025. The consultation details were advertised in CCC offices, library, WI Hall, the parish council's noticeboards, parish council's website, and on local social media. In accordance with Regulation 6 of the Neighbourhood Planning (General) Regulations (2012), Canterbury City Council invited representations from residents, businesses and other stakeholders regarding this application made by Chestfield Parish Council.

The consultation ran for 6 weeks from 11 February 2025 to 25 March 2025.

A total of four responses were received by Canterbury City Council. Natural England, Historic England and the Coal Authority all commented that they had no specific comments to make at this stage of the process. The other response was from a local resident who commented that inclusion of the additional land within the neighbourhood area could set a precedent for residential development on this area, which is agricultural land. A [report went to CCC Cabinet meeting on 23 April](#) when councillors unanimously resolved to approve the proposed Neighbourhood Area boundary submitted by Chestfield Parish Council and it was formally designated as the Chestfield Neighbourhood Area at that Cabinet on 23 April 2025 in line with Regulation 6A of the Neighbourhood Planning (General) Regulations 2012 (as amended).

Extension to the whole of the parish boundary to form The Neighbourhood Plan area:

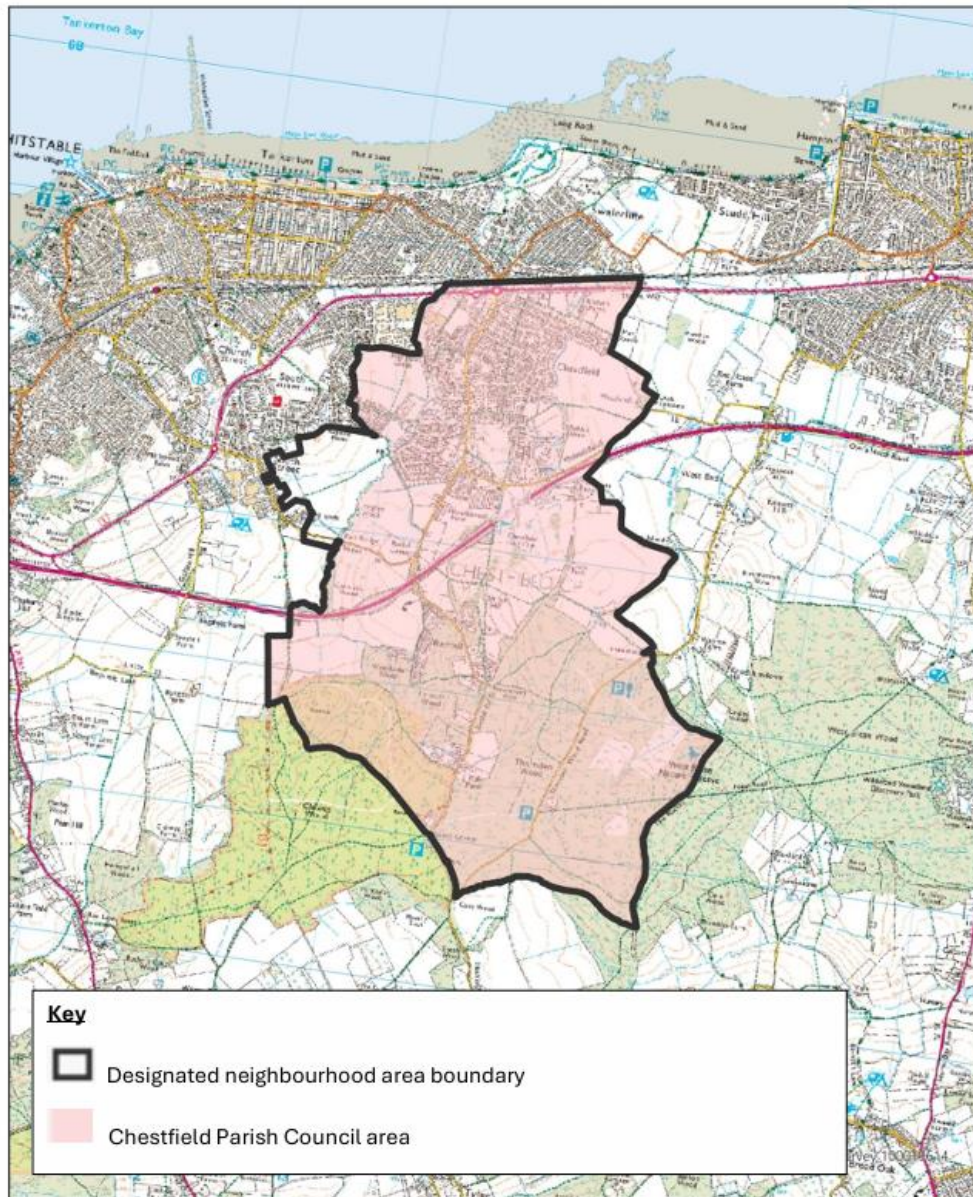
[Map showing designated Chestfield Parish Council neighbourhood area boundary \(PDF, 703 \(PDF, 703.04KB\)\)](#) shown on next page.

For information: It is considered likely that Chestfield Parish Council would look to request parish boundary changes in the future:

1. Brooklands Farm strategic site: the *ward* boundary for Chestfield and South Tankerton ward does include *all* of the Brooklands Farm site. However, the parish council will be keen, as soon as there is an opportunity in the future, to change the *parish* boundary to take in the whole of the Brooklands Farm site to ensure that we do not have a divided Brooklands development with separate governance

2. Bodkin Farm strategic site: The Chestfield Parish current boundary runs between the planned houses on Bodkin Farm and the site of the proposed school within outline application (CA/24/00224) – so if there is no change, when built out, the houses will be in Chestfield, and the secondary school in Greenhill. At the March 2024 parish council meeting *All councillors agreed it would be better to ask for a change to the Chestfield boundary to include the new school with the planned housing – the site sits naturally within both a parish and a ward boundary of Chestfield – and it would be better to have both in Chestfield rather than the school in the currently unparished area of Greenhill. Additionally, drainage for the school will be within Chestfield. Furthermore, if within the Chestfield ward boundary the parish council would be a statutory planning consultee for the school land allocation in the future.*

This parish council boundary change requests will be made at the next Community Governance Review exercise – this is anticipated to be circa 2028.



Summary of Compliance with Legislation

This section sets out how the Chestfield [Neighbourhood Plan](#) and process has complied with the requirements set out in the Neighbourhood Plan regulations.

Qualifying Body

A 'qualifying body' is defined by Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act³ as *"a parish council, or an organisation or body designated as a neighbourhood forum, authorised for the purposes of a neighbourhood development plan to act in relation to a neighbourhood area..."*.

Section 38A(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁴ sets out the qualifying body's entitlement to prepare a Neighbourhood Plan. It states that: *"(1) Any qualifying body is entitled to initiate a process for the purpose of requiring a local planning authority in England to make a neighbourhood development plan."*

We confirm that the Neighbourhood Plan has been prepared on behalf of Chestfield Parish Council as the 'qualifying body' for the purposes of Neighbourhood Planning.

Neighbourhood Area

The Neighbourhood Area (as shown above) was applied for and approved through the process set out in the Neighbourhood Planning (General) Regulations 2012 (Regulation 6)⁵.

What a Neighbourhood Plan is and the Content of the Neighbourhood Plan

Section 38A(2) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁶ sets out the meaning of 'neighbourhood development plan'. It states that: *"(2) A "neighbourhood development plan" is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan."*

Section 38B(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁷ sets out what the Plan may include. It states that:

"(1) A neighbourhood development plan —

- (a) must specify the period for which it is to have effect,
- (b) may not include provision about development that is excluded development, and
- (c) may not relate to more than one neighbourhood area."

'Excluded development' is defined in Section 68K of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁸ as:

- (a) development that consists of a county matter within paragraph 1(1)(a) to (h) of Schedule 1,
- (b) development that consists of the carrying out of any operation, or class of operation, prescribed under paragraph 1(j) of that Schedule (waste development) but that does not consist of development of a prescribed description,
- (c) development that falls within Annex 1 to Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment (as amended from time to time),
- (d) development that consists (whether wholly or partly) of a nationally significant infrastructure project (within the meaning of the Planning Act 2008),

- (e) prescribed development or development of a prescribed description, and
- (f) development in a prescribed area or an area of a prescribed description.”

Section 38B(2)⁹ states that: “(2) Only one neighbourhood development plan may be made for each neighbourhood area.”

³ See <https://www.legislation.gov.uk/ukpga/2011/20/schedule/9>

⁴ See <https://www.legislation.gov.uk/ukpga/2011/20/schedule/9>

⁵ See <https://www.legislation.gov.uk/uksi/2012/637/regulation/6>

⁶ See <https://www.legislation.gov.uk/ukpga/2011/20/schedule/9>

⁷ See <https://www.legislation.gov.uk/ukpga/2011/20/schedule/9>

⁸ See <https://www.legislation.gov.uk/ukpga/2011/20/schedule/9>

⁹ See <https://www.legislation.gov.uk/ukpga/2011/20/schedule/9>

¹⁰ No policy in the Neighbourhood Plan relates to county matters (mineral extraction and waste development) or to any Nationally Significant Infrastructure Projects

¹¹ See <https://www.legislation.gov.uk/ukpga/2011/20/schedule/10> They are also set out in the National Planning Practice Guidance at <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

In response to these requirements, we confirm that the Chestfield Neighbourhood Plan:

- covers the period up until 2040, aligning with the plan period of Canterbury City Council’s Canterbury District Local Plan
- is the only Neighbourhood Plan for the ‘parished’ area of Chestfield
- covers the whole of the area under the jurisdiction of Chestfield Parish Council, expanded to include the Brooklands Farm strategic site as explained above.
- none of the policies relate to ‘excluded development’¹⁰
- relates only to the defined Neighbourhood Area as set out in this report
- sets out policies in relation to the development and use of land

Submission Documents

As referred to earlier in this Statement, all the documents required for submission by Regulation 15(1) of the Neighbourhood Planning (General) Regulations are included in the submission package for the Neighbourhood Plan.

Basic Conditions

As referred to earlier in this Statement, we consider that all the Basic Conditions (set out in of paragraph 8(2) of Schedule 4B to the 1990 Act (as amended) by the Localism Act 2011.11) have been met, as demonstrated in this Statement.

Content of Our Neighbourhood Plan Proposal

To comply with the requirements of Regulation 15(1) of the Neighbourhood Planning (General) Regulations 2012¹², and to provide sufficient material to help demonstrate that the Basic Conditions have been met, the following documents have been submitted to the local planning authority:

- The [Neighbourhood Plan](#) (which includes a map and statement which identifies the area to which our Plan relates)
- A [Consultation Statement](#)
- A [Basic Conditions Statement](#) (this document)
- A Statement confirming that neither a Strategic Environmental Assessment or a Habitat Regulations 'Appropriate Assessment', are required: We asked CCC for a scoping opinion on whether one or both of these documents are required. CCC officers finalised a report and circulated it to the three consulting bodies; Natural England, Historic England and The Environment Agency. The Chestfield Neighbourhood Plan [Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report](#) and the [Report Appendix A](#), which details Natural England's feedback on the assessments assessed that the Chestfield Regulation 14 Neighbourhood Plan is unlikely to cause significant environmental effects and so neither a Strategic Environmental Assessment or a Habitat Regulations 'Appropriate Assessment', are required.
- A copy of the [CCC Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report](#).

¹² See <https://www.legislation.gov.uk/uksi/2012/637/regulation/15>

How our Neighbourhood Plan meets the Basic Conditions

a) Basic condition 1: Having regard to National Policies and Advice contained in Guidance Issued by the Secretary of State

The National Planning Policy Framework (NPPF) is the main document setting out the government's planning policies for England and how these are expected to be applied.

How the Chestfield Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State is contained in the table below - where the policies contained within the submission neighbourhood plan are cross referenced to national policies and advice in the NPPF that have a bearing on policies in the submission Chestfield Neighbourhood Plan.

It should be noted that the table below is not exhaustive and there may be other NPPF references that are not included in the table below:

Neighbourhood Plan Policies	National Planning Policy Framework	How has the Neighbourhood Plan had regard to national policies and advice?
S1 – Spatial Strategy	Para 30: ...Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.	The Chestfield Neighbourhood Plan is in general conformity with the strategic policies in the emerging Canterbury District Local Plan.
H1 – Future Housing	Para 63: Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes. Para 66: Where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures.	We commissioned a Housing Needs Survey (April 2025). Chestfield faces a growing mismatch between its aging population and its existing housing stock. There is a clear need for smaller, more affordable, and accessible homes to maintain a balanced, sustainable community. Providing opportunities for younger households to stay and for older residents to downsize will help preserve the social cohesion and vibrancy of the parish into the future. Our Policy states: Any other / windfall development of more than 10 units should: - Develop affordable housing which includes 1, 2, and 3 and 4-bedroom homes, and market housing including smaller homes. - Focus on affordable home ownership models and accessible housing for people with limited mobility. - Encourage the development of bungalows and age-appropriate housing. - Have regard to the Housing Needs Survey (April 2025).

Neighbourhood Plan Policies	National Planning Policy Framework	How has the Neighbourhood Plan had regard to national policies and advice?
H2 – Good Quality Design	Para 96 (a) and (b): Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages; b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; Para 131: The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process. Para 135 also applies.	Policy H2 includes: A priority for good sustainable design should be to provide new public rights of way and cycleways, links between existing public rights of way and cycleways and to improve the quality and accessibility of public rights of way and cycleways, including links between the village and surrounding countryside. Good design should provide sufficient external amenity space, refuse and recycling storage and car and bicycle parking to ensure a high quality and well managed streetscape. Planning permission will not be granted for development of poor design that fails to take the opportunities available for improving local character and quality of an area and the way it functions. And, demonstrating at the planning application stage that the development meets the requirements of ‘Secured by Design’ to minimise the likelihood and fear of crime.
H3 – Rural Exception Sites	Para 82: In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.	The policy facilitates exception site development to deliver more affordable housing for local people.
D1 – Drainage and Sewerage Infrastructure	Any new development must adequately manage drainage and sewerage and not place further pressure on the environment, nor should it compromise nationally applicable Water Framework Directive objectives. The National Standards for Sustainable Drainage (issued by the Government in June 2025) do not allow surface water connections to	Policy D1 seeks to address foul drainage management. Specifically: “Potential development sites should be connected to mains drainage; councils should work closely with water companies during the planning and development process. The use of private

	foul networks, in particular: General Requirement 1.10, “<i>surface water runoff from the development shall not discharge to a foul drainage system</i>”. Para 182 below also applies.	sewage treatment works, or New Appointments and Variations (NAVs) should be avoided.”
D2 – Drainage using Sustainable Drainage Systems (SuDS)	Para 182: Applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. Sustainable drainage systems provided as part of proposals for major development should: a) take account of advice from the Lead Local Flood Authority; b) have appropriate proposed minimum operational standards; and c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development.	Policy D2 details that: The applicant will need to ensure that arrangements exist for the long-term maintenance in perpetuity of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.
D3 – Foul Drainage	Any new development must adequately manage drainage and sewerage and not place further pressure on the environment, nor should it compromise nationally applicable Water Framework Directive objectives. The National Standards for Sustainable Drainage (issued by the Government in June 2025) do not allow surface water connections to foul networks, in particular: General Requirement 1.10, “<i>surface water runoff from the development shall not discharge to a foul drainage system</i>”.	Policy D3 seeks to protect the sewerage system and allow Canterbury City Council to impose a condition if necessary, and on a case by case basis, to align the build/phasing/occupancy with any capacity constraints indicated by Southern Water.
D4 – Flood Risk	Para 170: Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. Para 181: When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.	Policy D4 requires mitigation measures that the development will not lead to any greater risks of flooding at the site itself and within the surrounding areas. Policy D4 states that “Proposals for new development within those parts of the Plan area which are at higher risk of flooding...will only be supported if it can be satisfactorily demonstrated through an accompanying Flood Risk Assessment...”
C1 – PROWs, and cycle ways	Para 105: Planning policies and decisions should protect and enhance public rights of way and access, including taking	The NPPF supports the protection and enhancement of public rights of way.

	opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails. Para 109 (e): identifying and pursuing opportunities to promote walking, cycling and public transport use.	
C2 – links to existing PROWs and cycle ways	Para 105: Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails. Para 109 (e): identifying and pursuing opportunities to promote walking, cycling and public transport use.	Policy C2 states: New developments should link in to existing public rights of way and cycleways with interconnecting public rights of way and cycleways from the new developments, incorporating lightings and markings for cycles and pedestrians for safety. Development should have a positive contribution on the PRoW network by ensuring that existing routes that would be used by future occupants to access important local facilities are of a suitable standard to enable safe year-round use. New or improved PRoW routes should be made up to a standard suitable for year-round use for all lawful users.
U2 – Unadopted roads	No relevant NPPF paragraph found.	Chestfield has a high proportion of unadopted roads. Policy U2 seeks to assist households and road associations to manage development and consider construction management. It also encourages relevant dialogue.
B1 – Biodiversity – Connectivity	Para 136: Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined⁵², that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Para 192: To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of	Policy B1 supports the retention and planting of trees and hedgerows. It is in conformity with the NPPF which recognises that trees make an important contribution to the character and quality of urban environments and help to mitigate and adapt to climate change. Part of Policy B1 states: Connectivity of wildlife corridors along the length of the Swalecliffe Brook's longitudinal and lateral connectivity and with its flood plain must be protected. This is because breaks in the connectivity of a river e.g. by bridges or, worse, culverts and buildings have significant adverse effects on wildlife of all sorts e.g. movement of fish and insects, establishment of plants. This should include "daylighting" the Brook

	priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.	by removing, whenever possible, any structure that is over it or too close to it creating shading or eliminating the riparian corridor and preventing any works that would cover it. Development should also look for opportunities to restore and enhance green infrastructure by removing buildings and structures that hide or cover important green infrastructure assets such as streams and the Swalecliffe Brook.
B2 – Habitat creation	Para 187: Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.	Our map within our Biodiversity Policy section highlights AHLV, SSSI, and local wildlife sites. Our Policy B2 specifies measures required for swifts, bats and hedgehogs.
B3 – Impacts on wildlife	Para 187 (d) above applies.	Our Policy B3 minimises light pollution to benefit nocturnal and crepuscular wildlife, and protects rare and threatened species.
AD1 – Inclusive streetscapes	Para 117 (c): create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.	Policy AD1 states: Developers are to ensure uncluttered streetscapes to minimise unexpected barriers to walking and wheeling.
AD2 – Active Design Principles	Para 117 (c): create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.	Policy AD2 asks that developments of 10 or more residential units embed Sport England Active Design Principles for the site layout: - Walkable communities - Providing connected active travel routes - Making uses and co-locating facilities - Network of multi-functional open spaces - High quality streets and spaces - Providing activity infrastructure - Active buildings, inside and out - Maintaining high quality flexible spaces - Activating spaces.

Neighbourhood Plan Policies	National Planning Policy Framework	How has the Neighbourhood Plan had regard to national policies and advice?
Local Green Spaces Audit - Proposal for eight existing open spaces for designation as Local Green Spaces	Para 103: Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate. Para 105: The designation of land as Local Green Space through local and neighbourhood plans 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. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period. Para 107: 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.	The LGS Audit identifies designated local green spaces, which are to be safeguarded from loss or damage by development. The Chestfield Neighbourhood Plan proposes eight existing open spaces for designation as Local Green Spaces in the Neighbourhood Area. All eight of the open spaces proposed for designation as Local Green Spaces comply with these criteria.

b) Basic condition 2: The ‘making’ of the plan contributes to the achievement of Sustainable Development

Paragraph 7 of the NPPF (December 2024) states: “The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection⁵.”

⁴Resolution 42/187 of the United Nations General Assembly.

⁵Transforming our World: the 2030 Agenda for Sustainable Development.

The meaning of ‘sustainable development’ in this context is set out in Paragraph 8 of the NPPF which identifies three objectives (economic objectives, social objectives, and environmental objectives), the combination of which contribute to the achievement of sustainable development.

Paragraph 8. of the NPPF (December 2024) states: “Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a. **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b. **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- c. **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

Paragraph 9. of the NPPF (December 2024) states: “These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”

A summary of how each policy within the submission Neighbourhood Plan contributes towards each objective is set out below:

Policy	Economic	Social	Environmental
S1 – Spatial Strategy		Avoiding coalescence with Whitstable and Herne Bay will help maintain Chestfield's social identity.	The policy seeks to protect and enhance the natural and built environment by preventing settlement coalescence and protect the character of the rural landscape.
H1 – Future Housing	This policy seeks to provide affordable housing and affordable home ownership models.	The policy contributes to the fostering of well designed, beautiful and safe places. The policy contributes to the achievement of sustainable development by encouraging an appropriate mix of housing that will benefit the local community and has been identified within our Housing Needs Survey (April 2025).	
H2 – Good Quality Design	This policy includes innovation to achieve low carbon sustainable design.	The policy contributes to the fostering of well designed, beautiful and safe places, in keeping with the local character of Chestfield area.	The policy seeks to protect and enhance the natural and built and historic environment. The policy also seeks to ensure the use of good quality environmentally sensitive materials.
H3 – Rural Exception Sites	This policy includes an Open Market housing element to enable schemes to be viable and deliverable.	The policy facilitates exception site development to deliver more affordable housing for local people.	The policy facilitates exception site development to deliver more affordable housing for local people.
D1 – Drainage and Sewerage Infrastructure		The policy, by protecting the development site itself and surrounding areas from any greater risks of flooding and ensuring foul drainage capacity gives greater assurance and peace of mind to existing residents.	The policy protects the development site itself and surrounding areas from any greater risks of flooding and ensures foul drainage capacity for new development.
D2 – Drainage using Sustainable Drainage Systems (SuDS)	The policy protects the development site itself and surrounding areas from flood damage.	The policy, by protecting the development site itself and surrounding areas from any greater risks of flooding, gives greater assurance and peace of mind to existing residents.	The policy protects the development site itself and surrounding areas from any greater risks of flooding.
D3 – Foul Drainage		Ensuring capacity gives peace of mind.	Ensuring capacity protects the environment.
D4 – Flood Risk	The policy protects the development site itself and surrounding areas from flood damage.	The policy, by protecting the development site itself and surrounding areas from any greater risks of flooding, gives greater assurance and peace of mind to existing residents.	The policy protects the development site itself and surrounding areas from any greater risks of flooding.
C1 – PROWs, and cycle ways	Safe and accessible PROWs will enable the community to travel in a more affordable way.	The policy seeks to support strong, vibrant and healthy communities by protecting existing public rights of way and providing new public rights of way to connect sites and facilities.	The policy seeks to protect existing public rights of way, improve accessibility and safety of existing public rights of way, or where there are adverse impacts to mitigate harm.

Policy	Economic	Social	Environmental
C2 – links to existing PROWs and cycle ways	Safe and accessible rights of way will enable the community to travel in a more affordable way.	The policy seeks to support strong, vibrant and healthy communities by improving existing public rights of way and providing new public rights of way to connect sites and facilities.	This policy contributes to the achievement of sustainable development by promoting non-car based transport and will offer health benefits to residents and visitors in the Neighbourhood Plan area by creating safe walking and cycling routes.
U2 – Unadopted roads	The policy seeks to support households that have responsibility for the upkeep and maintenance of their unadopted road.	The policy helps minimise the impact of development on the community.	This policy makes provision to maintain and reduce damage to the built environment.
B1 – Biodiversity – Connectivity		The policy supports communities' health, social and cultural well-being through the retention and planting of trees.	The policy seeks to protect and enhance the natural environment and mitigating any loss of trees, hedgerows or woodland.
B2 – Habitat creation	There are economic benefits of this policy as natural habitats reduce flood risk and healthier workers may improve productivity.	The policy supports communities' health as access to green space is linked to better mental and physical health and natural habitats provide clean air and water.	The policy seeks to protect and enhance biodiversity by supporting development that strives to protect, conserve and enhance biodiversity and habitats. It also seeks to avoid unacceptable impacts to protected sites, habitats and species and to provide appropriate mitigation. Natural habitats provide clean air and water, reduce flood risk, help to fight climate change and support biodiversity which is important for agriculture.
B3 – Impacts on wildlife	Reducing health issues related to light pollution will reduce economic burdens of healthcare.	The policy supports communities' health as sleep disturbances, diabetes, obesity, cancer, cognitive impairment, hormone disruption and cardiovascular risk have all been linked to light pollution. (Chepesiuk, 2009 , Candolin et al., 2025)	Protected areas are identified in the Neighbourhood Plan area. Mitigation for impacts on threatened species will maintain biodiversity. Nocturnal wildlife will benefit from reduced light pollution.
AD1 – Inclusive streetscapes	Accessible streetscapes increase participation in social, cultural and economic activities.	The policy seeks to support strong, vibrant and healthy communities. Preventing social isolation and improve social connections.	Improved pedestrian access to the built environment aligns with moving to a low carbon economy.
AD2 – Active Design Principles	Encourages physical activity for all as an integral part of life, reducing economic burdens on healthcare.	Active Design is all about creating better places to live and work. Active Design is encouraging physical activity through the built environment creating walkable and accessible communities to build social connections and social inclusion,	Improved pedestrian access to the built environment aligns with moving to a low carbon economy.

Policy	Economic	Social	Environmental
Proposal for eight existing open spaces for designation as Local Green Spaces in the Neighbourhood Area	Green spaces provide opportunities for physical activity reducing the burden on healthcare.	The policy supports communities' health, social and cultural well-being through the protection of local green spaces which are valued by the community and ensure people have access to green spaces.	The policy seeks to protect the natural environment but restricting development of local green spaces.

c) Basic condition 3: That the Neighbourhood Plan is in General Conformity with strategic policies in the development plan

The Development Plan consists of:

- Canterbury District Local Plan
- Herne Bay Area Action Plan

There are no strategic policies in the Herne Bay Area Action Plan.

A number of relevant policies have been identified in the Canterbury District Local Plan and are set out below. In undertaking this exercise, a cautious approach has been adopted, with the inclusion of all policies that could be interpreted by some as being strategic. This includes policies which may not strictly address strategic priorities for the purposes of Section 19 (1B–E) of the Planning and Compulsory Purchase Act 2004 and are therefore not relevant to this basic condition. This approach is intended to ensure the preparation of a robust assessment. The inclusion of any policy within the table below should not, however, be taken to imply acceptance by the Parish Council that it constitutes a “*strategic policy*”.

The identified policies, and the extent to which the plan is in general conformity with them, are considered below. Overall, it is concluded that the plan is in general conformity with the strategic policies of the Development Plan.

Local Plan Policy	Chestfield Neighbourhood Plan Policy	How the Chestfield Neighbourhood Plan Conforms
SP1 Sustainable Development	All policies	SP1 sets out the presumption in favour of sustainable development. It highlights that planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in the Neighbourhood Plan) will be approved, unless material considerations indicate otherwise. This includes all policies contained within the Chestfield Neighbourhood Plan.
SP2 Development requirements	N/A	SP2 relates to sites allocated in the Local Plan to meet the requirements for the specified level of housing units, employment land, retail, comparison goods and convenience goods.

Local Plan Policy	Chestfield Neighbourhood Plan Policy	How the Chestfield Neighbourhood Plan Conforms
SP3 Strategic Site Allocations	N/A – the 2017 adopted Local Plan did not propose the Bodkin Farm and Brooklands Farm site allocations that came forward since 2017.	SP3 sets out the strategic site allocations within the Local Plan. This includes Site 12, Land South of The Ridgeway (John Wilson Business Park) – for 300 dwellings and 1ha of employment use. This is now being built out as Grasmere Gardens.
SP4 Strategic approach to location of development.	N/A – the 2017 adopted Local Plan did not propose the Bodkin Farm and Brooklands Farm site allocations that came forward since 2017.	Development in addition to the sites identified in the Local Plan will be judged against the District settlement hierarchy (The Settlement Hierarchy Study 2011). The Study recommends that new housing development should primarily be concentrated in the urban centres of the District (Canterbury, Herne Bay and Whitstable). Chestfield does not feature in the Rural Settlement Hierarchy – rather it sits within the Whitstable Urban Area Boundary. The Local Plan states, “In addition to the development allocations set out in this plan: 1. In the urban areas of Canterbury, Herne Bay and Whitstable, new housing development will be supported on suitable sites, where this would be acceptable in terms of environmental, transport and other planning factors, and would not result in the loss of sites identified for business and other specific uses.” The Chestfield Neighbourhood Plan accepts the development sites that have come forward since 2017 – i) Bodkin Farm (Outline application CA/24/00224 for 300 homes, a secondary school, and an 80-bed Care Home refers) and ii) Brooklands Farm (Outline application CA/25/00779 for a mixed use development of 1350 homes, Local Centre, a SEND school and a primary school, refers). The Chestfield Neighbourhood Plan is therefore in general conformity with this policy.
SP5 Infrastructure Delivery Plan	N/A	The Council will prepare an Infrastructure Delivery Plan for the allocations set out in the plan and will also set out its proposals for the use of S106 agreements and similar mechanisms, and Community Infrastructure Levy (CIL). The Infrastructure Delivery Plan will identify the scope of infrastructure to be provided; the phasing of such infrastructure linked to development; and the mechanisms by which the Council considers that the infrastructure would be best delivered.

Local Plan Policy	Chestfield Neighbourhood Plan Policy	How the Chestfield Neighbourhood Plan Conforms
SP6 Strategic Access Management and Monitoring (SAMM) Mitigation Measures for the coastal Special Protection Areas and Ramsar sites	N/A	SP6 relates to the Strategic Access Management and Monitoring (SAMM) mitigation measures for the coastal Special Protection (SPA) and Ramsar Sites. This includes the Thanet Coast and Sandwich Bay SPA and Ramsar, and the Swale SPA and Ramsar. CCC's scoping opinion and consultation on whether a Strategic Environmental Assessment or a Habitat Regulations 'Appropriate Assessment', concluded that the Chestfield Regulation 14 Neighbourhood Plan is unlikely to cause significant environmental effects and so neither a Strategic Environmental Assessment or a Habitat Regulations 'Appropriate Assessment', is required.
HD1 - Housing Allocations	N/A	None of these allocations are in the Chestfield Neighbourhood Plan area.
HD2 Affordable Housing	N/A	The level of affordable housing and calculating commuted sums for affordable housing is dealt with at Canterbury City Council level, not through the Chestfield Neighbourhood Plan.
HD3 Rural Exception Sites	Policy H3 Rural Exception Sites	Chestfield Neighbourhood Plan limits any Open Market housing to make a scheme financially viable to 30%, the same as CCC Policy [DS4 (g) in the emerging Canterbury District Plan or HD3(g) in the adopted 2017 Canterbury District Local Plan]. The Chestfield Neighbourhood Plan is therefore in general conformity with this policy.
HD4 New dwellings in the countryside	N/A	The Chestfield Neighbourhood Plan does not allocate any homes in the countryside.
HD5 - Conversion of Rural Buildings	N/A	The Chestfield Neighbourhood Plan does not provide policy relating to the conversion of rural buildings.
HD6 - Houses in Multiple Occupation (HMO)	N/A	The Chestfield Neighbourhood Plan does not provide policy relating to HMOs.
HD7 Purpose-built Student Accommodation	N/A	The Chestfield Neighbourhood Plan does not provide policy relating to Purpose-Built Student Accommodation.

Local Plan Policy	Chestfield Neighbourhood Plan Policy	How the Chestfield Neighbourhood Plan Conforms
HD8 Retention of Housing Accommodation	N/A	The Chestfield Neighbourhood Plan does not provide policy relating to the retention of housing accommodation.
HD9 Empty Residential Property	N/A	The Chestfield Neighbourhood Plan does not provide policy relating to empty residential property.
HD10 seasonal, temporary or permanent use of land by Gypsies and Travellers	N/A	The Chestfield Neighbourhood Plan does not provide policy relating to seasonal, temporary, or permanent use of land by Gypsies and Travellers.
EMP1 Employment Land Allocations	N/A	EMP1 identifies and protects land allocations for business purposes. The Chestfield Neighbourhood Plan does not provide policy relating to land for business use.
EMP2 Other Business Uses	N/A	The Chestfield Neighbourhood Plan does not provide policy relating to other business uses.
EMP3 Town Centre offices	N/A	The Chestfield Neighbourhood Plan does not provide policy relating to Town Centre offices.
EMP4 Protection of Employment Sites	N/A	One of the sites listed in the Local Plan is in the Chestfield Neighbourhood Plan area – the John Wilson Business Park. The Chestfield Neighbourhood Plan does not provide policy relating to the protection of employment sites.
EMP5 Home based business	N/A	The Chestfield Neighbourhood Plan does not provide policy relating to home working or home-based business.
EMP6 New Digital Infrastructure	N/A	The Chestfield Neighbourhood Plan does not provide policy relating to the provision or installation of digital technology.
EMP7 University of Kent	N/A	EMP7 is a Local Plan policy specific to the University of Kent. The Chestfield Neighbourhood Plan does not relate to, and would have no effect on, the University of Kent.
EMP8 Canterbury Christchurch University	N/A	EMP8 is a Local Plan policy specific to Canterbury Christchurch University. The Chestfield Neighbourhood Plan does not relate to, and would have no effect on, Canterbury Christchurch University.

Local Plan Policy	Chestfield Neighbourhood Plan Policy	How the Chestfield Neighbourhood Plan Conforms
EMP9 Education Needs	N/A	EMP9 seeks to ensure that provision is made for educational needs, including those arriving from new development. This would be dealt with by CCC and KCC as the local Education Authority. The Chestfield Neighbourhood Plan does not provide policy relating to education provision.
EMP10 Hadlow College	N/A	EMP10 identifies land at Hadlow College, Canterbury for retention for education purposes. The Chestfield Neighbourhood Plan does not relate to, and would have no effect on, Hadlow College.
EMP11 Whitstable Harbour	N/A	EMP11 requires development within the Whitstable Harbour Area to have regard to the Whitstable Harbour Strategic Plan. The Chestfield Neighbourhood Plan does not relate to, and would have no effect on, Whitstable Harbour.
EMP12 Agricultural Land	N/A	EMP12 seeks to protect the best and most versatile agricultural land. The Chestfield Neighbourhood Plan does not provide policy relating to agricultural land.
EMP13 New Agricultural Buildings	N/A	The Chestfield Neighbourhood Plan does not provide policy relating to new agricultural buildings.
EMP14 Other Rural Businesses	N/A	The Chestfield Neighbourhood Plan does not provide policy relating to other rural businesses.
EMP15 Horse-related development	N/A	The Chestfield Neighbourhood Plan does not provide policy relating to horse-related development.
TCL1 Town Centres	N/A	TCL1 considers development proposals for the designated town centres. The Chestfield Neighbourhood Plan does not provide policy relating to town centres.
TCL2 Primary Shopping Frontages, and TCL3 Secondary Shopping Frontages	N/A	Primary and Secondary Shopping Frontages are designated at Canterbury, Herne Bay and Whitstable. The Chestfield Neighbourhood Plan does not provide policy relating to primary or secondary shopping frontages.
TCL4 Cultural Enhancement Area	N/A	The Chestfield Neighbourhood Plan does not provide policy relating to and would have no effect on the cultural enhancement area in Canterbury.
TCL5 Local Centres	N/A	The Chestfield Neighbourhood Plan area does not include one of the designated local centres. The Chestfield Neighbourhood Plan does not provide policy relating to local centres.

Local Plan Policy	Chestfield Neighbourhood Plan Policy	How the Chestfield Neighbourhood Plan Conforms
TCL6 Main Town Centre Uses	N/A	TCL6 reflects the retail sequential test by focusing main town centre uses to within the identified centres unless there are no appropriate sites available. The Chestfield Neighbourhood Plan doesn't include policies relating to town or local centres or specifically relating to main town centre uses.
TCL7 Wincheap Retail Area	N/A	The Chestfield Neighbourhood Plan does not provide policy relating to and would have no effect on the Wincheap retail area in Canterbury.
TCL8 Enhancing and Protecting Herne Bay and Whitstable Town Centres	N/A	The Chestfield Neighbourhood Plan does not provide policy relating to and would have no effect on Herne Bay and Whitstable Town Centres.
TCL9 Environmental Improvement Area	N/A	TCL9 explains that "The City Council will identify Environmental Improvement Areas within the Canterbury District. Within these areas the Council will seek environmental improvements that benefit physical and visual connections and enhance the environment through the use of, landscape and surface treatments, street furniture and signage. Opportunities for the integration of high quality public art should be pursued, and treatment of the public realm should be informed by the heritage values of the place, where appropriate." The Chestfield Neighbourhood Area has no environmental improvement areas and no policy relating to one/any.
TCL10 Mixed Use Development	N/A	TCL10 relates to mixed use developments within and around town centres. The Chestfield Neighbourhood Plan does not provide policy relating to town centres.
TCL11 Commercial Leisure and Cultural Activities	The Chestfield Neighbourhood Plan proposes eight existing open spaces for designation as Local Green Spaces in the Neighbourhood Area: Including LGS4 the Whitstable Rugby Football Club which is both an indoor and outdoor sport/leisure facility.	TCL11 relates to Commercial Leisure and Cultural Activities. It also seeks to protect indoor sport, leisure and cultural facilities from being lost unless there is no longer a need for the facility. The Chestfield Neighbourhood Plan does not provide policy relating to commercial leisure and cultural activities. The Chestfield Neighbourhood Plan does propose eight existing open spaces for designation as Local Green Spaces in the Neighbourhood Area including: LGS4 Whitstable Rugby Football Club - Accepted on Canterbury City Council's Register of Assets of Community Value on 11 September 2023: Ref ACVFN56 (excluding area sublet to the Chestfield Medical Centre). The existing ACV designation affords it some protection.

Local Plan Policy	Chestfield Neighbourhood Plan Policy	How the Chestfield Neighbourhood Plan Conforms
TCL12 Evening and Night time economy	N/A	TCL12 refers to city and town centres. The Chestfield Neighbourhood Plan does not provide policy relating to evening and night time economy.
T1 Transport Strategy	Policy C1 and Policy C2 Public Rights of Way, Promoted Routes and Cycleways	T1 takes account of the principles of the Transport Strategy, including controlling the level and environmental impact of vehicular traffic and providing alternative modes of transport to the car. The Chestfield Neighbourhood Plan seeks to support the provision of and improvement to walking and cycling infrastructure and supports development which maintains the character of the highway network and encourages sustainable modes of transport.
T2 T3 T4 T5 T6 T7 T8 T9 T10 T11 T12 T13 T14 T15 T16 T17	N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A	Policy T2 Pedestrian and Cycle Routes Policy T3 Bus Improvement Measures Policy T4 Rail Improvement measures Policy T5 Wincheap Park and Ride Policy T6 Sturry Road Park and Ride Policy T7 New Dover Road Park and Ride Policy T8 proposals for a future Whitstable Park and Ride Policy T9 Parking Standards Policy T10 Onsite Parking Standards Policy T11 Wincheap Traffic Management Scheme Policy T12 A2 Bridge Interchange Policy T13 Herne Relief Road Policy T14 Sturry Relief Road Policy T15 A28/A257 Barracks Link Road Policy T16 Rural Lanes Policy T17 Transport Assessments and Travel Plans The Chestfield Neighbourhood Plan does not provide policy relating to any of these policies.
TV1 TV2 TV3 TV4 TV5 TV6 TV7 TV8	N/A N/A N/A N/A N/A N/A N/A N/A	Policy TV1 Cultural and Arts Facilities Policy TV2 New Tourism Development Policy TV3 Visitor Accommodation Policy TV4 Touring and Static Caravan Tourist Sites Policy TV5 Marina Provision Policy TV6 Reculver Country Park Policy TV7 Rural Tourism Policy TV8 Rural Tourist Accommodation, Attractions and Facilities The Chestfield Neighbourhood Plan does not provide policy relating to any of these policies.

Local Plan Policy	Chestfield Neighbourhood Plan Policy	How the Chestfield Neighbourhood Plan Conforms
CC1	N/A	Policy CC1 in the Local Plan deals with Renewable and Low Carbon Energy Production Development (apart from wind energy development). The Chestfield Neighbourhood Plan does not provide policy relating to this.
Policy CC2 Reducing Carbon Emissions From New Development	H2 Good Quality Design	Policy H2 includes that in Chestfield Good Design means (i) Innovation to achieve low carbon sustainable design.
Policy CC3 Local/District Renewable and Low Carbon Energy and Heat Production Schemes	N/A	Policy CC3 in the Local Plan relates to Strategic Sites and other sites over 200 units. The Chestfield Neighbourhood Plan does not provide policy relating to this.
Policy CC4 Flood Risk	D4 Flood Risk Policy D1 Drainage and Sewerage Infrastructure D2 Drainage using Sustainable Drainage Systems (SuDS)	CC4 states “Development proposals within Flood Zones 2 and 3 and sites larger than 1 ha in Flood Zone 1 shall be subject to a Flood Risk Assessment.” Policy CC4 also requires that any risk from flooding should be suitably managed to ensure development is flood resistant. Policy D4 in the Chestfield Neighbourhood Plan states, “Proposals for new development within those parts of the Plan area which are at higher risk of flooding ... will only be supported if it can be satisfactorily demonstrated through an accompanying Flood Risk Assessment and any required mitigation measures that the development will not lead to any greater risks of flooding at the site itself and within the surrounding areas.” CC4 also states, “Where relevant, the assessment should also address the risk of flooding from surface water, groundwater and ordinary watercourses. Where there is evidence that water from these sources ponds or flows over the proposed site the assessment should state how this will be managed and what the impact on neighbouring sites will be.” Policy D1 in the Chestfield Neighbourhood Plan covers the Swalecliffe Brook and Kite Farm ditch watercourses. CC4 also states, “Measures identified to mitigate effects shall be installed and maintained at the developers’ own expense or put into a management company to ensure their long term retention, maintenance and management. Other flood resilient and/or resistant measures may

		also be required, and their provision will be informed by the findings of a submitted Flood Risk Assessment.” Policy D2 in the Chestfield Neighbourhood Plan ensures arrangements for the long-term maintenance in perpetuity for SuDs.
Policy CC5 Flood Zones	Policy D4 Flood Risk	Policy CC5 states, “On sites that have not been previously developed within the Environment Agency’s Zones 2 and 3, new development will only be permitted if it can be demonstrated that it satisfies the requirements of the Sequential Test and, where required, the Exception Test. Extensions to existing property and change of use must meet the requirements of flood risk assessments.” Policy D4 in the Chestfield Neighbourhood Plan states, “Proposals for new development within those parts of the Plan area which are at higher risk of flooding ... will only be supported if it can be satisfactorily demonstrated through an accompanying Flood Risk Assessment and any required mitigation measures that the development will not lead to any greater risks of flooding at the site itself and within the surrounding areas.”
Policy CC6 Minor Development and Development of Previously Developed Land Within Flood Zones	Policy D4 Flood Risk	Policy CC6 states, “Minor infill development and development on previously developed land within Zones 2 & 3 as defined by the Environment Agency ... will be permitted subject to the provisions of other Local Plan policies. Each case shall be treated on its own merits on the particular circumstances that apply having regard to the risks attached.” Policy D4 in the Chestfield Neighbourhood Plan states, “Proposals for new development within those parts of the Plan area which are at higher risk of flooding ... will only be supported if it can be satisfactorily demonstrated through an accompanying Flood Risk Assessment and any required mitigation measures that the development will not lead to any greater risks of flooding at the site itself and within the surrounding areas.”
Policy CC7 Overtopping Hazard Zone	N/A	The Chestfield Neighbourhood Plan does not provide policy relating to and would have no effect on the area of Faversham Road at Seasalter liable to overtopping from the sea.
Policy CC8 Coastal Change Seasalter	N/A`	The Chestfield Neighbourhood Plan does not provide policy relating to and would have no effect on the inside or outside of the urban boundary at Faversham Road, Seasalter.
Policy CC9 Coastal Change Reculver	N/A	The Chestfield Neighbourhood Plan does not provide policy relating to and would have no effect on Reculver.
Policy CC10 Coastal Protection Zones	N/A	The Chestfield Neighbourhood Plan does not provide policy relating to and would have no effect on Coastal Protection Zones.

Policy CC11 Sustainable Drainage Systems	D1 Drainage and Sewerage Infrastructure. D2 Drainage using Sustainable Drainage Systems (SuDS)	CC11 requires all development to include drainage provision to ensure surface water is appropriately controlled. Policy D1 in the Chestfield Neighbourhood Plan specifies the latest hierarchy for the treatment of runoff from developments. Policy D1 requires details of the measures that will be taken to ensure that polluted runoff (including suspended sediment) does not leave the site and enter either The Brook, or Kite Farm Ditch, (the two Main River watercourses within the Chestfield Neighbourhood Plan area) and surrounding waterbodies during construction and operation. Policy D1 also does not support or allow the discharge of surface water into the foul network. Policy D2 in the Chestfield Neighbourhood Plan ensures arrangements for the long-term maintenance in perpetuity for SuDs.
Policy CC12 Water Quality	D1 Drainage and Sewerage Infrastructure.	CC12 requires new development to incorporate well designed mitigation measures to ensure that the water environment does not deteriorate. Policy D1 text in the Chestfield Neighbourhood Plan supports this. CC12 also states that any new development should not compromise Water Framework Directive objectives. Policy D1 in the Chestfield Neighbourhood Plan also has this stipulation.
CC13 DBE1 DBE2	N/A N/A N/A	Policy CC13 Water Resources Policy DBE1 Sustainable Design and Construction Policy DBE2 Renewable Energy The Chestfield Neighbourhood Plan does not provide policy relating to any of these policies.
Policy DBE3 Principles of Design	Policy H2 Good Quality Design	Policy DBE3 has various considerations for principles of high quality, sustainable and inclusive design. Policy H2 in the Chestfield Neighbourhood Plan complements some of these considerations.
Policy DBE4 Residential Space Standards	Policy H2 Good Quality Design	Policy DBE4 states, "All new housing proposals should have an acceptable standard of accommodation in terms of internal layout, room sizes and amenity space. Residential accommodation should have regard to the minimum space standards set out in the DCLG's Technical housing standards. In addition, developments should provide: a. Storage space and space for refuse and recycling b. Facilities for covered cycle parking c. Outdoor space for private and/or communal use." Policy H2 Good Quality Design in the Chestfield Neighbourhood Plan promotes good quality interior spaces and light. Policy H2 also states, "Good design should provide sufficient external amenity space, refuse and recycling storage and car and bicycle parking to ensure a high quality and well managed streetscape."

Local Plan Policy	Chestfield Neighbourhood Plan Policy	How the Chestfield Neighbourhood Plan Conforms
Policy DBE5 Inclusive Design	Policy AD1 Inclusive Streetscapes	The City Council's DBE5 Policy requires developments to meet the highest standards of accessibility and inclusion. Policy AD1 in the Chestfield Neighbourhood Plan requires that "Developers are to ensure uncluttered streetscapes to minimise unexpected barriers to walking and wheeling."
Policy DBE6 Alterations and Extensions	N/A	The Chestfield Neighbourhood Plan does not provide policy relating specifically to alterations and extensions.
Policy DBE7 Public Realm	Policy H2 Good quality design aligns with DBE7 point (a), (b), (c) and (e). Policy C2 supports DBE7 points (b) and (e). Policy AD1 Inclusive Streetscapes supports DBE7 point (f). Policy AD2 Active Design Principles for the site layout (for developments of over 10 units) supports DBE7 points (e), (f) and (g).	Policy DBE7 states, "In order to achieve high quality design of the public realm, development proposals will be expected to: a. Reinforce or enhance the established character of the area; b. Integrate with existing path, circulation networks and patterns of activity and permeability; c. Integrate with the existing landscape setting; d. Respond to contextual features and be locally distinctive; e. Contribute to a safe and secure environment; f. Be accessible and usable to people with varying mobility requirements; g. Create attractive, manageable, well functioning spaces within the site."
Policy DBE8 Public Open Space	Policy H2: Good Design supports point DBE8 (a). Policy C1 and Policy C2 support point DBE8 (a). Policy B1 Connectivity and B2 Habitat Creation support point DBE8 (e). Policy D2 in the Chestfield Neighbourhood Plan ensures arrangements for the long-term maintenance in perpetuity for SuDs.	Policy DBE8 Public Open Space policy includes: ...the City Council will expect developments to incorporate the following: a. The retention and incorporation of public rights of way and the creation of a connected open space and pedestrian/cyclist circulation system related, where appropriate, to a landscape framework having regard to safety and security; b. N/A (The maximising of opportunities for all areas of the public realm to be subject to natural surveillance); c. N/A (The incorporation of landscape design to the frontage of development sites, particularly where they border principal roads); d. N/A (Public Art) e. Create opportunities for wildlife habitats and corridors where appropriate. Demonstrate how the management and maintenance of public open space will be continued long term.

Local Plan Policy	Chestfield Neighbourhood Plan Policy	How the Chestfield Neighbourhood Plan Conforms
Policy DBE9 Outdoor Lighting Proposals	Policy B3- Impacts on wildlife states, "Minimise light pollution to benefit nocturnal and crepuscular (animals active at dawn and dusk, eg. harvest mice) Wildlife. New developments should be designed to minimise light pollution which is detrimental to many of these species, by following guidance from the Institution of Lighting Professionals https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/ "	Policy DBE9 Outdoor Lighting Proposals states that "for new outdoor lighting or new developments which include outdoor lighting will only be permitted where it can be demonstrated that: a. It has been designed to minimise light glare, light trespass, light spillage and sky glare through using the best available technology to minimise light pollution and conserve energy. b. It does not adversely impact residential amenity; c. It does not adversely affect sites of nature conservation interest and/or protected and other vulnerable species and heritage assets; d. It does not adversely impact on protected landscapes or those areas where dark skies are an important part of the nocturnal landscape; e. The lighting levels do not exceed the levels recommended by the ILE in the relevant environmental zone as set out in Appendix 5; f. It does not have an adverse impact on long distance views or from vantage points."
Policy HE1 Historic Environment and Heritage Assets	Whilst not Policy criteria, Section 6 Housing of the Chestfield Neighbourhood Plan lists the Listed Buildings in Chestfield – these have statutory protection. It also details the properties under Article 4 direction where some permitted development rights are removed.	CCC Policy HE1 supports proposals which protect, conserve and enhance the historic environment. Whilst not Policy criteria, Section 6 Housing of the Chestfield Neighbourhood Plan lists the Listed Buildings in Chestfield – these have statutory protection. This section also details the properties under Article 4 direction which sees some of their permitted development rights removed.
Policy HE2 Policy HE3 Policy HE4 Policy HE5	N/A N/A N/A N/A	Policy HE2 World Heritage Site and Buffer Zone requires development to protect and enhance the World Heritage Site and its associated buffer. Policy HE3 Significant Views of the City and World Heritage Site - seeks to protect views of the city and the World Heritage Site. The Chestfield Neighbourhood Plan does not include policy relating to the World Heritage Site. Policy HE4 Listed buildings - requires development to protect and enhance listed buildings and their settings. Policy HE5 Development Affecting and Changes to Listed Buildings The Chestfield Neighbourhood Plan does not have specific policy to protect and enhance listed buildings and their settings, nor for development affecting and changes to listed buildings.

Local Plan Policy	Chestfield Neighbourhood Plan Policy	How the Chestfield Neighbourhood Plan Conforms
Policy HE6 – Conservation area	N/A	Policy HE6 requires development to preserve or enhance the special architectural or historic character or appearance of the conservation area. Whilst the Chestfield Neighbourhood Plan provides a link to The Chestfield Conservation Area Appraisal and lists the Listed buildings in Chestfield and those with Article 4 protection, there is no specific policy to preserve or enhance the Chestfield conservation area.
Policy HE7 Highways and Streetscene Works Affecting Heritage Assets. Policy HE8 Heritage Assets in Conservation Areas. Policy HE9 Advertisements Affecting Heritage Assets. Policy HE10 Shopfronts. Policy HE11 Archaeology. Policy HE12 Area of Archaeological Interest. Policy HE13 Historic Landscapes, Parks and Gardens.	N/A N/A N/A N/A N/A N/A	Policy HE7 Highways and Streetscene Works Affecting Heritage Assets: The Chestfield Neighbourhood Plan does not provide policy relating specifically to Highways and Streetscene Works affecting Heritage Assets. Policy HE8 Heritage Assets in Conservation Areas: The Chestfield Neighbourhood Plan does not provide policy relating specifically to Heritage assets in conservation areas. Policy HE9 Advertisements Affecting Heritage Assets: The Chestfield Neighbourhood Plan does not provide policy relating specifically to Advertisements affecting Heritage assets. Policy HE10 Shopfronts: The Chestfield Neighbourhood Plan does not provide policy relating specifically to shopfronts. Policy HE11 Archaeology: The Chestfield Neighbourhood Plan does not provide policy relating specifically to archaeology. Policy HE12 Area of Archaeological Interest: The Chestfield Neighbourhood Plan does not provide policy relating specifically to area(s) of archaeological interest. Policy HE13 Historic Landscapes, Parks and Gardens: The Chestfield Neighbourhood Plan does not provide policy relating specifically to historic landscapes, parks and gardens.
Policy LB1 Kent Downs Area of Outstanding Natural Beauty	N/A	The Chestfield Neighbourhood Plan does not provide policy relating specifically to the AONB – Our neighbourhood plan area is not within or adjacent to a National Park or Area of Outstanding Natural Beauty.

Local Plan Policy	Chestfield Neighbourhood Plan Policy	How the Chestfield Neighbourhood Plan Conforms
Policy LB2 Areas of High Landscape Value	Whilst there is no specific Policy text, our Section 10 on Biodiversity has a map that shows the Area of High Landscape (AHLV) within and surrounding our Neighbourhood Plan area.	Policy LB2 identifies five areas of Areas of High Landscape Value including: c. Blean Woods AHLV; Policy LB2 Areas of High Landscape Value states “Within these areas, development will be considered in relation to the extent to which its location, scale, design and materials would impact on or protect the local landscape character and enhance the future appearance of the designated landscape and its heritage and nature conservation interest. Development proposals that support the landscape character (including settlement character), and have no significant impact upon historic setting, archaeological or nature conservation interests, where relevant, will be permitted.”
Policy LB3 Undeveloped Coast. Policy LB4 Landscape Character Areas. Policy LB5 Sites of International Conservation Importance. Policy LB6 Sites of Special Scientific Interest. Policy LB7 Locally Designated Sites.	N/A N/A N/A N/A	The Chestfield Neighbourhood Plan does not provide policy relating specifically to undeveloped coast. The Neighbourhood Area does not have any coastline. The Chestfield Neighbourhood Plan does not provide policy relating specifically to Landscape Character Areas. The map of designations in Section 10: Biodiversity does however map the Area of High Landscape Value within the Neighbourhood Area and surrounding area. The Chestfield Neighbourhood Plan does not provide policy relating specifically to sites of international conservation importance. The Chestfield Neighbourhood Plan does not provide policy relating specifically to sites of special scientific interest. The map of designations in Section 10: Biodiversity does however map the 2024 SSSI sites within the Neighbourhood Area and surrounding area. The Chestfield Neighbourhood Plan does not provide policy relating specifically to locally designated sites.
Policy LB8 Landscape Scale Biodiversity Networks	Policy B1: Connectivity - Green network connectivity. - Retention of trees, hedgerows and woodland or replacement and management where unavoidably lost.	Policy LB8 requires development to avoid the fragmentation of existing habitats, retain, protect and enhance notable ecological features of ecological value including Ancient Woodland, river corridors, trees and hedgerows, and protect opportunities for improving connectivity of habitats in strategically important Biodiversity Opportunity Areas. Lighting that has been sensitively designed to minimise disturbance to protected species and their food sources will be permitted. Policy B1 in the Chestfield Neighbourhood Plan requires new development to incorporate measures to create, enhance and sustain the green network’s functionality, and supports wider biodiversity connectivity.

	Policy B2: Habitat creation Policy B3: Impacts on wildlife	Policy B1 also has a presumption in favour of retaining trees, hedgerows and woodland, and the policy has requirements for replacement trees where these are unavoidably lost with a ratio of three new appropriate native species trees to every lost tree; and the management of trees planted and replacement within 3 years should new trees fail. Policy B2 also supports the retention, enhancement and management of connectivity corridors. Policy B3 in the Chestfield Neighbourhood Plan requires the minimisation of light pollution and/or provide mitigation measures to safeguard species.
Policy LB9 Protection, Mitigation, Enhancement and Increased Connectivity for Species and Habitats of Principal Importance.	Policy B2: Habitat creation	Policy LB9 requires development to avoid a net loss of biodiversity/nature conservation and pursue opportunities to achieve a net gain. This is ensured by a number of measures, including carrying out the relevant surveys and sufficiently safeguarding protected species, and habitat creation and restoration. It is noted that since the Local Plan was adopted, mandatory 10% biodiversity net gain has come into effect which supersedes the requirement to avoid a net loss. Policy B2 in the Chestfield Neighbourhood Plan states: “All proposals for development, other than those exempt through national legislation, will be required to demonstrate and deliver a minimum of 10% Biodiversity Net Gain (BNG) calculated using the latest Natural England biodiversity metric (or an alternative metric set out in legislation) and taking consideration of any national or local guidance on what values / multipliers should be used. If a site is not required to do Mandatory Biodiversity Net Gain (BNG) developments are still required to implement on site biodiversity opportunities. Where BNG provision is not secured entirely on-site it must be demonstrated that on site biodiversity opportunities have been maximised.” Policy B2 also encourages development to avoid unacceptable impacts to landscape features including water courses, habitats and wildlife corridors, and species.
Policy LB10 Trees, Hedgerows and Woodland.	Policy B1: Connectivity	Policy LB10 requires development to be designed to retain trees, hedgerows and woodland that make an important contribution to the amenity of the site and the surrounding area and which are important to wild flora and fauna. Policy B1 in the Chestfield Neighbourhood Plan has a presumption in favour of retaining trees, hedgerows and woodland, and the policy has requirements for replacement trees where these are unavoidably lost with a ratio of three new appropriate native species trees to every lost tree; and the management of trees planted and replacement within 3 years should new trees fail.

Local Plan Policy	Chestfield Neighbourhood Plan Policy	How the Chestfield Neighbourhood Plan Conforms
Policy LB11 The Blean Complex. Policy LB12 Seasalter.	N/A N/A	The Chestfield Neighbourhood Plan does not provide policy relating specifically to the Blean Complex. The Chestfield Neighbourhood Plan does not provide policy relating specifically to the Seasalter marshes.
Policy LB13 River Corridors	Policy D1 – Drainage and Sewerage Infrastructure Policy D3: Foul drainage Policy D4: Flood Risk Policy B1: Connectivity Policy B2: Habitat creation	Policy LB13 states that “Development shall show how the environment within river corridors and river catchments, including the landscape, water environment and wildlife habitats, will be conserved and enhanced. Supply of water, treatment and disposal of waste water and flood risk management should be shown to be sustainable and deliver environmental benefits, within the water environment.” Policy D1 in the Chestfield Neighbourhood Plan includes policy requirements that support Policy LB13 including identification of flood hazard, capacity in the waste water treatment works, protection of the Swalecliffe Brook and other watercourses in the Neighbourhood Plan area, and a requirement for new developments to connect to mains drainage. Policy D3 in the Chestfield Neighbourhood Plan ensures sufficient capacity in the local sewerage system and no adverse impact to the neighbourhood area environment. Policy D4 in the Chestfield Neighbourhood Plan requires a flood risk assessment in areas at higher risk of flooding and requires mitigation measures if necessary. Policy B1 in the Chestfield Neighbourhood Plan seeks to protect and enhance connectivity of wildlife corridors and green infrastructure along the Swalecliffe Brook. For watercourses, Policy B2 in the Chestfield Neighbourhood Plan requires the retention and improvement of wildlife corridors, water quality, and ecological connectivity. Development should incorporate measures such as habitat restoration, buffer strips, and pollution interception to ensure watercourses contribute positively to biodiversity and comply with Water Framework Directive objectives. And where corridors are disrupted, ensure alternatives corridors are provided to maintain connectivity.
Policy OS1 Local Green Space. Policy OS1 designates two Local Green Spaces – these are outside of the Chestfield	Proposal for eight existing open spaces for designation as Local Green Spaces in the Neighbourhood Area: LGS2 LGS3 LGS4 LGS7	The policy seeks to protect the natural environment but restricting development of local green spaces. The Chestfield Neighbourhood Plan proposes eight existing open spaces for designation as Local Green Spaces in the Neighbourhood Area: ○ LGS2 Radfall Recreation Ground - Accepted on Canterbury City Council’s Register of Assets of Community Value on 11 September 2023: Ref ACVFN57. ○ LGS3 Chestfield Road Play Area - Accepted on Canterbury City Council’s Register of Assets of Community Value on 11 September 2023: Chestfield Road play area – Ref

Neighbourhood Plan area.	LGS8 LGS11 LGS12 LGS13	ACVFN55 – for the play area excluding the KCC Highways verge at the front, and excluding the SERCO store (as this is discounted as it does not satisfy Section 88 of the CRTB Legislation as having had a purpose for social well-being.) ○ LGS4 Whitstable Rugby Football Club - Accepted on Canterbury City Council's Register of Assets of Community Value on 11 September 2023: Ref ACVFN56 (excluding area sublet to the Chestfield Medical Centre). ○ LGS7 - Fairlawn green ○ LGS8 - Green Leas green ○ LGS11 - Churchwood Park, Kendal Meadow Toddler Play Area ○ LGS12 - Churchwood Park, Kendal Meadow Junior Play Area ○ LGS13 - Birkdale Close and Carnoustie Close community Orchard area
Policy OS2 Playing Fields.	N/A	The Chestfield Neighbourhood Plan does not provide policy relating specifically to playing fields.
Policy OS3 Greenhill.	N/A	The Chestfield Neighbourhood Plan does not provide policy relating specifically to and would have no effect on land allocated at Greenhill for public playing fields.
Policy OS4 Swalecliffe.	N/A	The Chestfield Neighbourhood Plan does not provide policy relating specifically to and would have no effect on land allocated adjacent to St Augustine's Business Park, Swalecliffe, for junior football pitches.
Policy OS5 Stuppington Lane	N/A	The Chestfield Neighbourhood Plan does not provide policy relating specifically to and would have no effect on land allocated at Stuppington Lane, Canterbury for informal public recreational uses including public playing fields.
Policy OS6 Green Gaps	Policy S1 - Spatial Strategy: Location of Development	Policy OS6 identifies Green Gaps and states that development will be permitted where it does not significantly affect the open character of the Green Gap or lead to coalescence between settlements, or result in new isolated and obtrusive development within the Green Gap. Policy S1 - Spatial Strategy: Location of Development in Chestfield's Neighbourhood Plan has a similar ambition to discourage coalescence as it states: "The Neighbourhood Plan is not allocating sites to meet its local housing number needs, as it is assumed to be being addressed through the strategic sites set out in the Draft Canterbury City Council's Canterbury District Local Plan 2040 (or subsequent adopted Canterbury District Local Plan 2040). Should additional development proposals to those contained in the Local Plan come forward, Policy S1 seeks to ensure that they are directed to the most sustainable locations in the Parish – i.e. within the 'Built Up Area Boundary'. This will serve to discourage any further coalescence with Whitstable or Herne Bay."

Local Plan Policy	Chestfield Neighbourhood Plan Policy	How the Chestfield Neighbourhood Plan Conforms
Policy OS7 Herne Bay and Whitstable Green Gap	Policy S1 - Spatial Strategy: Location of Development	Policy OS7 Herne Bay and Whitstable Green Gap identifies the Herne Bay and Whitstable Green Gap and states that development will be permitted where it does not: a. Result in a material expansion of the built up confines of the urban areas of Herne Bay or Whitstable; or b. Significantly affect the open character or separating function of the Green Gap; and c. Result in new isolated development within the Green Gap Policy S1 - Spatial Strategy: Location of Development in Chestfield's Neighbourhood Plan has a similar ambition to discourage coalescence as it states: "The Neighbourhood Plan is not allocating sites to meet its local housing number needs, as it is assumed to be being addressed through the strategic sites set out in the Draft Canterbury City Council's Canterbury District Local Plan 2040 (or subsequent adopted Canterbury District Local Plan 2040). Should additional development proposals to those contained in the Local Plan come forward, Policy S1 seeks to ensure that they are directed to the most sustainable locations in the Parish – i.e. within the 'Built Up Area Boundary'. This will serve to discourage any further coalescence with Whitstable or Herne Bay."
Policy OS8 Sports and Recreation in the Countryside	N/A	The Chestfield Neighbourhood Plan does not provide policy relating specifically to Sports and Recreation in the Countryside.
Policy OS9 Protection of Existing Open Space	Two open spaces in the Local Green Spaces audit: 4.1 LGS1 Molehill Road village green. 4.8 LGS8 Green Leas green.	Policy OS9 refers to when development proposals of any <i>protected</i> existing open space will be permitted. The Chestfield Neighbourhood Plan includes two protected areas in its Local Green Spaces audit: LGS1 Molehill Road village green which is registered as a Village Green (VG70 in the register of Town or Village Greens held by Kent County Council) – this designation already giving it protected existing open space. And LGS8 Green Leas green – also recorded and afforded protection as a designated village green.
Policy OS10 Loss of Open Space	Proposal for eight existing open spaces for designation as Local Green Spaces in the Neighbourhood Area: LGS2	Policy OS10 states that "Development which would involve the loss of open spaces and play areas provided as part of new residential developments which contribute to the visual or recreational amenity of the area will be refused." The Chestfield Neighbourhood Plan proposes eight existing open spaces for designation as Local Green Spaces in the Neighbourhood Area:

	LGS3 LGS4 LGS7 LGS8 LGS11 LGS12 LGS13	○ LGS2 Radfall Recreation Ground ○ LGS3 Chestfield Road Play Area – for the play area excluding the KCC Highways verge at the front, and excluding the SERCO store. ○ LGS4 Whitstable Rugby Football Club ○ LGS7 - Fairlawn green ○ LGS8 - Green Leas green ○ LGS11 - Churchwood Park, Kendal Meadow Toddler Play Area ○ LGS12 - Churchwood Park, Kendal Meadow Junior Play Area ○ LGS13 - Birkdale Close and Carnoustie Close community Orchard area
Policy OS11 Outdoor Space Provision	Policy H2: Good quality design Policy B1: Connectivity	Policy OS11 states that “New housing development shall make provision for appropriate outdoor space, including semi-natural areas, strategic urban parks and green corridors, amenity greenspace, children’s play areas, open space for sport, allotments or community gardens proportionate to the likely number of people who will live there.” (Or if not delivered onsite developers will make a financial contribution for such facilities elsewhere.) Policy H2 of the Chestfield Neighbourhood Plan states that good design should provide sufficient external amenity space... Policy B1 of the Chestfield Neighbourhood Plan states “New development proposals must incorporate measures to create, enhance and sustain the network’s functionality in the design of their layouts, landscaping and provision of public open spaces.”
Policy OS12 Green Infrastructure	Policy C2 Policy B1: Connectivity	OS12 requires new development to ensure that green infrastructure is planned, designed and managed to conserve and enhance the distinctive character and special qualities of the landscape and identity of settlements. It also requires existing open space to be conserved and enhanced as part of these networks. Policy C2 in the Chestfield Neighbourhood Plan promotes links from new developments to public rights of way and cycleways. Policy B1 of the Chestfield Neighbourhood Plan states “New development proposals must incorporate measures to create, enhance and sustain the network’s functionality in the design of their layouts, landscaping and provision of public open spaces.”
Policy OS13 Riverside Strategy	N/A	The Chestfield Neighbourhood Plan does not provide policy relating specifically to and would have no effect on the riverside river Stour corridors in Canterbury.
Policy OS14 Allotment Allocation and Policy OS15 Allotments	N/A N/A	The Chestfield Neighbourhood Plan does not provide policy relating specifically to allotments.

Local Plan Policy	Chestfield Neighbourhood Plan Policy	How the Chestfield Neighbourhood Plan Conforms
Policy QL1 Social Infrastructure	N/A	Policy QL1 Social Infrastructure states, "Proposals for new buildings or uses for local communities to provide social infrastructure and community facilities will be encouraged and granted planning permission on the basis that any new building is appropriately designed and located, and highway safety and residential amenity would not be prejudiced."
Policy QL2 Village Services and Facilities	N/A	Policy QL2 Village Services and Facilities - the City Council will permit the use or extension of existing residential properties or farm or other appropriate buildings such as village halls and churches, to provide convenience shops or other local services, unless there is an overriding conflict with other policies in the Local Plan. There are no policies in the Chestfield Neighbourhood Plan that refer to the provision or extension of uses of community facilities.
Policy QL3 Loss of Village and Community Facilities	N/A	Policy QL3 permits the loss of village and community facilities in the parishes, such as village halls, public houses, shops and post offices to other uses if it can be demonstrated that: a. The use is no longer viable, the business has been actively marketed for 2 years with no genuine interest or there is no longer a continuing demand for the use or facility; or, b. There is alternative provision for a similar type of use within an acceptable walking distance; and c. There would be no detrimental impact on the rural character and community. There are no policies in the Chestfield Neighbourhood Plan that refer to the loss of community facilities.
Policy QL4 Farm Shops	N/A	There are no policies in the Chestfield Neighbourhood Plan which relate to the provision of farm shops.
Policy QL5 Local Community Services	N/A	Policy QL5 ensures that provision shall be made to accommodate local community services within new residential development and mixed-use developments. The Chestfield Neighbourhood Plan does not provide policy relating specifically to this.
Policy QL6 Loss of Community Buildings and Community Sites	N/A	Policy QL6 allows planning permission to be granted for development involving the loss of public or privately operated community buildings or sites, or uses for community purposes, if there is no demonstrable need for the use of the facilities within the locality, and it is demonstrated that other uses to serve the local community could not operate from the buildings or land. The Chestfield Neighbourhood Plan does not provide policy relating specifically to this.
Policy QL7 Community Allocations	N/A	Policy QL7 Community Allocations - Land is allocated on the Proposals Map for community purposes on: Land south of Greenhill, Herne Bay and Land at end of Vauxhall Avenue, Canterbury. The Chestfield Neighbourhood Plan does not provide policy relating specifically to and would have no effect on these two land allocations set aside for community purposes.

Local Plan Policy	Chestfield Neighbourhood Plan Policy	How the Chestfield Neighbourhood Plan Conforms
Policy QL8 Health and Social Care Facilities. Policy QL9 Kent and Canterbury Hospital. Policy QL10 Medical Health and Social Care Facilities	N/A N/A N/A	Policy QL8 Health and Social Care Facilities states “The City Council will seek to improve facilities and ensure that adequate provision is made for health and social care facilities arising from the impact of new development, and that appropriate mechanisms are secured through legal agreements to deliver these facilities.” Policy QL9 Kent and Canterbury Hospital states “Land is allocated adjacent to the Kent & Canterbury Hospital as shown on the Proposals Map for health-related development.” Policy QL10 Medical Health and Social Care Facilities states, “The City Council will support the provision of new medical, health and social care facilities subject to relevant design Policies of this Local Plan.” The Chestfield Neighbourhood Plan does not provide policy relating specifically to health, social care or the hospital.
Policy QL11 Air Quality	N/A	QL11 states that Development that could directly or indirectly result in material additional air pollutants and worsening levels of air quality within the area surrounding the development site or impact on the existing Air Quality Management Area will not be permitted unless acceptable measures to offset or mitigate any potential impacts have been agreed as part of the proposal. There are no policies in the Chestfield Neighbourhood Plan which relate to air quality.
QL12 Potentially Polluting Development	N/A	QL12 states that where necessary, CCC will impose conditions or seek agreements to ensure that pollution mitigation measures are undertaken. There are no policies in the Chestfield Neighbourhood Plan which relate to pollution.
Local Plan Policy	Chestfield Neighbourhood Plan Policy	How the Chestfield Neighbourhood Plan Conforms

d) Basic condition 4: The ‘making’ of the plan does not breach, and is otherwise compatible with, EU obligations

The European Withdrawal Act 2018 (EUWA) incorporates EU environmental law (directives and regulations) into UK law and provides for the continuation of primary and subordinate legislation and other enactments in domestic law.

The compatibility with EU obligations is set out below:

- i) Directive 2001/42/EC requires the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive).
The Chestfield Neighbourhood Plan was screened in for Strategic Environmental Assessment, and the conclusion was it did not require an assessment. The reason for this conclusion is that the Neighbourhood Plan does not allocate any sites for development and proposes eight existing open spaces as Local Green Spaces. Natural England’s advice also was that significant effects on statutorily designated nature conservation sites or landscapes are unlikely.
- ii) With regard to Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive). No neighbourhood development orders are proposed by the qualifying body, so the directive does not apply.
- iii) With regard to Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively), the conclusion of the Habitats Regulation Assessment screening statement confirms that a Habitats Regulations ‘appropriate assessment’ is not required.
- iv) With regard to the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) and the Water Framework Directive (2000/60/EC). There are no policies contained in the Neighbourhood Plan that are within the scope of the directives.
- v) European Convention on Human Rights (ECHR) - The Chestfield Neighbourhood Plan is fully compliant with European Convention on Human Rights. There is no discrimination stated or implied, or threat to the fundamental rights and freedoms guaranteed under the Convention.

e) Basic condition 5: Prescribed conditions are met

Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act¹⁷ sets out the definition of “prescribed”. It means conditions prescribed by regulations made by the Secretary of State.

Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) prescribe two basic conditions in addition to those set out in the primary legislation. (Regulation 33 applies to Neighbourhood Orders) Regulation 32 applies to Neighbourhood Plans and requires that:

- the making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which set out the habitat regulation assessment process for land use plans, including consideration of the effect on habitats sites.
- having regard to all material considerations, it is appropriate that the Neighbourhood Development Order is made (see Schedule 3 to the Neighbourhood Planning (General) Regulations 2012 (as amended), where the development described in an order proposal is Environmental Impact Assessment development.

Chestfield Parish Council, the qualifying body, considers that both conditions are met.

Conclusion

Chestfield Parish Council, the qualifying body, has considered how the neighbourhood plan meets the basic conditions throughout the process of developing this neighbourhood plan.

The evidence provided in this [Basic Conditions Statement](#) concludes that this submission version of the Chestfield Neighbourhood Plan (2025-2040) meets the Basic Conditions as set out in the Neighbourhood Planning Regulations (2012) (as amended).