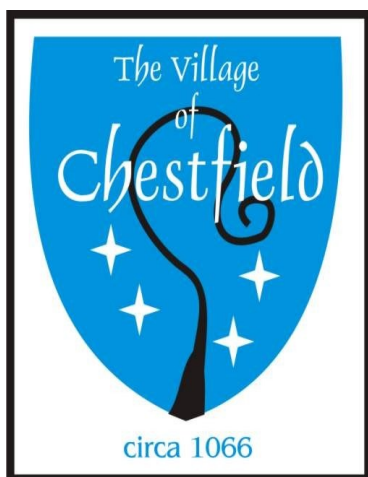
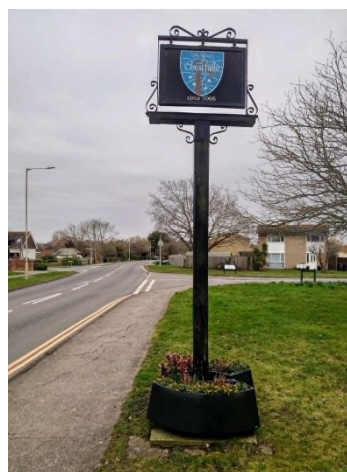




Neighbourhood Plan for Chestfield 2026 – 2042-43

Regulation 15 Submission version

March 2026



For further information please visit the dedicated Neighbourhood Plan page on the Chestfield Parish Council website at

<https://chestfieldparishcouncil.gov.uk/neighbourhood-plan/>

Email: clerk@chestfieldparishcouncil.gov.uk

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2. Introduction

What is a Neighbourhood Plan?

A Neighbourhood Plan is a planning policy document, and ultimately it will form part of the Canterbury City Council (CCC) Development Plan with the Neighbourhood Plan policies carrying equal weight to the Canterbury District Local Plan (CDLP) policies in decision making.

A Neighbourhood Plan gains its power from the fact that the community has voted for it in a special referendum and therefore it reflects a democratic view.

Once adopted, a parish council with a Neighbourhood Plan receives higher Community Infrastructure Levy (CIL) funding - The portion of Community Infrastructure Levy (CIL) receipts paid by Canterbury City Council for CIL receipts raised in the parish rises from 15% to 25% for parishes with a Neighbourhood Plan in place.

Where did our Neighbourhood Plan come from?

The aspiration to have greater influence was a driver to develop a Neighbourhood Plan for Chestfield.

All residents were invited to a consultation event on Saturday 04 January 2025 in the WI Hall to learn more about our plans to develop a Neighbourhood Plan for our area.

We asked residents to complete a short survey about what they liked about Chestfield, what they didn't like about Chestfield, and their top five priorities for the village. **The top five priorities whether you rank just by total number voted for, or by a weighting based on 1st - 5th ranking – are:**

- Drainage and Sewerage infrastructure capacity;
- Allocation and protecting Green spaces,
- Flooding;
- Biodiversity/wildlife habitats protection;
- (Joint Fifth) a Local Connection criteria policy for new homes, and
- (Joint Fifth) Densities and layout

We also asked residents about the area the Neighbourhood Plan should consider, and an overwhelming majority supported the submission to include the whole Parish plus a part of the Brooklands Farm proposed development site.

Finally, we invited residents to be part of a Neighbourhood Plan Steering Group. A Steering Group consisting of parish councillors and residents was set up in January 2025 (see Appendix 1 for names).

What's in our Neighbourhood Plan?

The [Neighbourhood Plan](#) consists of:

- A Vision Statement about what Chestfield should be like in the future.
- Seven Policies, these are the legal heart of the Neighbourhood Plan, covering aspects of:
 - Spatial Strategy
 - Housing and Good Design
 - Drainage and Sewerage
 - Public Rights of Way (including cycleways)
 - Unadopted roads
 - Biodiversity
 - Inclusive Streetscapes and Active Design
- Local Green Spaces Audit and recommendations for designation of 8 green spaces.

A common option in a Neighbourhood Plan is to allocate sites for development but given the two potential future developments in the area it was decided not to allocate any more in this Neighbourhood Plan.

Although the following were of concern from the consultation event they were discounted as not appropriate to address through a Neighbourhood Plan:

- Railway Station Access
- Support local amenities
- Employment

Going forward, there will be a need for cross-parish cooperation, particularly with Hackington Parish Council and Blean Parish Council, to manage development impacts, sustain green infrastructure continuity, and deliver integrated walking and cycling networks.

What happens next

- Our Pre-Submission consultation (Regulation 14) on our Neighbourhood Plan ran from 01 September to 14 October 2025.
- The Steering Group has assessed all comments received from that consultation and the Neighbourhood Plan updated according to the feedback/decisions.
- A [Consultation Statement](#) has been prepared which records both all comments received from the consultation and the Steering Group decision on each one, and uploaded to our dedicated webpage at <https://chestfieldparishcouncil.gov.uk/neighbourhood-plan/>
- The [CCC screening opinion report](#) on whether our submission will require a Strategic Environmental Assessment (SEA) or Habitat Regulations Assessment 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.
- The [Neighbourhood Plan](#) will be submitted to Canterbury City Council (Regulation 15) – along with the Consultant Statement and a "[Basic Conditions Statement](#)" to show how the Neighbourhood Plan lines up with national and strategic planning policies and meets any legal requirements.
- Canterbury City Council conducts formal public consultation (Regulation 16).
- The Plan is formally Examined by an Independent Examiner (Regulation 17). The Outcome of the examination: The Inspector's report will recommend that:
 - The Plan proceeds to Referendum, or
 - The Plan proceeds to Referendum, subject to certain amendments
 - Or the Plan does not proceed, giving reasons why.
- The examiner's finding/modifications have to be accepted.
- Another round of edits and discussion will result in a version that the Examiner accepts, and the Plan is finalised.
- The Plan is taken to Local Referendum – anyone registered to vote in The Plan area can take part – The Plan needs 50% plus 1 vote of those who vote to pass Referendum.
- Canterbury City Council must then adopt the "made" Neighbourhood Plan as part of the development plan (Regulation 20). Once 'made' a neighbourhood plan has the same legal status as the Local Plan prepared by the relevant Local Planning Authority (Canterbury City Council). It becomes part of the 'local development plan' and is used in the determination of planning applications. Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (see section 38(6) of the Planning and Compulsory Purchase Act 2004).

The Legal and Planning Policy Context

The legal basis for the preparation of neighbourhood plans is provided by the Localism Act 2011, Neighbourhood Planning Regulations 2012, Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990.

These pieces of legislation have enabled local communities to prepare neighbourhood plans but also provide a number of conditions and tests to which the plan must adhere to, to enable it to come into force.

The [basic conditions](#) that a draft Neighbourhood Plan must meet if it is to proceed to referendum are set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

- The policies relate to the development and use of land.
- The plan must have been prepared by a qualifying body and relate to an area that has been properly designated for such plan preparation.
- The plan specifies the period to which it has effect, does not include provision about excluded development and only relates to one Plan Area.
- The plan has **regard to national policies and advice** contained in guidance issued by the Secretary of State.
- The plan contributes to the achievement of sustainable development.
- The plan is in general conformity with the strategic policies contained in the existing development plan for the area.
- The plan does not breach, and is otherwise compatible with, EU obligations.

It is important to recognise that the points highlighted in bold above mean the Neighbourhood Plan should not conflict with existing planning policy and guidance set out at the national level and should seek to accord with planning policy prepared by Canterbury City Council. The key documents in this regard are the National Planning Policy Framework 2024 (NPPF) and the Canterbury District Local Plan 2017 adopted in July 2017.

We have prepared a separate [Basic Conditions Statement](#).

Emerging Planning Policy

The emerging Canterbury New Local Plan 2042/43 is expected to replace the 2017 Canterbury District Local Plan in the future. Chestfield Parish Council will review and update the Neighbourhood Plan at an appropriate time following the adoption of the new Canterbury District Local Plan if the need arises.

How this document should be used

This plan, and its associated Policies Map, should be used by residents, local authorities, developers and other stakeholders to understand how future development in the Neighbourhood Plan Area should occur.

For applications that require planning permission, whether proposing a scheme or assessing the acceptability of the scheme, the policies contained within this document are a key material consideration. For a planning application to be considered favourably, all relevant policies contained within this plan should be considered and complied with.

Where development does not require planning permission, development should still seek to align with the policies wherever possible as they reflect the desires of the local community.

3. Neighbourhood Plan 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).

The proposed Neighbourhood Area, as submitted by Chestfield Parish Council, includes the whole of the existing Chestfield Parish along with additional land to the west of the Parish, to include the full extent of the draft site allocation policy 'W4 - Brooklands Farm' as identified in the Draft Canterbury District Local Plan (Regulation 18) (2024). This prevents the Brooklands Farm development site (should it go ahead) from being half in and half out of the Neighbourhood Plan. It is also considered likely that Chestfield Parish Council would look to request a similar boundary change in the future*.

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 Canterbury City Council offices, local libraries, the WI Hall in Chestfield, the parish council's noticeboards, the 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:

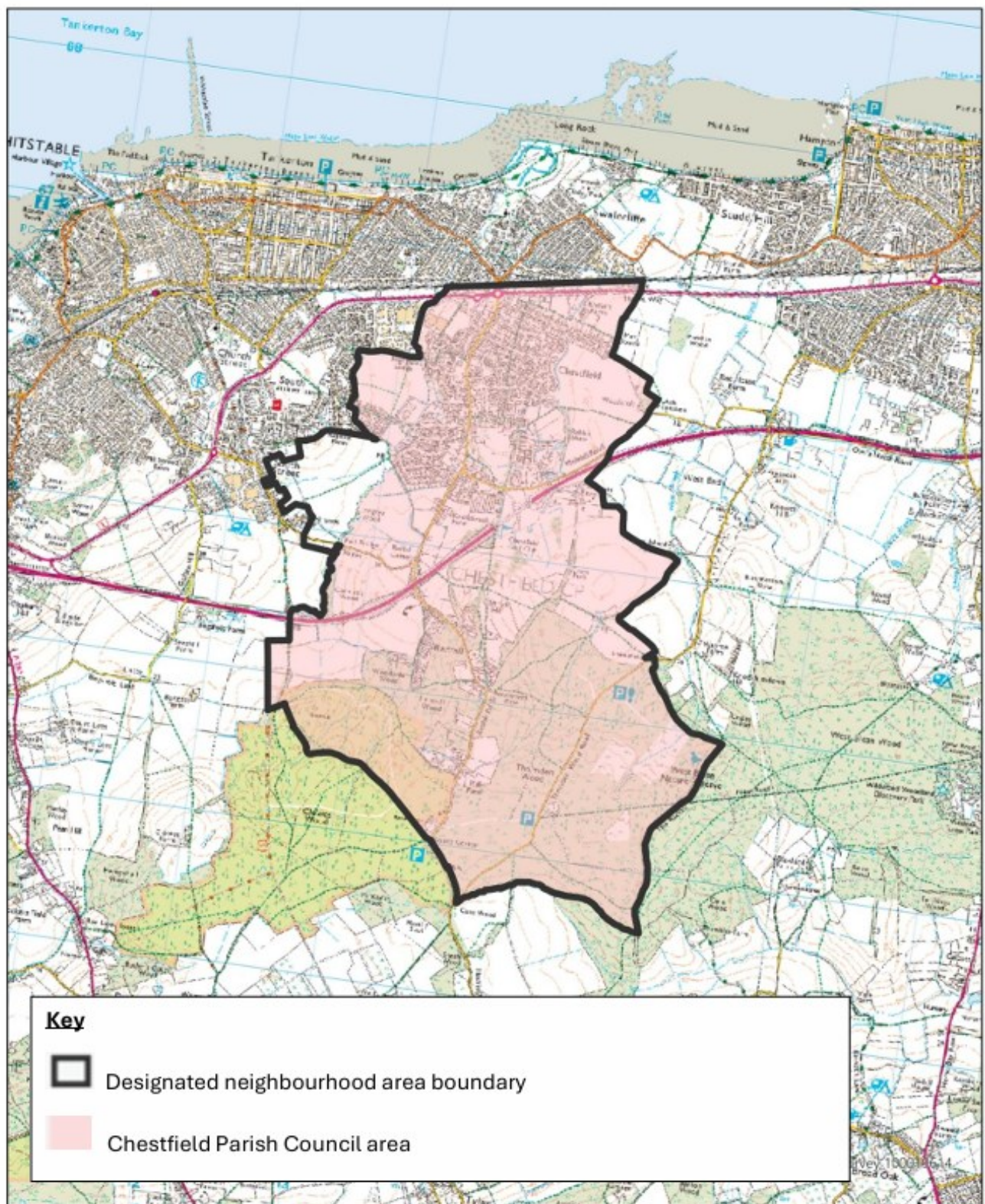
[Map showing designated Chestfield Parish Council neighbourhood area boundary \(PDF, 703 \(PDF, 703.04KB\)\)](#) shown on next page.

* For information: Parish boundary changes to be requested 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. (Outline application CA/25/00779 refers).

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.



The Neighbourhood Plan Area

The Neighbourhood Plan Area consists of Chestfield to the North, a semi-rural village set between Canterbury, Whitstable and Herne Bay, surrounded by rural open spaces, yet close enough to the amenities that the neighbouring city and towns have to offer. In the centre is the hamlet of Radfall and Broomfield gate. To the South are areas of ancient woodland and Sites of Special Scientific Interest (SSSI) sites, areas of high landscape value, with important rural and distance views. To the East and West is open farmland with narrow woodlands and hedgerows providing important corridors to support a wide variety of flora and fauna.

4. Vision Statement

The vision clarifies what this Neighbourhood Plan is aiming to achieve for the Neighbourhood Area. It describes what we would like the Parish to look like in 2042-43. It is strategic in focus and considers the land use and development challenges that will need to be addressed over the plan period.

The Chestfield Neighbourhood Plan aims to support sustainable and sympathetically designed development within the parish; that ensures Chestfield retains the rural feel of a strong safe village community by valuing the countryside, the open spaces, and the distinct separation from Whitstable and Herne Bay.

The Chestfield Neighbourhood Plan will take a positive approach to development so long as it brings forward a balance of housing, employment, retail, community and leisure development to ensure Chestfield remains an attractive, desirable place to live.

This Neighbourhood plan is designed to achieve sustainable development in the parish of Chestfield by supporting growth that meets the local needs for housing and enables our communities to grow stronger economically and socially, subject to the protection, conservation and enhancement of the special and historic fabric and character of our village and the surrounding rural areas.

All new development must deliver the requisite infrastructure¹ which will assist rather than over burden the local community and the environment, enabling the community to grow economically and socially.

The new emerging housing developments will be sympathetically and sustainably designed and will provide a range of housing opportunities and prices for those wishing to buy or rent in the parish, whether newly arriving or relocating locally. We champion for new homes to be secure by good design, and designing neighbourhoods, dwellings and car barns with low crime and security in mind.

All development will maximise and enhance the environmental assets in and around Chestfield, improving access to the countryside and open spaces for residents and visitors. This will include the water environment – Where possible, developments should actively contribute to the enhancement of the water environment, such as through habitat creation or improved water quality.

Chestfield will be a very walkable and cyclable parish, with additional footpath connections and improvements to the main paths and remain a safe village with a strong sense of community.

Chestfield will have retained its rural feel, as a sustainable, identifiable, Village Community that values its open space and distinct separation from Whitstable and Herne Bay.

¹ Infrastructure includes: water, waste, roads, power ...

The Neighbourhood Plan Policies

Policies are set in yellow shaded text boxes throughout this document.

These Policies are intended to be the guiding principles for future development within the Chestfield Neighbourhood area for the lifespan of this Plan. These would work alongside the Canterbury District Planning Policies, as supplementary local planning policies for the Neighbourhood Plan area for Chestfield. They are each broadly in line with the Policies contained within the CDLP as is required by the enabling legislation.

The Policy Sections are as follows:

Spatial Strategy

Housing – including Housing Needs Survey, and Rural Exception Site(s)

Drainage and Sewerage Infrastructure

Public Rights of Way, Promoted Routes, and Cycle Ways

Unadopted Roads

Biodiversity

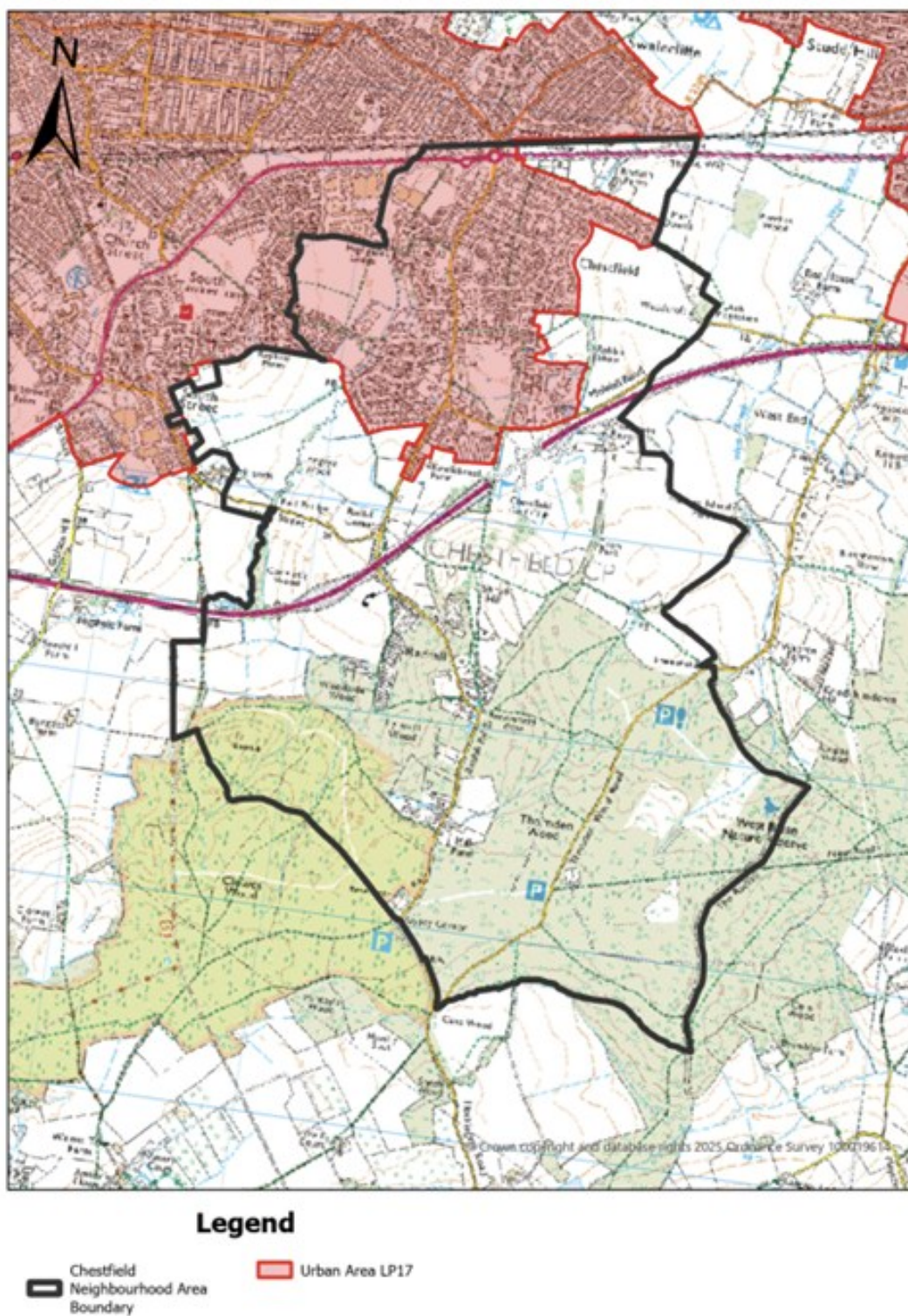
Inclusive Streetscapes and Active Design

There is additional text, setting out the context for these Policies, which sits within the chapters and appendices.

5. Spatial Strategy

Housing is a major concern to residents as has been identified in a number of surveys, the latest being January 2025. Housing issues also tend to generate the largest attendance at Parish Council meetings and generate the most comments on social media.

Information & Justification



This map shows the Urban Area Boundary based on the 2017 adopted Canterbury District Local Plan.

CCC's emerging Canterbury District Local Plan to 2042-43 is looking to allocate some 1,800 houses, a Secondary school, a Primary School and a Special Educational Needs and Disabilities (SEND) school in the plan area (see Appendix 2 for details). This plan has considered therefore that at this time there is no requirement to propose any additional housing. This is supported by the Housing Needs Survey 2025 (HNS) provided it stayed within the 'Built Up Area Boundary'²

CCC was requested to provide indicative housing figures to support this Neighbourhood Plan. The details are at Appendix 3 but support the premise that Chestfield Neighbourhood Plan does not need to consider additional development sites.

There has been a long-term aspiration at all levels of government to minimise urban sprawl. The areas to the West, South and East of the Neighbourhood Plan area are fundamental to maintaining this separation. They are also critical to maintain "green corridors" for wildlife and plant life.

[Canterbury-local-plan-and-strategy-review.pdf](#) identifies 'Green Gaps' including one between Whitstable and Herne Bay. See pages 10-11. Designated "Green Gaps" provide protection against coalescence between settlements, which would permanently harm the character and identity of individual settlements.

Policy S1 - Spatial Strategy: Location of Development

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 2042-43 (or subsequent adopted Canterbury District Local Plan).

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.

² Built Up Area Boundary (BUAB), also known as a settlement boundary, is a line on a local planning map that defines the edge of a town or village

6. Housing – including Housing Needs Survey, and Rural Exception Site(s)

Information & Justification

Chestfield Conservation Area Appraisal

The Chestfield Conservation Area Appraisal may be read at [https://docs.canterbury.gov.uk/files/planning-conservation-areas/Chestfield%20CAA%20\(Dec%202007\).pdf](https://docs.canterbury.gov.uk/files/planning-conservation-areas/Chestfield%20CAA%20(Dec%202007).pdf)

This appraisal examines the key elements that contribute to the special architectural and historic character of Chestfield. The character of any town is determined by the topography of its site, the layout of its streets and open spaces and the age, material and style of its buildings. The combination of all these factors creates a special 'sense of place' that the conservation area aims to preserve and enhance.

Part of Chestfield was designated a conservation area on 10 October 1983. Chestfield is now a relatively modern residential suburb to the southeast of Whitstable. Originally it was agricultural land with a small farming settlement and was transformed in the 1920's and 1930's into mock Tudor style suburbia.

Listed buildings

The following listed buildings and structures contribute to the special character of the Chestfield Conservation Area. These buildings were listed in May 1977 unless an alternative date is shown; all the buildings are grade II. Listed buildings have statutory protection.

Chestfield Road:

- Chestfield Golf Club house – listed in 1951
- Chestfield Barn (Public House/Restaurant)
- No.88 Shepherd's cottage

The Drive:

- The Old Farm House
- North and South Tythe Barn
- Gas lantern west of North and South Tythe Barn
- The Paddock and Paddock South The Drove:
- The Manor House

Molehill Road:

- Molehill cottage
- Sparrer Court

Article 4 Directions

Properties in Article 4 direction areas have some of their permitted development rights removed. Article 4 directions are often used to protect conservation areas. [view areas covered by an Article 4 Direction on the Canterbury City Council map.](#)

In Chestfield the following buildings are covered by Article 4:

Chestfield Road:

- The Oast (North Oast and South Oast)

The Drove/ Drive:

- Seaview
- Alcrest
- Kennel Meadow cottage and
- Huntsman Cottage

Planning constraints map

CCC interactive/overlay mapping at [Interactive planning maps | Canterbury City Council](#) shows planning constraints such as listed buildings, conservation area, and TPOs.

Housing Needs Survey

Chestfield Parsh Council commissioned a Housing Needs Survey in March 2025.

The full document may be read on the dedicated Neighbourhood Plan page on the parish council's website at <https://chestfieldparishcouncil.gov.uk/neighbourhood-plan/>. The Executive Summary is at Appendix 4.

The recommendations and conclusion are as follows:

- **Recommendations**

- Develop small numbers of affordable 1, 2, and 3-bedroom homes and smaller market housing homes.
- Focus on affordable home ownership models and accessible housing for people with limited mobility.
- Encourage the development of bungalows and age-appropriate housing.
- Monitor demographic trends and housing supply annually.

- **Conclusion**

- 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.

Policy H1: Future Housing

Sites allocated within the Canterbury District Local Plan would not be expected to adhere to this policy except (d) below:

Any other / windfall development of more than 10 units should:

- a) Deliver affordable housing which includes 1, 2, and 3 and 4-bedroom homes, and market housing including smaller homes.
- b) Focus on affordable home ownership models and accessible housing for people with limited mobility.
- c) Encourage the development of bungalows and age-appropriate housing.
- d) Have regard to the Housing Needs Survey (April 2025) recommendations listed above, or subsequent evidence should this emerge over the life of this Neighbourhood Plan.

Good Quality Design

Information & Justification

The Neighbourhood Plan supports the National Planning Policy Framework's objective to achieve excellence in design, especially design that will help 'establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit strong sense of place.' (NPPF Para 135 (d)).

We already have a rich variety of architectural styles in the area and we would like to see development contribute to this variety, whilst at the same time being sympathetic to the existing character of the area, as is also reflected in our policy **H3** regarding scale and bulk of new builds.

Our policies do not restrict development; instead, they challenge developers to deliver innovative development of high-quality design that responds to its surroundings and is appropriate for our area.

It is important to encourage new development to deliver a creative and high-quality standard of design that sits comfortably with the existing built and natural environments. To ensure new development, especially that intended for family occupation, includes ample garden areas, to serve the future residents and reflects the current character of the area.

Secured By Design

Chestfield is fortunate to have low crime rates, and we want Chestfield to remain an attractive, safe, secure and desirable place to live. Concern about crime is also a recurring theme in the surveys that have been done over the years.

Information & Justification

Secured by Design (SBD) is the official police security initiative that addresses design, layout and building security to help create safer, more secure environments for cohesive, vibrant communities with lower crime rates that will benefit residents. Secured by Design (SBD) improves the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit.

Prevention is the key as retro fitting is expensive and only occurs following crime.

SBD have produced a number of design guides; the Residential (Homes) Guide, and Non-Residential (Commercial) Guide that contain authoritative advice for architects, developers, and local authority planners. A variety of other guidance, including a new guide for safer parks, is found on their website www.securedbydesign.com

College of Policing has identified that Secured by Design (SBD) accreditation has been shown to significantly reduce crime in new-build housing. Studies have found that properties meeting SBD standards experience a 53% lower rate of burglary compared to those not meeting these standards. The most significant reductions were observed in new build properties, where SBD standards were associated with a 65% reduction in burglary. Attempted burglary was also 77% lower in SBD properties compared to non-SBD properties. These findings underscore the effectiveness of SBD in enhancing the security of new-build housing and contributing to a safer community environment.

Accreditation requires evidencing, and police forces throughout the UK have specially trained Designing Out Crime Officers (DOCO)'s. They are referenced in National Planning Practice Guidance and the National Planning Policy Framework (NPPF), reinforcing the importance of addressing crime and its impact on communities at an early stage of the design.

Crime Prevention Through Environmental Design (CPTED) and SBD incorporate proven crime prevention techniques and measures into the layout and landscaping of new developments, for example, maximising natural surveillance and limiting excessive through movement.

Developers often aim to achieve the principles of SBD, however, DOCO support and applying for certification is free of charge to them too.

SBD Gold incorporates the security of the external environment through layout and design with physical security measures, silver covers physical security only, while bronze is for self-build units and listed buildings.

[Secured by Design \(SBD\) Gold accreditation](#) incorporates the security of the external environment through layout and design with physical security measures; it is based on academic research that shows reductions in crime of up to 87% in new-build housing. Achieving this, helps create safer, more secure environments for cohesive, vibrant communities with lower crime rates that will benefit residents.

Useful links:

www.securedbydesign.com

[adoption of techniques or designs that are thought to discourage crime.](#)

[pcpi crime prevention through environmental design web.pdf](#)

www.securedbydesign.com/images/design-guides/residential_guide_2025_270225_final.pdf

www.securedbydesign.com/images/safer-streets/pdf/pcpi_lightning_guide_web.pdf

www.securedbydesign.com/images/safer-streets/pdf/PERMEABILITY.pdf

Scale and building heights

Chestfield has several streets of bungalows – although many have been extended to become dormer bungalows. Most existing houses are two-storey. There are some two-and-a-half and three storey buildings scattered in the built-up areas. There are no four-storey buildings in Chestfield. They would be completely out of character for Chestfield.

Buildings taller than 3-storeys are discouraged and if justified should be “hidden” amongst the other housing and topography.

For the avoidance of doubt, a 3-storey building has three floors including the ground floor (in the UK they are called ground floor, first floor and second floor).

CCC's emerging Local Plan has an approach to context-based density and design, confirming that building height and form should respond to landscape character and local setting rather than be constrained by fixed numerical limits. This should offer the flexibility required for well-designed, site-specific solutions while ensuring that new development remains in keeping with Chestfield's distinctive character and visual identity.

Good Quality Design Principles

Housing in the Neighbourhood Plan area is primarily in Chestfield village and the hamlets of Radfall and Broomfield Gate. Detached houses are the most common type of housing with relatively few terraces and very few flats. There is an above average number of bungalows for the district.

The older parts of the Neighbourhood Plan area tend to be two-storey houses set back from the road with gardens, hedges, and trees, contributing to a garden-suburb character. The style of houses is often an eclectic mix of historic, mid-century and newer styles. Many of the more modern estates have been built sympathetically to the character of the area and it is considered vital that this be maintained in new estates to preserve the character of the Neighbourhood Plan area.

The aspects of design that are considered crucial for an estate and that are not covered by higher level guidance are listed below with photographs showing examples of where this has and has not been well implemented.

- Houses set back from the road giving a more open feel.
- Front gardens open to the roads or with low fences and hedges leading to an open feel for the estate.
- Houses set forward and back from each other and orientated in varying positions (rather than squared to the road) to reduce the regimented, urban look.
- Houses are of irregular shape (L shaped, porches, bay windows) rather than rectangular boxes. This leads to a varied roof line and a look that changes as you walk past.
- Off street parking for at least 2 cars to minimise on-street parking.
- Chestfield Parish has a reputation for its “mock” Tudor housing, and this has been recognised in some of the more modern estates.
- The same design of house will have different finishes furthering the varied look of an estate.
- Estates are made up of a limited number of designs, which are pepper-potted rather than grouped together.
- The roads in the estate are curved breaking up potential regimented lines.
- Houses usually have a maximum of two storeys.

It is a blend of these aspects that lessen the regimented uniformity that some estates can become.

The following images give an example of housing that is or is not sympathetic to the look and feel of estate housing in Chestfield Neighbourhood Plan area. Images are arranged under headings; however, they may show more than one point, and this is covered in the caption with each photograph.

Houses set back from the road giving a more open feel



Figure 1 - Similar houses in various orientations and different finishes along with green area gives this cul de sac an almost rural feel in keeping with Chestfield.

Front gardens open to the roads or with low fences and hedges leading to an open feel for the estate.



Figure 1 - Open front gardens, mix of houses and orientation, in keeping.

Houses set forward and back from each other and orientated in varying positions (rather than squared to the road) to reduce the regimented, urban look.



Figure 2 - Same design. The varied orientation and materials prevent the “regimented” look. Different garage orientation adds to the variety.

Same designs are better in pepper-potted locations, not grouped together



*Figure 3 - Similar houses grouped together in regimented lines is **Not** considered a good Chestfield look.*

Houses are of irregular shape (L shaped, porches, bay windows) rather than rectangular boxes. This leads to varied roof line and a look that changes as you walk past



Figure 4 - Irregular shape of a variety of designs creates a mixed roofline preventing estate looking all the same.

Off street parking for at least 2 cars to minimise on street parking



Figure 5 – Provision of at least 2 cars off road parking means road and pavement are clear. The very uniform look is less desirable.

Desire for off-street parking provision and changes in roof lines



Figure 6 - Limited off-road parking leads to congested roads and pavements so there is a desire for off-street parking. The 3-house terrace with changes in roof line and the offset of one house makes for a better look than if the terrace was all in line.

Chestfield Parish has a reputation for its “mock” Tudor housing and this has been recognised in some of the more modern estates.



Figure 7 - "Mock" Tudor look and irregular shape is in keeping with Chestfield look.

The same design of house will have different finishes furthering the varied look of an estate



Figure 8 - Same house design with different materials and setbacks from road stops the regimental estate look and feel. The varied roof line also helps disguise the uniformity.

Estates are made up of a limited number of designs, and these are pepper-potted rather than grouped together.



Figure 9 - Different styles in same estate reduces uniformity despite similar materials and colours. The varied roof lines help break the uniformity.

Estates are better when the limited number of designs are pepper-potted rather than grouped together.



*Figure 10 - Similar housing blocked together in regimented lines is **Not** in keeping.*

The roads in the estate are curved breaking up potential regimented lines



Figure 11 - Despite being the same design the curved road helps break the uniformity as does the use of different building materials.

Policy H2: Good quality design

All new development within the Chestfield Neighbourhood Plan area must demonstrate good quality design.

All new developments must demonstrate that they reflect the look and feel of the Chestfield Neighbourhood Plan area by having consideration for the above key good quality design principles (Fig 1 – Fig 11).

In Chestfield good design means:

- a) using good quality materials that complement the existing palette of materials used within Chestfield; (although special consideration may be given to the use of sustainable innovative materials designed to achieve energy efficient architecture that complements local identity), and
- b) achieving good quality design that respects the scale and character of existing and surrounding buildings; and
- c) respecting established building set back and arrangements of front gardens, walls, railings or hedges; and
- d) ensuring proposals relate to established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street; and
- e) providing sufficient external amenity space,
- f) providing comprehensive refuse and recycling storage incorporated into the scheme to minimise visual impact,
- g) car and bicycle parking to ensure a high quality and well managed streetscape.
- h) promoting good quality interior spaces and light
- i) adopting the [National Standards for Sustainable Drainage Systems](#) (or subsequent update), where appropriate; and
- j) demonstrating at the planning application stage that the development meets the requirements of 'Secured by Design' to minimise the likelihood and fear of crime (and including a series of outlined features within a site design in the aim of achieving a Gold standard of accreditation once the site is delivered); and
- k) innovation to achieve low carbon sustainable design.

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.

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.

Rural Exception Sites

A rural exception site is a specific type of land designated for the development of affordable housing in rural areas, typically on the edge of settlements, on land that would not otherwise be released.

Both the current adopted Canterbury District Local Plan 2017 and emerging Canterbury District Local Plan (see Appendix 5) support the concept of Rural Exception sites. From the Survey in January 2025 there is a strong feeling that the need for a local connection should be emphasised.

Given the scale of potential housing development in the area, should a rural exception site be put forward, the Open Market element should be kept as small as is commercially viable and recognise the recommendations of the HNS.

Policy H3: Rural Exception Sites

A Rural Exception Site would, in principle, be supported should one come forward.

In order to meet the local housing needs, by way of a s106 agreement, a Local Connection criteria will be secured for any homes (except Open Market if included) on any Rural Exception Site.

In addition to the requirements in the Canterbury District Local Plan, for Rural Exception Sites developments in Chestfield, the Open Market element to be as CCC Policy [DS4 (g) in the emerging Canterbury District Plan or HD3(g) in the adopted 2017 Canterbury District Local Plan] – i.e. limited to that required to make the scheme financially viable, and in all circumstances no more than 30% of the overall scheme.

A local connection to the Parish for the lifetime of the development using the following cascade criteria in order of priority is defined as:

- a. Resident of the Parish of Chestfield;
- b. People who need to move to the Parish of Chestfield to give or receive support to or from close family*;
- c. People who work in the Parish of Chestfield; and
- d. People who were a former resident of the Parish of Chestfield.

* Close family is defined for this policy as - parent, spouse, civil partner, sibling, child, grandchild, or grandparent.

If at the time of letting there are no eligible households with a local connection, and/or the pool of eligible applicants with a local connection has been exhausted, allocations will be made in accordance with the local housing authority's prevailing housing allocation policy.

7. Drainage and Sewerage Infrastructure

Information & Justification

There are two specific issues related to the drainage and sewerage infrastructure in parts of the Neighbourhood Plan area that this section is looking to address:

- flooding due to the natural waterways and surface water runoffs being overloaded in extended heavy rain from surface water.
- flooding caused by foul water infrastructure being overloaded.

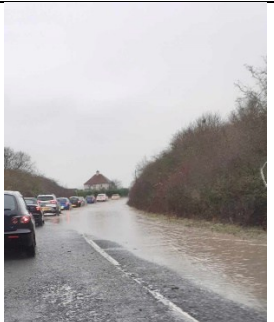
An additional concern from the residents is the risk of pollution getting into natural waterways both during construction and from water runoff in larger estates.

Access to the Swalecliffe Brook and Kite Farm Ditch (the two Main River watercourses within the Chestfield Neighbourhood Plan area) through any proposed development must be maintained to enable planned and reactive maintenance of the main river.

Surface Water

Flooding due to the natural waterways being overloaded in extended heavy rain is well reflected in the Kent/Canterbury flood risk mapping <https://flood-map-for-planning.service.gov.uk>. There is also flooding caused by drainage and sewerage infrastructure being overloaded. Although well recognised locally this is less well mapped. Local feeling is that the current infrastructure is inadequate.

In view of recent flooding in the village (2020-2021 and in 2023) any new housing development must have adequate drainage (and sewerage facilities) and robust flood resilience measures. It is important that surface water and draining facilities of any new housing development do not adversely affect those of existing housing and the general village environment. Sustainable Drainage Systems (SuDS) are the preferred method to reduce surface water runoff pressure on the existing network. No surface water runoff should be discharged directly into watercourses. This is essential to prevent pollution, erosion, and habitat degradation. Sustainable Drainage Systems help to mimic natural drainage, reduce flood risk, improve water quality, and support biodiversity.

		
Birkdale Close junction with Molehill Road 14 January 2021	Radfall underpass Chestfield Road 19 December 2023	The Brook Bridge, Grasmere Gardens 14 January 2021

Future development planned for Chestfield needs to be carefully considered. Large developments could exacerbate the existing network if wastewater, for instance, is connected to the current foul sewer network. Alternative routes must be explored. Generally, the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable:

1. Collected for potable use;
2. into the ground (infiltration);

3. to a surface water body, provided there is implementation of an interceptor to remove pollutants and sediments;
4. to a surface water sewer, highway drain; or
5. to a foul sewer” – however, the [National Standards for Sustainable Drainage](#) (issued by the Government in June 2025 or subsequent update) do not allow surface water connections to foul networks, in particular:
 - General Requirement 1.10, “*surface water runoff from the development shall not discharge to a foul drainage system*” and
 - Note 2 of Standard 1: Runoff Destinations - *a combined sewer is a sewer intended to receive both foul sewage and surface runoff and does not include a sewer intended to receive only foul sewage, even if it has the capacity to accommodate additional flows or has an element of surface water in it already.*

Policy D1 Surface Water Runoff Flood Management

Before any development takes place, developers shall identify any potential increase in flood hazard in Chestfield and the surrounding areas which might result from the development. Refer to Principle 7 in the [National Standards for Sustainable Drainage](#) (or subsequent update).

The scope should also look at the capacity of the current Wastewater Treatment Works (WWTW) and whether the integrity of the current sewerage infrastructure is adequate to take on increased quantities of surface water runoff.

Development must not cause a Water Framework Directive (WFD) deterioration in the Swalecliffe Brook WFD waterbody or any other watercourses in the Neighbourhood Plan area. Furthermore, actions should be taken to enhance the natural environment, such as and not limited to habitat creation and enhancement, implementation of riparian buffer zones and restoration of natural features.

Development will only be accepted where it is demonstrated that its surface water drainage will not add to existing site runoff, enter the foul sewer network, or cause any adverse impact to neighbouring properties and the surrounding environment.

Developments of 10 units or more and in a location which would affect a waterbody due to its location will not be supported unless they contain 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.

All developments should achieve as close as possible to the City Council's stipulated greenfield runoff rates, mimic natural flows and drainage pathways and ensure that surface water runoff is managed as close to its source as possible.

Standard 1: Runoff Destinations of the [National Standards for Sustainable Drainage](#) (1.1)..*runoff shall be treated as a resource and managed in a way that avoids negative impacts of the development on flood risk.. (1.2) Runoff from the development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy:*

Priority 1 - Collected for non-potable use;

Priority 2 - Discharge into the ground/ Soakaway or other infiltration system;

Priority 3 - Discharge to a surface water body/watercourse, provided there is implementation of an interceptor to remove pollutants and sediments;

Priority 4 - Discharge to a surface water sewer, highway drain or other drainage system, provided there is implementation of an interceptor to remove pollutants and sediments;

Priority 5 - Discharge to the foul sewer network where there are absolutely no other options, and only where agreed in advance with the relevant sewage undertaker - however, the [National Standards for Sustainable Drainage](#) (issued by the Government in June 2025) do not allow surface water connections to foul networks (General

Requirement 1.10, and Note 2 of Standard 1: Runoff Destinations, refer [and are detailed in the Information section above]) – the original design of Chestfield’s network is foul only, and developer adherence to the National Standards is necessary.

Note priority 1 is the highest priority and priority 5 is the lowest.

Proposals which allow surface water drainage into the foul sewer network will not be supported unless the developer can robustly demonstrate that the proposal is unable to make provision for surface water drainage to ground, watercourses or surface water sewers.

Sustainable Drainage Systems (SuDS)

SuDS is the higher priority mitigation for surface water and road runoff. SuDS seek to replicate natural systems to drain away surface water runoff through collection, storage, and cleaning before allowing it to be released slowly back into watercourses.

Principle 3: SuDS Approach of the government’s [National Standards for Sustainable Drainage](#) (June 2025 or subsequent update) is defined as mimicking natural drainage systems and delivering surface water management that recognises the value of rainfall and runoff as a resource.

When carefully designed, SuDS can have numerous other benefits, such as opportunities for rainwater harvesting, protecting and enhancing ground water quality, providing wildlife habitats and providing interesting landscape structures and water features. These features such as ponds, ditches and swales can be integrated into on-site green infrastructure and biodiversity networks.

Incorporating Sustainable Drainage Systems (SuDS) into new developments would assist in reducing the amount of rainwater running off into the already overloaded water networks, including potentially the foul sewer network. Rainwater runoff, particularly in event of heavy rainfall, can quickly overburden the foul sewer system where Surface water runoff has been connected to foul systems as is the case in parts of the Neighbourhood Plan Area.

It is critical that the effectiveness of SUDs is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewer system.

The Adoption and maintenance section of the [National Standards for Sustainable Drainage](#) states: “It is fundamental that arrangements are put in place for the future maintenance of SuDS features. Where they serve a single property, such as a dwelling, business or retail complex, maintenance will remain the responsibility of the property owner, unless another appropriate body is to adopt the SuDS features. For surface water drainage systems serving more than one property, an appropriate body will need to adopt and be responsible for the maintenance of the SuDS features and ensure that they continue to comply with the national standards. To be adopted by an appropriate body, the surface water drainage system shall be designed, constructed and function as approved in accordance with the national standards. Under Ofwat’s Code for Adoption Agreements, surface water drainage assets can be presented to sewerage companies for adoption. Since 1 April 2020, this includes SuDS which are considered to be sewers. The Sewerage Sector Guidance^{[\[footnote 51\]](#)}, including Model Sewer Adoption Agreements and Design and Construction Guidance, sets out the procedures, standards and requirements for any SuDS which are to be adopted by sewerage companies.”

Natural Flood Management

Natural Flood Management refers to the use of measures including swales, hedge, ditches and leaky dams on streams.

Principle 5 of the National Standards states “Planning of a new site layout should be informed by the requirements of the surface water management systems to both effectively drain and ensure all areas of the site are served by SuDS where possible. Opportunities should be maximised to help cleanse runoff prior to discharge to the water environment of diffuse particulate and chemical substances that may have been entrained. Consideration of the presence of any

existing watercourses, ditches and other drainage features, both within and adjoining the site, should inform proposals. By doing so, biodiversity, amenity and cost-effectiveness can be maximised. This should be done by using areas of land throughout the development for a range of multifunctional purposes in addition to surface water management (for example, landscaping, recreational areas, streets and rainwater harvesting)”.

Consideration should also be given for reducing the amount of hardstanding and having more permeable paved surfaces e.g. parking materials that have a mesh or concrete hexagon pattern that allows soil and grass to grow in between.

CIRIA SUDs guidance is at

<https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS>

and [Southern Water SuDS Guidance](#) (August 2024 or subsequent update)

Policy D2 - Sustainable Drainage Systems (SuDS).

Proposals for new development in the Plan area should utilise Sustainable Drainage Systems (SuDS) in line with [National Standards for Sustainable Drainage](#)

SuDS are an important mitigation for the protection of watercourses in particular the Swalecliffe Brook WFD waterbody (GB107040019630) and Kite Farm Ditch (the two Main River watercourses within the Chestfield Neighbourhood Plan area). In addition, the following should also be noted:

- During flood conditions, the Swalecliffe Brook is already running at capacity. Further loading will likely lead to wider flooding, so the avoidance of discharging any runoff directly into the Swalecliffe Brook is paramount.
- A thorough plan for the attenuation of runoff water, (potentially held all winter) and a suitable discharge regime to avoid overloading the system should be considered a must.

Management and Maintenance

The applicant will need to ensure that arrangements exist for the long-term maintenance in perpetuity of the SuDS facilities. The applicant should adhere to the Maintenance and Management and Operation and Maintenance sections of the [National Standards for Sustainable Drainage](#) or subsequent update.

Adoption and maintenance

The applicant shall adhere to the Adoption and Maintenance section of the [National Standards for Sustainable Drainage](#): “It is fundamental that arrangements are put in place for the future maintenance of SuDS features. Where they serve a single property, such as a dwelling, business or retail complex, maintenance will remain the responsibility of the property owner, unless another appropriate body is to adopt the SuDS features. For surface water drainage systems serving more than one property, an appropriate body will need to adopt and be responsible for the maintenance of the SuDS features and ensure that they continue to comply with the national standards. To be adopted by an appropriate body, the surface water drainage system shall be designed, constructed and function as approved in accordance with the national standards.

Under Ofwat’s Code for Adoption Agreements, surface water drainage assets can be presented to sewerage companies for adoption. Since 1 April 2020, this includes SuDS which are considered to be sewers. The Sewerage Sector Guidance^{[footnote 51](#)}, including Model Sewer Adoption Agreements and Design and Construction Guidance, sets out the procedures, standards and requirements for any SuDS which are to be adopted by sewerage companies.”

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development. This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Foul drainage

Southern Water is the statutory wastewater undertaker for our neighbourhood. The original design of Chestfield's network is foul only. This is an important distinction as it constrains what can be put into it. The [National Standards for Sustainable Drainage](#) make clear that the original design of the network defines its place in the drainage hierarchy. Future developments must provide drainage solutions that are sustainable for the local community. Southern Water's maps show that there are separate foul and surface water drainage networks serving Chestfield.

Much of the Neighbourhood Plan area has a foul sewer network that collects rainwater runoff. At times of heavy rainfall the system cannot cope, and instances of flooding on the road and side roads occurs.

Whilst Southern Water have plans in place to mitigate these issues, it is still considered a major risk that without strong controls future developments will further overload the Sewerage Network before suitable or adequate reinforcement is implemented.

The risk is exacerbated by the fact that Water and Sewage Companies cannot object to, or the Council refuse to grant, planning permission for development on the grounds that no improvement works are planned for a particular area. (*Southern Water's own Briefing Note to Local Planning Authorities – [briefing-note-for-lpa-on-infrastructure-provision-1.pdf](#)*), and [section 106 of the Water Industry Act 1991](#) which states all Water and Sewerage Companies have a legal obligation to provide developers with the right to connect to a public sewer regardless of capacity issues.

The Environment Agency responded to the Regulation 14 consultation version of this Neighbourhood Plan and its guidance was that "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 sewage treatment works, or New Appointments and Variations (NAVs) should be avoided."

Given the current state of the Foul drainage infrastructure and the significant time it can take to implement significant upgrades/reinforcements, it is considered essential that developers show how they will minimise any increased load on the foul network. If this is not done a Grampian condition is to be considered to stagger the development to meet the timelines of any required reinforcement.

It is not feasible (or necessary) for Southern Water to carry out reinforcement work for all developments. Southern Water undertakes sewer network capacity checks in response to planning applications, and it is the outcome of these checks that determines any request by Southern Water to the Local Planning Authority for planning conditions.

Canterbury City Council (CCC) would typically apply conditions as it sees fit in response to comments received on any planning applications Southern Water is consulted on.

CCC can make planning permission conditional and impose a condition for any new development to align the build/phasing/occupancy with any constraints indicated by Southern Water in response to planning applications.

This recommended Southern Water Grampian condition will normally be **"Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development."**

The Grampian condition must be imposed at outline planning application stage (rather than at a discharge of foul drainage condition application) – so this is the only opportunity to request this.

The purpose of conditions is to enable Southern Water to manage the impacts of development and the connections to the public network. This approach therefore allows the legal right to connect to be sensibly managed prior to occupation of the development. The Local Planning Authority has no further purpose in pursuing such conditions, and scrutiny of Water and Sewerage Companies performance and decision-making is through the statutory regulatory body Ofwat.

Water UK guidance is available at [Sewerage Sector Guidance - approved documents | Water UK](#) (Approved version 2.2, 29 June 2022 or subsequent update).

Note that temporary trade effluent consents can be required in order to lawfully discharge from building sites – for further information please see <https://www.southernwater.co.uk/commercial/trade-effluent-businesses/trade-effluent-consent/>

Policy D3 Foul Drainage

Development will only be accepted where it is demonstrated that its surface water drainage will not add to existing site runoff, enter the foul sewer network, or cause any adverse impact to neighbouring properties and the surrounding environment.

Planning proposals will not be supported unless there is sufficient capacity in the local sewerage system or confirmed plans to improve capacity, and that any new connections will not increase the risk of system back up/flooding or cause any adverse impact to the neighbourhood area environment.

CCC can make planning permission conditional and impose a condition at outline planning application stage for any new development to align the build/phasing/occupancy with any constraints indicated by Southern Water in response to planning applications. Where such issues are identified on specific large planning applications by Southern Water, this will be dealt with through phasing conditions on a case-by-case basis.

A Grampian condition should mean that the potential risk of flooding to properties and/or environmental pollution can be mitigated in a timely manner.

The scope should also look at the capacity of the current Wastewater Treatment Works (WWTW) and whether the integrity of the current sewerage infrastructure is adequate to take on increased quantities of surface water runoff.

Meeting the Challenges of Climate Change and Flooding

Kent County Council is the Lead Local Flood Authority within Kent and, as such, is the statutory consultee with respect to surface water on major developments. Development proposals must be accompanied by sufficient information to support the developers' drainage strategy. This information may include ground investigation, surveys and design calculations.

Principle 7 in the [National Standards for Sustainable Drainage](#) (issued by the Government in June 2025, or subsequent update) states "Development design should take account of existing flood risk policies in local plans, alongside local flood risk management strategies (LFRMS), the relevant local authority adopted SuDS guidance, any flood risk assessments, surface water management plans, the flood risk management plan and the river basin management plan (RBMP)".

Chestfield has fluvial flood risks as indicated on the linked flood risk map. <https://flood-map-for-planning.service.gov.uk>

In Flood Zone 3 due to these areas being susceptible to frequent and potentially severe flooding, posing significant risks to people and property, infrastructure development will not be supported in these areas.

Development within Flood Zone 2 areas will only be permitted with appropriate flood and flow mitigation measures as directed by either the Environment Agency, or Kent County Council, the lead Flood Authority. Development proposals should be considered with reference to the flood zone maps produced by the Environment Agency, available at <https://flood-map-for-planning.service.gov.uk>

Climate change is also impacting on water quality and river flows generally: rising temperatures and altered precipitation patterns are disrupting the natural water cycle, leading to more frequent and intense rainfall events followed by prolonged dry spells. These shifts can reduce river flows and dilution capacity, concentrating pollutants such as nutrients, sediments, and chemicals in waterbodies. Droughts can exacerbate nutrient buildup, while heavy rainfall can trigger runoff and combined sewer overflows, introducing contaminants into watercourses.

Policy D4 Flood Risk

Proposals for new development within those parts of the Plan area which are at higher risk of flooding, as shown via the Flood Zone maps at <https://flood-map-for-planning.service.gov.uk> 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.

Advice on flood risk and the preparation of Flood Risk Assessments is contained in Planning Practice Guidance (PPG) at <https://www.gov.uk/guidance/flood-risk-and-coastal-change> (September 2025 or subsequent update).

8. Public Rights of Way, Promoted Routes, and Cycleways

The policies in this section look to ensure a balanced and sustainable range of transport options and promote active travel and accessibility for people with a range of mobility needs.

Information & Justification

The National Planning Policy Framework (NPPF) focuses on promoting sustainable transport of which the connectivity of the network is a key component. The NPPF clearly establishes that transport issues should be an early consideration, so that:

- Opportunities to promote walking and cycling are pursued.
- Adverse effects for infrastructure (including footpaths) are avoided or mitigated.
- Net environmental gains are secured.
- Patterns of movement are recognised and integrated into proposals.

Further, the NPPF establishes that planning policies should provide for high quality walking and cycling networks promoting:

- Walking, cycling and public transport use.
- Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes.

Transport Data and Trends

[National road traffic projections - GOV.UK](#) sets out The Department of Transport's 'Road Traffic Estimates: Great Britain 2022':

The coronavirus (COVID-19) pandemic has had a significant impact on travel patterns. Road demand has been affected less than other modes of transport, however, car use, which accounted for around 78% of all traffic in 2019, is still below pre-pandemic levels.

In contrast, both van and heavy goods vehicle (HGV) traffic are higher than pre-pandemic levels, with July 2022 levels 24% and 15% above February 2020 levels, respectively. The extent to which these patterns will be sustained long term is unclear, however, having reviewed the available survey evidence and traffic data, the DfT has made a high-level assumption that, in the long term, car traffic will be 5% lower than it would have been without COVID-19.

There is significant uncertainty in long term travel demand. The National Road Traffic Projections (NRTTP 22) illustrate that a wide range of future traffic growth is possible, projecting traffic levels at 5-year intervals between 2025 and 2060. Road traffic is projected to increase in all the scenarios modelled though there is significant variation across the scenarios.

The Core Scenario includes 'firm and funded' government policy, for example, where ambitions are supported by published plans or funded policies. Relationships between the key drivers of demand and road traffic are broadly assumed to continue in line with historical trends and evidence, for example, how drivers respond to changes in fuel costs or how changes in income influence people's travel choices. The Core Scenario projects a 22% increase in traffic between 2025 and 2060. It uses the latest government projections of the main drivers of road traffic demand including 7 National Road Traffic Projections 2022 population, economic growth, employment, households, fuel prices and fuel efficiency.

The lowest levels of traffic are seen in the Behavioural Change Scenario which assumes increased flexible working, online shopping and reduced rates of driving licence holding among younger cohorts. In this scenario, traffic is projected to grow by 8% between 2025 and 2060.

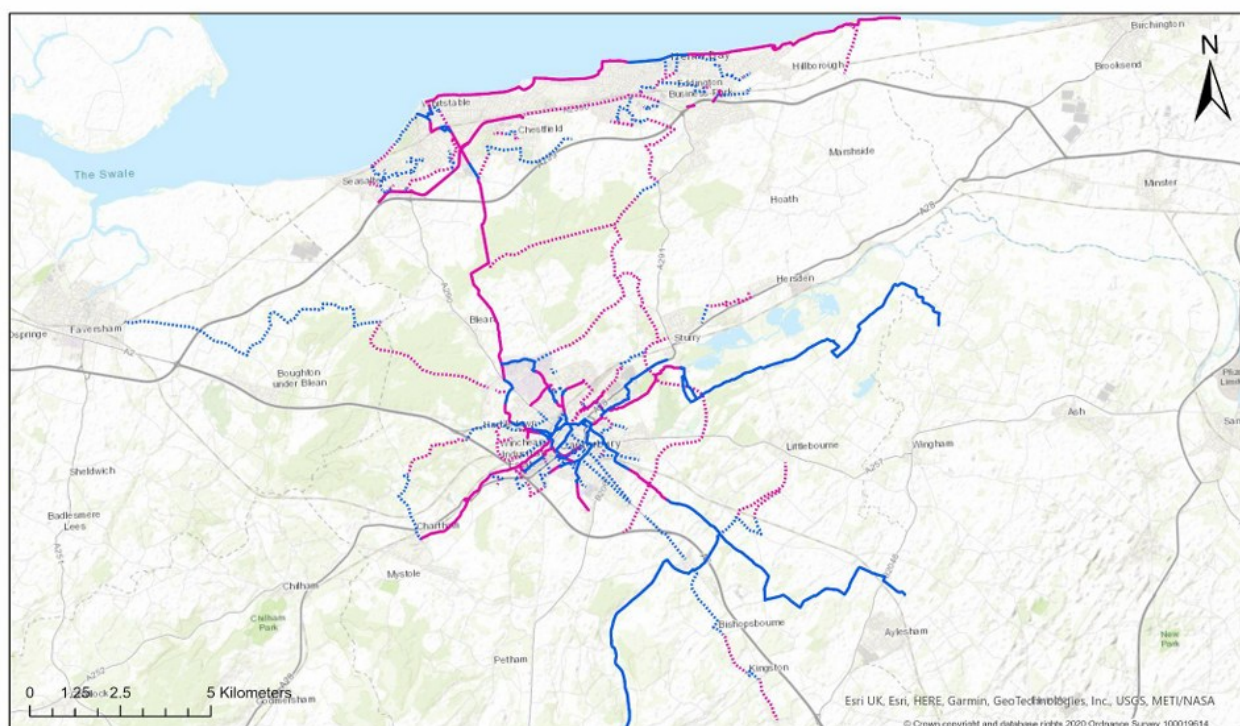
The highest growth is seen in the Technology Scenario which assumes high and fast uptake of connected and autonomous vehicles (AVs) and high and fast uptake of electric vehicles (EVs) which are assumed to maintain their current cost advantage over petrol and diesel vehicles. This is just one potential future with AVs which assumes increased trip making for the elderly and increased driving licence holding for all. In this scenario, traffic is projected to grow by 54% between 2025 and 2060.

Traffic growth varies not only by scenario, but also by road type. The projections consider traffic growth for motorways, A-roads, and minor roads. In the Core Scenario, traffic on minor roads and A-roads is expected to grow by 21% and 20% respectively, while motorway traffic is projected to increase by 27% between 2025 and 2060. Congestion (measured in delay per mile) is also projected to increase, with the average delay per mile projected to increase around 27% between 2025 and 2060. Motorways have the least delay, which rises from 4 seconds in 2025 to 10 seconds in 2060. The average delay on A-roads and minor roads is longer but rises by a smaller proportion (21 seconds to 29 seconds on A-roads, 30 seconds to 33 seconds on minor roads).

This Neighbourhood Plan supports the objective in the Canterbury City Council [Local Cycling and Walking Implementation Plan](#) (October 2022 or subsequent update) to progressively develop a coherent network for everyday safe and convenient walking and cycling that promotes the modal hierarchy and identifies and delivers enhancements.

Kent County Council prepared a Rights of Way Improvement Plan (RoWIP) for 2018-2028. This aims to provide a high quality, well maintained public rights of way network, that will support the Kent economy, encourage active lifestyles and sustainable travel choices and contribute to making Kent a great place to live, work and visit.

Canterbury City Council's [Local Cycling and Walking Implementation Plan](#) has the following:

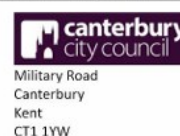


Title: Canterbury District Cycle Route Proposed Network

Scale 1:120,000

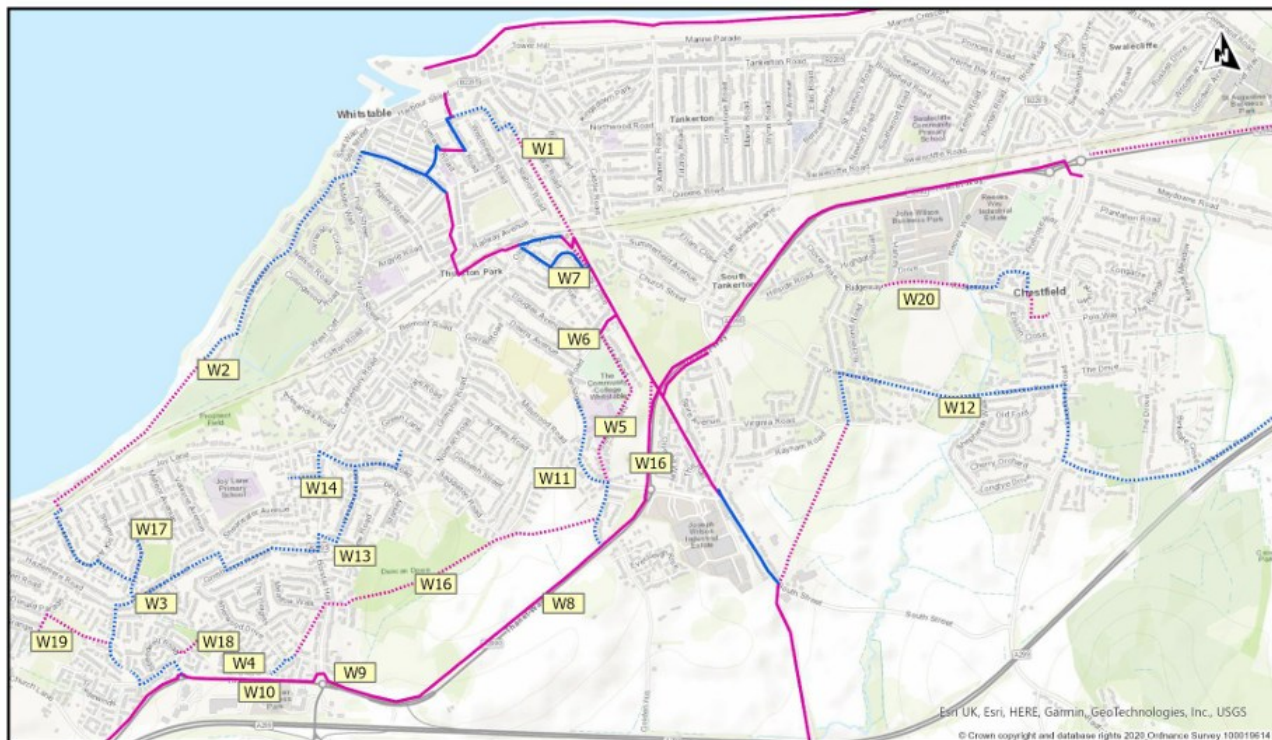
Date: 25/08/2022

- Existing On Road Route
- - - Proposed On Road Route
- Existing Off Road Route
- - - Proposed Off Road Route



For our Neighbourhood Plan area, Canterbury City Council's [Local Cycling and Walking Implementation Plan](#) specifically includes the following two aspirations:

W12	Crab and Winkle cycle route at South Street to Greenhill via Brooklands development site, Grasmere Road and Molehill Road	This route provides an off road/ lightly trafficked road connection to Greenhill from the existing off road Crab and Winkle route and would require a formal crossing point on Chestfield Road	£500,000	S106 funding from proposed strategic development
W20	The Ridgeway to John Wilson Business Park including an off road link at Chestfield recreation park		£100,000	CIL



Title: Whitstable Proposed Cycle Network

Scale 1:18,000

Date: 25/08/2022

- Existing On Road Route
- Proposed On Road Route
- Existing Off Road Route
- Proposed Off Road Route



Military Road
Canterbury
Kent
CT1 1YW

- Routes will follow the guidance set out in DfT LTN 1/20* and will be Coherent, Direct, Safe, Comfortable and Attractive.
- Routes will be suitable for wheelchairs, prams and all styles and models of cycles.
- Cycle routes will be separated from walking routes where possible; many quieter routes will involve shared use.
- Cycle routes will be separated from heavily trafficked and/ or high speed roads where possible; making cycling on the road safe and convenient will be a priority in local neighbourhoods and on roads with less traffic.
- When new routes are provided as part of developments, CCC as the local planning authority will ensure that ownership is transferred to either KCC or CCC in an adoptable condition, with appropriate commuted sums.

* [Local Transport Note \(2020\) \(January 2020\) LTN 1/20](#) provides the national standards for cycling infrastructure design in the UK. The document was published in conjunction with the Gear Change policy paper of 2020 which set out the UK Government's position on how to increase walking and cycling. All new key cycling infrastructure, such as cycle lanes and parking, must adhere to the LTN 1/20

Policy C1.

Development will be supported where development does not encroach onto public rights of way (e.g. footpaths and bridleways) or cycleways or have any significant adverse impacts on their amenity, safety or accessibility, **unless**:

There are instances where proposals have the ability to improve the safety and/or accessibility of existing public rights of way and cycleways, for example through their diversion or improvement;

Or where there are adverse impacts, that harm can be mitigated.

Policy C2.

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.

Interpretation: Examples of harm to amenity and safety of a footpath would be for it to be flanked on one or both sides by a high wall or fence or for visibility to be impeded. In terms of opportunities for footpath enhancement, this could include works to enhance their functioning as an active travel route but also planting to enhance their role as a wildlife corridor, improving wildlife connectivity. Diversion of footpaths and bridleways would be dealt with under public rights of way legislation. In instances where diversion could be beneficial to those using the footpath or bridleway, the developer would need to justify this, for example in supporting statements.

9. Unadopted Roads

Chestfield was built up mainly by George Reeves who died in 1941. The village has several unadopted roads, which residents must collectively care for themselves.

There are growing problems for the care of the roads, with heavier traffic, and bigger heavier cars and vehicles. Delivery vehicles can cause problems and damage.

Redevelopment of sites in unadopted roads, garden building, and even extensions to properties all have the potential to cause damage to sections of the road – and not necessarily limited to the development/improvement plot itself.

Chestfield's unadopted roads include: Maydowns Road, Grasmere Road, The Drive, The Drove, Fairlawn, The Leas (in part. Some is adopted), Green Leas, Shrub Hill Road, The Ridgeway, Broomfield Gate, Radfall Ride.

Information & Justification

If an application falls on an unadopted road, where the responsibility for the upkeep of the road falls to the private residents of the road, there are concerns that the application if granted may involve works that affect the standard of the road.

There can be environmental risks associated with unadopted roads, namely the improper maintenance and management, leading to erosion, runoff and increased vulnerability to flooding. This is even more of a risk if a road were to run alongside a waterbody (e.g. Grasmere Road and the Swalecliffe Brook). If the use of an unadopted road leads to a drop in the standard of the road, this could have an environmental impact, and this would need to be managed and mitigated by the developer throughout the period of development.

Policy U2:

Where development requires a Construction Management Plan, the developer must endeavour to avoid the use of unadopted roads.

If an unadopted road cannot be avoided the impact of construction must be assessed, the condition of the unadopted road assessed before construction, and any degradation in this highway should be reinstated to a standard to match that prior to construction.

The developer should liaise with the road owners / road associations as appropriate before, during, and after the development is complete.

The Construction Management Plan should also consider items such as the routing of construction vehicles for procurements and removals during the period of development; tradesperson parking; and positioning of skips and building materials; and fencings and hoardings.

10. Biodiversity policy

Information & Justification

Chestfield Parish is semi-rural with rare and endangered, threatened species such as the hazel dormouse, hedgehog, nightingale, bumblebees and mousetail plant and a diversity of habitats including ancient woodland, hedgerows, scrub, watercourses and farmland. Large gardens and low-density housing in the parish help to provide green corridors for wildlife. The District of Canterbury has a high level of tree canopy cover (19.5%) compared to the average for Kent and Medway (17%) - [Canterbury District Tree, Woodland and Hedgerow Strategy 2024.pdf](#) covering 2024 -2040 (February 2024) or subsequent update.

Canterbury City Council adopted a Biodiversity Emergency Declaration in October 2023, following a Climate Change Emergency Declaration in July 2019. Healthy ecosystems are vital for public health and wellbeing and access to green spaces is linked with better mental health, reduced stress and increased physical activity (White et al., 2019; WHO, 2016). Natural habitats provide clean air and water, reduce flood risk, help to fight climate change and support biodiversity which is important for agriculture. [See the British Ecological Society report "Nature-based solutions for Climate Change in the UK](#) or subsequent update.

Green space in residential areas is reducing in the county. Natural grassed areas are lost to parking spaces, artificial grass, decking and gravel. Hedgerows are often replaced with impenetrable fencing. This affects urban wildlife but also leads to a reduction in soil health and increase in water pollution. ([Kent and Medway Local Nature Recovery Strategy 2025](#) or subsequent update).

Green Infrastructure is a term that covers a wide range of ecological and often biodiverse features. These include our natural and semi-natural habitats such as woodland and species-rich grassland, water bodies and riparian habitat, hedgerows, mature trees, lines of street trees, parks, footpaths and bridleways etc., that combine to create a network of habitats.

A green infrastructure network has been mapped (on the next page) to provide ecological connectivity across the parish, providing essential corridors for wildlife. The network includes habitats such as woodland and river corridors but also recreation and amenity areas such as playing fields and footpaths.

Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. (National Planning Policy Framework paragraph 136). Planning policies and decisions should ensure that new streets are tree-lined ⁵², 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. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

An objective of the [Kent Biodiversity Strategy 2020-2045](#) or subsequent update is to “Protect and restore existing trees, hedgerow and woodland, whilst increasing the county’s tree cover with the right trees in the right places, which supports the recovery of wildlife, delivers natural climate solutions and enriches people’s lives.” (page 19 Objectives and Targets).

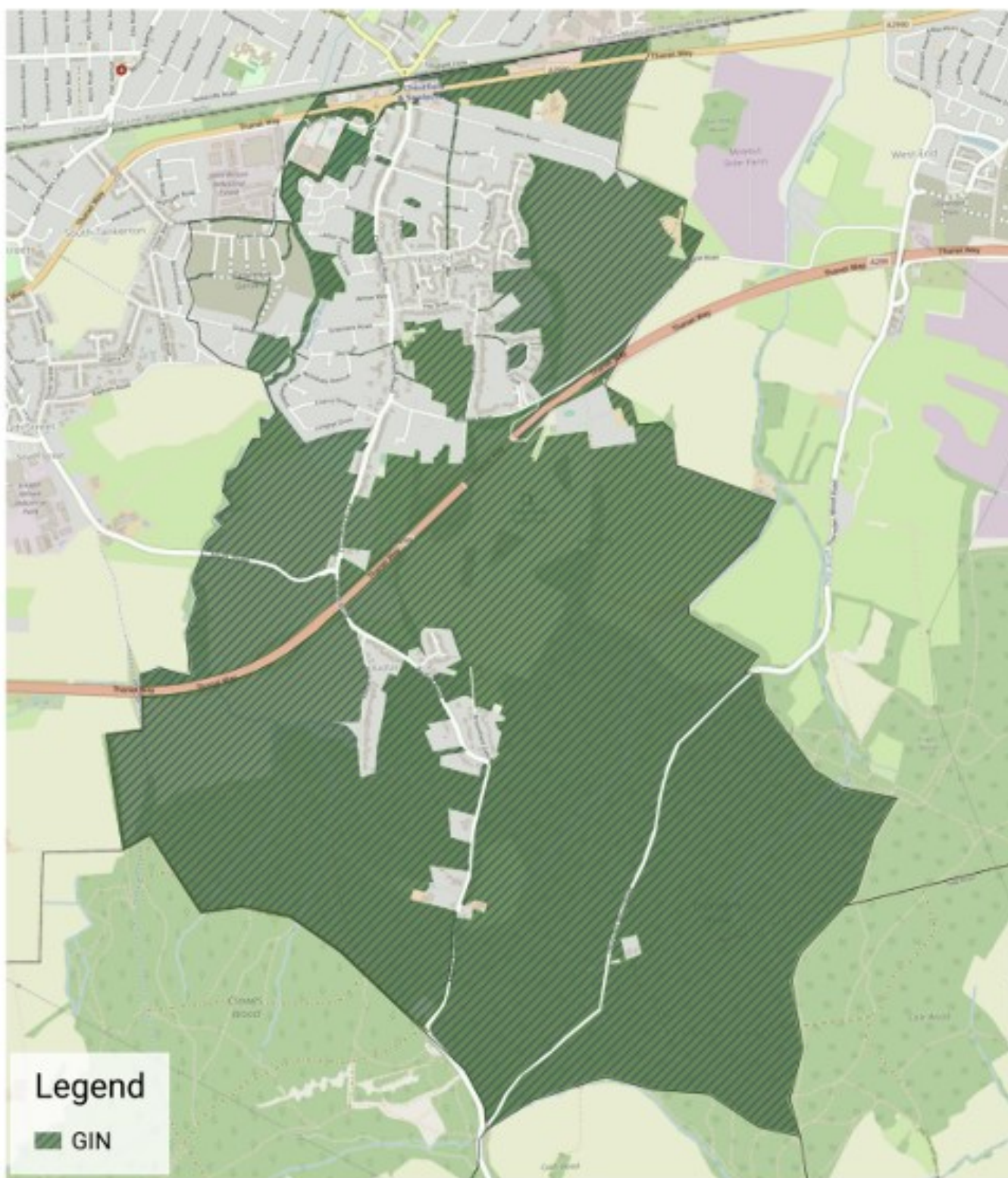
Priority habitats such as woodland in the parish may be viewed at:
<https://magic.defra.gov.uk/MagicMap.html> .

Mapping these areas of rich ecological value, does not just illustrate where they are currently located, but also shows where the network may be improved to be better connected if or when land is developed or redeveloped. One of the main concerns for biodiversity is the loss of connectivity between habitats so maintaining green corridors is essential.

⁽⁵²⁾ Unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate.

Map of Green Infrastructure Network (GIN) and main watercourses:

Chestfield Parish Green
Infrastructure Network
(GIN)



Map showing northern section of Chestfield Parish Green Infrastructure (GIN)

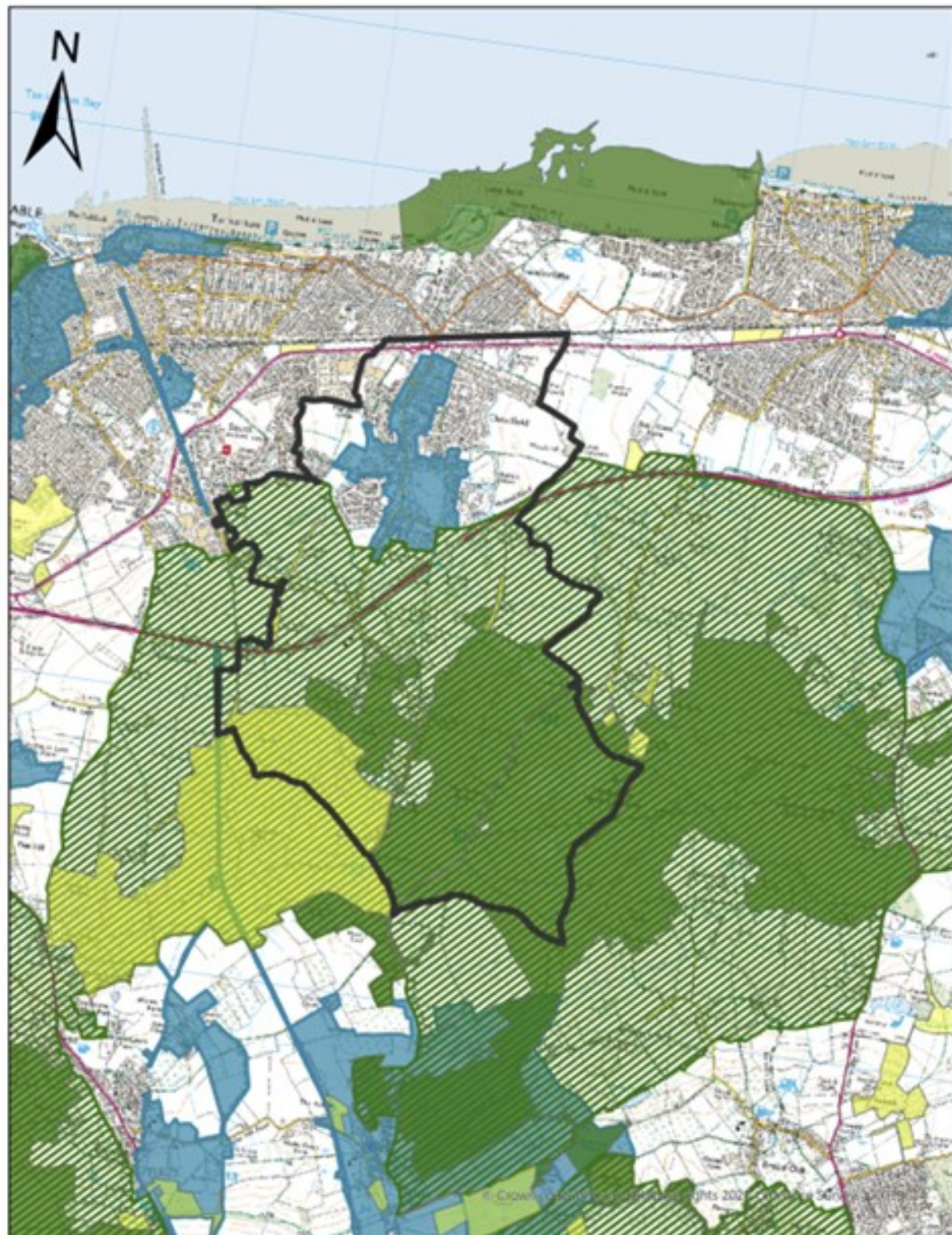
Map showing northern
section of Chestfield
Parish Green
Infrastructure Network
(GIN)



Produced on Land App, May 6, 2026.
© OpenStreetMap contributors



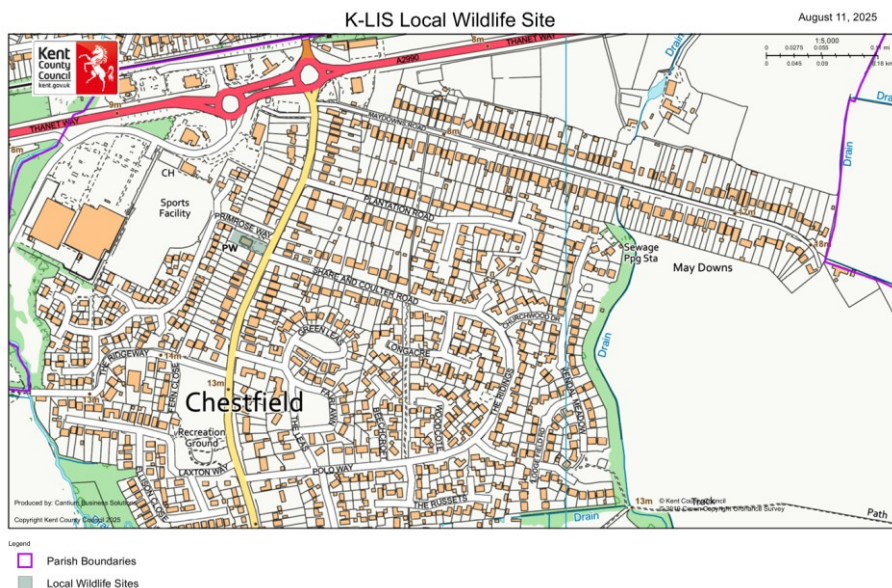
Map of designations within the Neighbourhood Plan area: The conservation areas, Local Wildlife Sites, Sites of Scientific Special Interest, and the Area of High Landscape Value (AHLV) as designated in the adopted 2017 Canterbury District Local Plan:



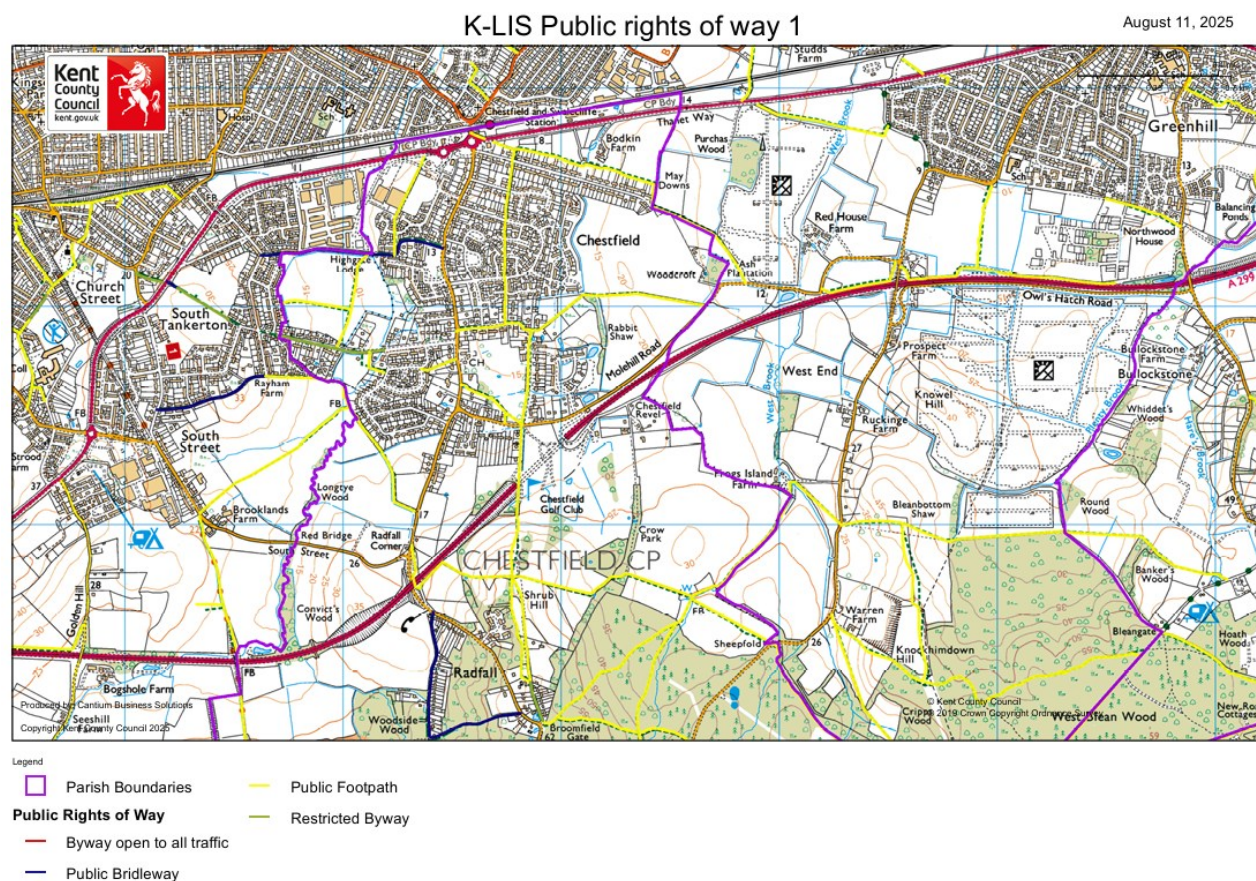
Legend

- | | |
|--|---|
| Chestfield Neighbourhood Area Boundary | Local Wildlife Sites 2024 |
| Conservation Area LP17 | Sites of Special Scientific Interest 2024 |
| | AHLV LP17 |

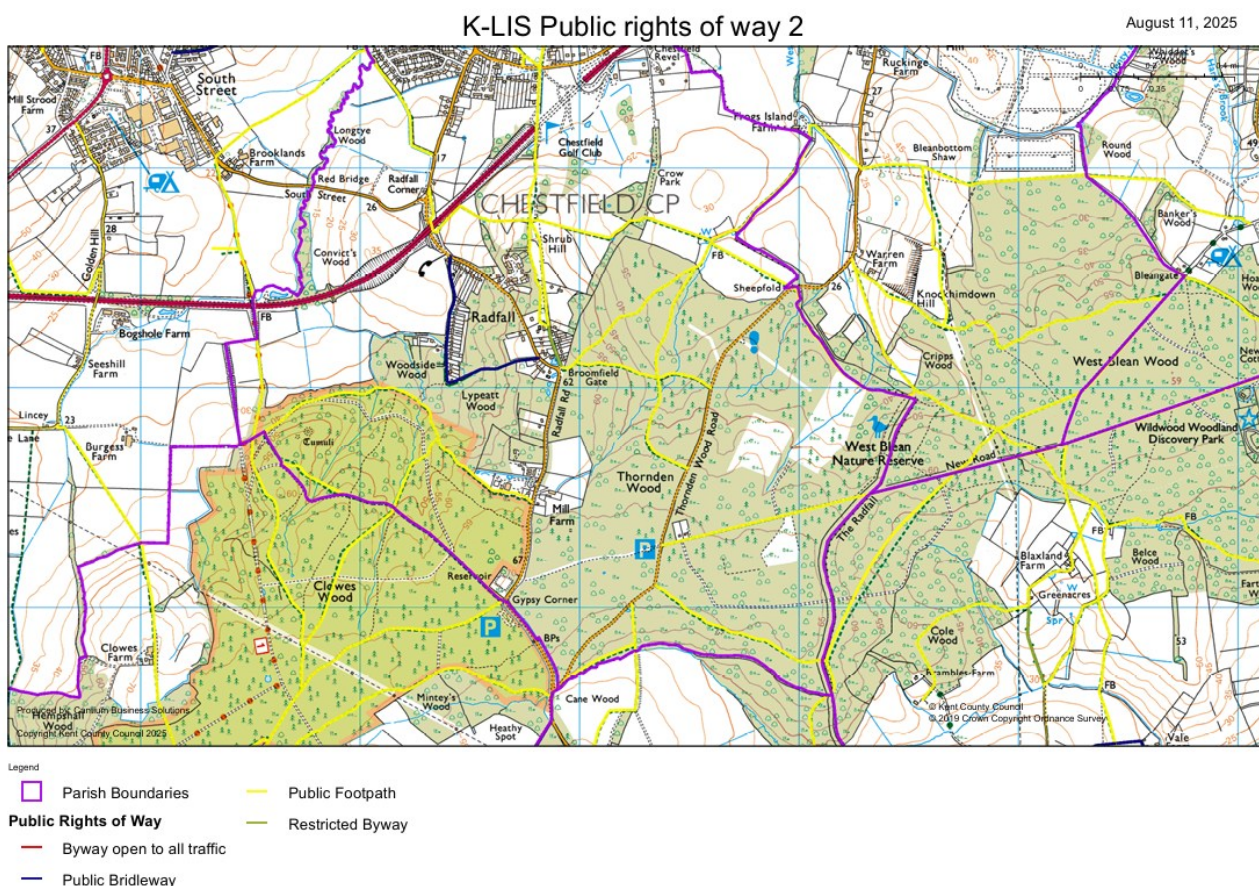
K-LIS map showing the designated Local Wildlife Site in grey of St Joseph's Church lawns:



K-LIS map of Public Rights of Way (North): Footpaths are in yellow and bridleways in blue



K-LIS map of Public Rights of Way (South): Footpaths are in yellow and bridleways in blue



New development must look to maximise the opportunities available for tree canopy cover including tree retention and planting or the provision of other Green Infrastructure (e.g. green roofs, walls, rain gardens, ponds, inter-connected wildflower strips and hedgerows).

Canopy cover is the layer of leaves, branches and tree stems that cover the ground. Trees help mitigate the environmental and social challenges our built-up areas face in a quantifiable way. This is supported by the Government's NetZero Strategy: Build Back Greener October 2021 which recognises the role of green and blue infrastructure, including trees, in providing an opportunity to benefit local economies and bring about long-term improvements in people's health and wellbeing.

Hedgehogs have been recorded throughout the parish and may travel up to 3km per night in search of food and mates. Fences, walls and roads can act as barriers to their movement. The species is declining due to man made threats such as habitat loss and fragmentation and is listed as vulnerable to extinction. New developments should maintain permeability and habitat connectivity for this ground dwelling animal.

The 2025 Kent and Medway Local Nature Recovery Strategy

An intention of Kent County Council's [2025 Kent and Medway Local Nature Recovery Strategy](#) is to maximise the opportunities for development, land use and land management to make a positive contribution to nature recovery.

To recognise the added impact of taking action where the Kent and Medway Local Nature Reserve Strategy proposes, a strategic significance uplift to Biodiversity Net Gain may be applied in an area where a potential measure has been proposed.

The Local Habitat Map identifies 'Areas that Could become of particular Importance for Biodiversity' and should be used to guide Biodiversity Net Gain delivery both onsite and off-site.

Policy B1: Connectivity

The assessment of impacts to the Green Network must be based on up-to-date ecological information.

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. Any proposal that would negatively impact the network's functionality or connectivity will not be supported. Applicants are required to provide a green infrastructure plan to show how the development links to the existing green infrastructure network and how any open spaces and gardens will support wider biodiversity connectivity.

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 a range of wildlife for example the movement of fish, aquatic mammals, invertebrates and the establishment of plants. This should include "daylighting" the Brook 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.

All proposals for development in the Plan area must ensure that any potential impacts upon rare and threatened species are fully assessed, and that, where necessary, mitigation measures are incorporated to safeguard and protect those species.

Proposals for development which would result in the loss of, damage to, or threaten the future retention of trees, hedgerows or 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, will only be granted where:

- (a) The need for, and the benefits of, the development in that location clearly outweigh the loss; and
- (b) Adequate mitigation and compensation measures and an implementation plan are agreed with the Local Planning Authority (Canterbury City Council). Where trees are unavoidably lost, ensure that are replaced with appropriate native species to a ratio of three new trees to every lost tree, and planting takes place within the first winter season and mechanisms are agreed to ensure the trees are maintained for two summers and replaced if they fail within three years.
- (c) Where it can be demonstrated that the retention of existing trees and the planting of new trees is impracticable, the use of other green infrastructure (e.g. green roofs and walls) can be used where they are capable of offering similar benefits to trees.

Kent Bat Group have recorded common pipistrelle and brown long eared bats (both house roosting species) throughout the Neighbourhood Plan area, including the more built-up areas. Suitable habitat for these bats exists as common pipistrelles may forage up to 5km from their roosts and will use woodland, hedgerows, riparian habitat, grassland and gardens. Screaming parties of swifts have been recorded close to the Parish boundary and nesting swifts around 1km from the Parish (SwiftMapper.org.uk)

Policy B2 - Habitat creation

The measures to assess and improve on site biodiversity opportunities must be based on up-to-date ecology information.

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), unless greater in higher level documents, 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.

To recognise the added impact of taking action where the [2025 Kent and Medway Local Nature Recovery Strategy](#) proposes, a strategic significance uplift to Biodiversity Net Gain may be applied in an area where a potential measure has been proposed. The Local Habitat Map identifies 'Areas that Could become of particular Importance for Biodiversity' and should be used to guide Biodiversity Net Gain delivery both onsite and off-site.

If a site is not required to do Mandatory Biodiversity Net Gain (BNG) developments are still required to implement onsite biodiversity opportunities.

Where BNG provision is not secured entirely onsite it must be demonstrated that onsite biodiversity opportunities have been maximised.

Developments should:

- (a) Retain, enhance, and actively manage existing landscape features (e.g. hedgerows, watercourses and riparian zones) to maintain and improve 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.
- (b) Where corridors are disrupted, ensure alternatives corridors are provided to maintain connectivity.
- (c) All new developments are to include appropriately placed measures to increase biodiversity such as universal nest bricks (British Standard BS42021:2022), swift bricks or boxes, and bat boxes. These features must be appropriately installed and located according to the manufacturer's instructions or using guidance from Canterbury District Swifts or Swift Conservation <https://www.swift-conservation.org/Nestboxes&Attraction.htm#Built%20in> , and Bat Conservation Trust <https://www.bats.org.uk/our-work/buildings-planning-and-development/roost-replacement-and-enhancement/partnerships?>
- (d) Ensure boundary treatments use native species and provide highways for hedgehogs by replacing fences with hedges or allowing access through walls and fences. See the People's Trust for Endangered Species guide at <https://www.hedgehogstreet.org/wp-content/uploads/2023/10/PTES-BHPS-Developers-leaflet-Sept-23.pdf>
- (e) Use native planting, including wildflowers, in new public open spaces.
- (f) Use native species when planting Sustainable Urban Drainage systems.

Impacts on Wildlife

Outdoor lighting has the potential to affect sites of nature conservation interest and in particular protected and other species. For example, artificial night lighting can have a detrimental impact on wildlife by impacting on migration patterns, foraging areas and feeding grounds and can affect breeding patterns.

It can also distract and disorientate animals such as bats, birds, moths and other flying insects.

There is much that can be done to reduce the impact of Artificial Light At Night (ALAN) including:

- Use of timers and sensors to minimise emissions of ALAN to hours of darkness;
- Use of sensors to manage lighting for safety reasons so that it is only on when it is needed for people e.g. using paths, parks, car parks etc;
- “Colour” and intensity of the light as some bright white lights are more harmful than other colours;
- Fitting light shields to prevent backscatter of light falling onto watercourses;
- Low level and directional lighting where possible - This should be researched and extended appropriately.

Policy B3 - Impacts on wildlife

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 (ILP) <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

Potential impacts on rare and threatened species must be fully assessed and, where necessary, mitigation measures must be incorporated into the proposal to safeguard the species.

References

- Nowak, D. J., et al. (2014) *Tree and forest effects on air quality and human health in the United States*. Environmental Pollution 193: 119-129.
- White, M. P., et al. (2019) *Spending at least 120 minutes a week in nature is associated with good health and wellbeing*. Nature Scientific Reports, 9, 7730.
- World Health Organization (WHO) (2016). *Urban green spaces and health: A review of evidence*.
- IPBES (2016). The assessment report of the Intergovernmental Science-Policy Platform on Biodiversity and Ecosystem Services on pollinators, pollination and food production. S.G. Potts, V. L. Imperatriz-Fonseca, and H. T. Ngo, (eds). Secretariat of the Intergovernmental Science-Policy Platform on Biodiversity and Ecosystem Services, Bonn, Germany. 552 pages.

11. Inclusive Streetscapes and Active Design

Streetscapes are broadly defined as all the aspects that create a street (Harvey and Aultman-Hall, 2016). This can include the pavements, trees, benches, waste bins, lampposts, etc.

The Neighbourhood Plan will promote the development and enhancement of inclusive streetscapes that support the mobility, safety, and social inclusion of all residents. Using the Social Model of Disability (Ross et al. 2023), planners and policymakers shift the focus from individual limitations to creating environments that accommodate diverse needs, thereby promoting equity and inclusivity in society.

Information & Justification

It is well established that the accessibility of streets increases participation in social, cultural, and economic activities, which ultimately develops a sense of community and belonging (Imrie 2001; Stafford et al., 2022).

Better street access encourages walking and wheeling to maintain physical health (Arun, Birrell, and Herriots, 2025). It also supports the vision of Chestfield being a very walkable and cyclable parish.

Examples of unexpected barriers include but are not limited to:

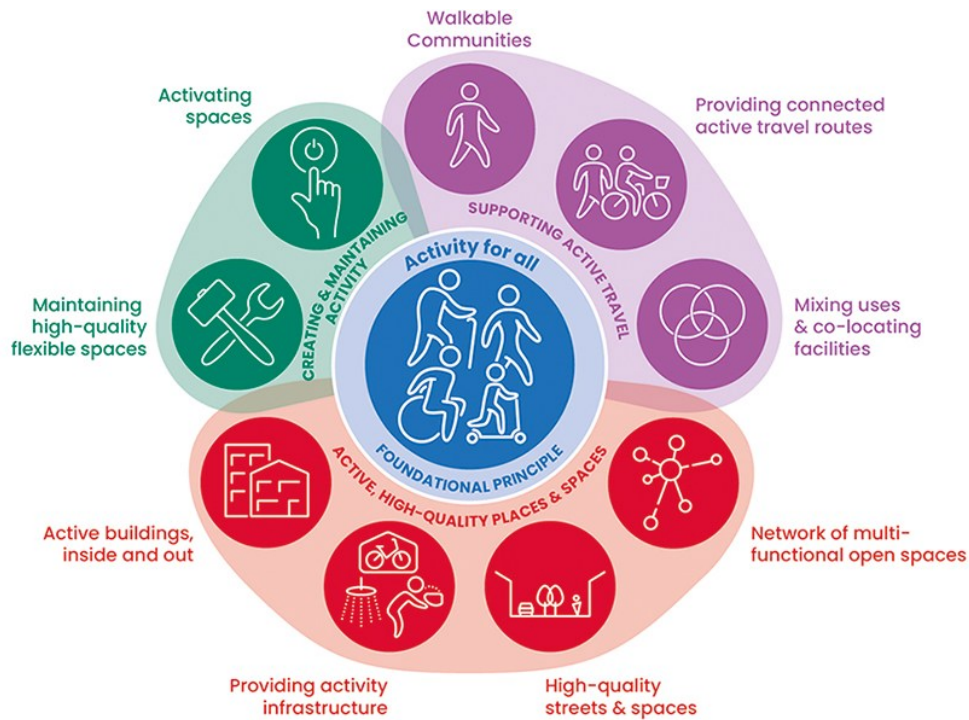
- Wheelie bins obstructing pavements.
- Poor pavement surfaces.
- The lack of dropped kerbs.
- The absence of tactile paving at designated crossing points, which creates barriers for both visually impaired people and those with mobility impairments.
- Pavement parking. *In a document produced by the Department of Transport (2023) one authority estimated that 10-20% of their pavement repair budget of £500,000 is spent repairing pavements damaged because of pavement parking each year.*

Policy AD1: Inclusive streetscapes

Developers are to ensure uncluttered streetscapes to minimise unexpected barriers to walking and wheeling.

Sport England Active Design Principles

Active design is a set of building and planning principles that promote physical activity. Active design in a building, landscape or city design integrates physical activity into the occupants' everyday routines. Active design involves urban planners, architects, transportation engineers, public health professionals, community leaders and other professionals in building places that encourage physical activity as an integral part of life. Diagram below shows the 10 principles, a summary is at Appendix 6 and further information is available at [Sport England Active Design Guidance](#) (May 2023 or subsequent update).



Information & Justification

Where we live, work, travel and play have a major role in shaping our activity choices.

By applying Active Design's 10 principles to our built and natural environments, we can create active environments that encourage people to be active through their everyday lives.

Policy AD2: Active Design Principles

For development of 10 or more residential units, Developers are to embed Sport England Active Design Principles for the site layout. They are to present findings and recommendations at all planning stages.

Quality of the public realm – a place with attractive and successful outdoor areas. Planning should promote public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society, including disabled and elderly people. (Sport England, 2023).

For minor development of less than 10 homes Developers should reflect how development considers the Sport England Active Design Principles.

Relevant evidence from the following research and reports was used for this policy document:

[Sport England Active Design Guidance 2023](#)

[Sport England's Active Design Webinar on YouTube](#)

[Alconbury Weald case study: Delivering Active Design in New Communities \(2015\)](#) (Planning Awards 2019: Winner – Mixed-Use Development).

[Inclusive streetscapes: Embedding disabled people's lived experience into street accessibility Dr Arun Ulahannan, National Centre for Accessible Transport \(NCAT\).](#)

[Active Design and promoting physical activity through design \(2023\)](#)

[Arun Ulahannan, Stewart Birrell, Paul Herriotts, Inclusive streetscapes: Embedding disabled people's lived experience into street accessibility, Wellbeing, Space and Society.](#)

[Imrie, R. \(2001\)](#)

Measuring urban streetscapes for liveability: A review of approaches. *The Professional Geographer*, 68(1), pp.149-158.

[Managing Pavement parking options for change. Department of Transport, \(2023\).](#)

[Ross, T., Buliung, R., Titchkosky, T., & Hess, P. \(2023\). Engaging disability theory in planning practice.](#)

[Sport England facilities and planning and active-design \(2023\).](#)

[Stafford, L., Vanik, L. and Bates, L. K. \(2022\) 'Disability Justice and Urban Planning', *Planning Theory & Practice*, 23\(1\), pp. 101–142.](#)

Local Green Spaces Assessment and Designation

Local Green Spaces assessment and designation

Proposal to protect 8 Green Spaces that are demonstrably special to the local community from inappropriate development:

Section 1: Introduction and Purpose

1.1 Purpose

One of the Basic Conditions for Neighbourhood Plans is the achievement of sustainable development. The social, community, economic and environmental benefits of green spaces make local places sustainable ³[1]. Thus, the provision of local green space can contribute to development being sustainable and planning for green spaces should be an integral part of a Neighbourhood Plan.

1.2 Local Green Spaces

The Local Green Space (LGS) designation was introduced into national planning policy, as part of the Government's commitment to promoting healthy communities ⁴[2]. Communities can identify green areas of particular importance to them, designate them, and protect them with appropriate policies in Neighbourhood Development Plans noting that good planning requires that green infrastructure be considered in terms of value to the local community, local environment and local economy.

Once a site is designated as a Local Green Space, it is protected against new development except in 'very special circumstances'. The designation:

- i. should live beyond the lifetime of the plan;
- ii. must be complementary to the objectives of sustainable development, and to sufficient investment in homes, jobs and other essential services; and
- iii. must be consistent with national policy.

1.3 Designation

National Planning Practice Guidance ([Planning practice guidance - GOV.UK](#)) states that 'Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities'.

Demonstrating the particular importance requires satisfying criteria contained in the [National Planning Policy Framework - Guidance - GOV.UK](#) (NPPF).

Specifically for a Local Green Space to be eligible for designation, it must:

- i. be in reasonable proximity to the community which it serves;
- ii. be demonstrably special to a local community and hold 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/or
- iii. not be an extensive tract of land; and
- iv. be local in character.

National policy further states that blanket designation of all green space is not appropriate.

³ Neighbourhood Planning, Local Green Spaces. Locality Toolkit (Page 6) Locality's Making Green Space designations document: [Making local green space designations in your neighbourhood plan - Locality Neighbourhood Planning](#)

⁴ Open Spaces and Recreation, NPPF (Revised December 2024) paragraphs 106-108

Section 2: Process

2.1 Process

Within the built-up area of Chestfield are recreational spaces that are important to the health and wellbeing of residents, but which also make a vital contribution to inclusion, social and, in some cases, ecological, sustainability of the village.

Potential areas for designation as Local Green Spaces were identified using spaces which, upon initial examination, would satisfy the NPPF criteria for inclusion; and spaces already designated as green space for which formal identification may be desirable.

Spaces identified in national planning policy and guidance ⁵[3] for which designation as a Local Green Space is not appropriate (education sites, highway land and verges, land adjoining highways, and sites with planning permission) were specifically excluded.

2.2 Criteria Interpretation

2.2.1 Proximity

The NPPF requires that designated local green spaces are in reasonably close proximity to the community they serve. The NPPF does not provide a precise definition of 'reasonably close proximity'. In this assessment Chestfield Parish Council requires a candidate for local green space designation to be:

- i. adjacent to, or within, the built-up area; and
- ii. within easy walking distance (less than 400m).

2.2.2. Demonstrably Special

The NPPF requires that designated local green spaces are 'demonstrably special to a local community and hold a particular local significance' because, for example of the beauty, historic significance, recreational value, tranquillity or richness of wildlife. In this assessment Chestfield Parish Council requires a candidate for local green space designation to demonstrate one, or more, of the following:

- i. beauty – having significant visual attractiveness which contributes to the landscape and setting of the developed area of the parish;
- ii. historic significance - having archaeological or historical value or contributing to the setting or allowing views to listed or other locally valued historical elements;
- iii. recreational value – supporting both formal (structured) recreation and/or safe informal recreation such as dog walking, jogging, or children's games and play;
- iv. tranquillity – providing a calm space for quiet reflection;
- v. richness of Wildlife – being an ecological valuable habitat.

2.2.3 Local in Character and not an Extensive Tract of Land.

Chestfield Parish Council requires candidates for local green space designation to have a close connection to the immediate locality, to be typical of the parish, and to be of an appropriate scale for their location.

2.2 Assessment

Each candidate space was then assessed against the four NPPF criteria listed in section 1.3 above, and spaces only designated as Local Green Spaces if, as required by the NPPF, the space meets all the criteria identified in NPPF ⁶[4].

⁵ Section 8 of the NPPF, and paragraphs 005- 022 of National Planning Practice Guidance "Open space, sports and recreation facilities, public rights of way and local green space."

⁶ NPPF paragraph 107

Section 3: Proposed Local Green Spaces

3.1 Proposed Local Green Spaces

Table 3.1 below lists the sites assessed for designation as Local Green Spaces together with the initial reason(s) for their consideration. All are either within the developed area or abut the developed area.

Table 3.1: List of Candidate Local Green Spaces

Site ID	Location	Beauty	Historic Value	Recreational Value	Tranquillity	Wildlife/ Ecology
LGS1	Molehill Road Village Green		Y		Y	Y
LGS2	Radfall Recreation Ground			Y		
LGS3	Chestfield Road Play Area and Park			Y		
LGS4	Whitstable Rugby Football Club			Y		
LGS5	Chestfield Cricket Club			Y		
LGS6	St. Joseph's Catholic Church lawns (front and back)					Y
LGS7	Fairlawn green			Y	Y	Y
LGS8	Green Leas green		Y	Y	Y	Y
LGS9	Swalecliffe Brook Floodplain / rear of Shepherds Walk			Y	Y	Y
LGS10	Kitewood Grasmere Gardens	Y		Y		Y
LGS11	Churchwood Park, Kendal Meadow Toddler Play Area			Y		
LGS12	Churchwood Park, Kendal Meadow Junior Play Area			Y		
LGS13	Birkdale Close and Carnoustie Close community Orchard area	Y		Y	Y	Y

Section 4: Proposed Site Assessment and Evidence Summary

4.1 Green Space Assessment Tables

Tables **4.1 to 4.13** present an assessment of each site. A map of the proposed green space and the immediate locality is provided in each assessment.

4.2 Green Space Assessment Conclusion

All green spaces identified in Table 3.1 are assessed to see if they meet the NPPF requirements, and the relevant landowner(s) consulted prior to Regulation 14, with a conclusion on whether they are proposed as designated Local Green Spaces.

For larger maps of each area audited see the Local Green Spaces Audit document on our website at [Neighbourhood Plan – Chestfield Parish Council](#)

Table 4.1 Molehill Road Village Green

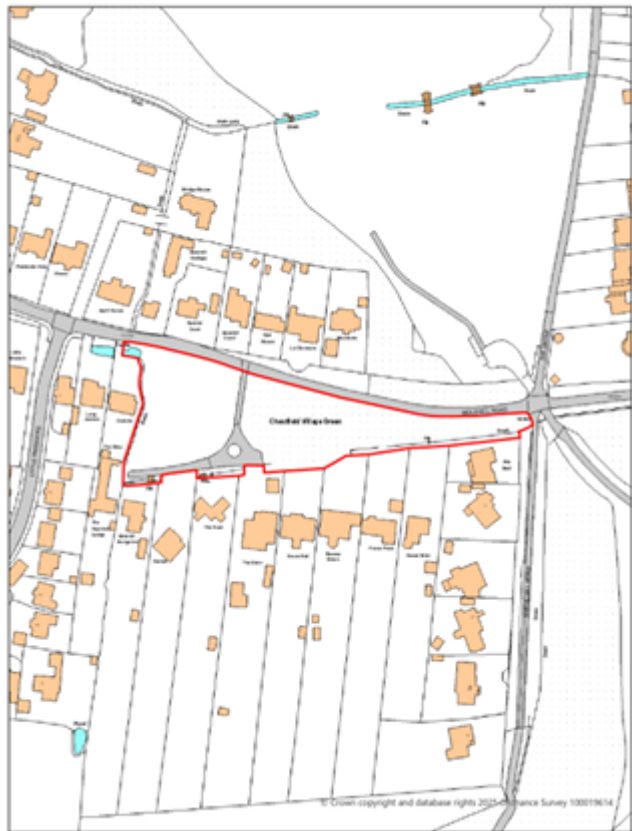
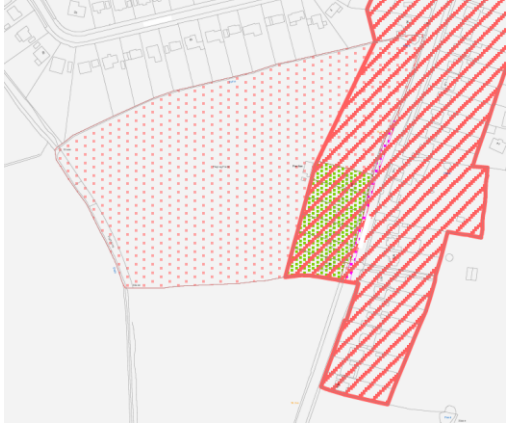
Site name	Molehill Road Village Green
Site location	Molehill Road
Land parcel reference number	LGS 1
Landowner	Canterbury City Council
Description of Green space	An open green, maintained as semi-natural open space, with a line of houses alongside.
Planning constraints/designations	1. Registered as a Village Green – VG70 in the register of Town or Village Greens held by Kent County Council 2. In conservation area.
 	
Assessment against NPPF LGS Criteria	
1. In reasonable proximity to the community which it serves	Yes, these two parcels of land, divided by an unmade access road, are between Molehill Road and the line of built houses set further back.
2. Demonstrably special to a local community and hold 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	Semi-natural space, with very mature trees and hedgerows, providing an essential habitat for wildlife. This open space area gives the surrounding area a sense of calm and tranquillity. A drainage ditch runs alongside the road. Historic significance - Reeves Green was where the hunt once met.
3. Not an extensive tract of land	No
4. Local in character	Small green studded with very mature trees.
LGS Next steps	
Landowner consultation	None required
Landowner Support/Objection	N/A
Recommendation	Not required for designation as its Village Green status affords it sufficient protection from any development.

Table 4.2 Radfall Recreation Ground

Site name	Radfall Recreation Ground
Site location	Chestfield Road
Land parcel reference number	LGS 2
Landowner	Canterbury City Council Land Registry Title No. K945475
Description of Green space	A well-used recreation ground with cricket square and football pitches marked out. A basic pavilion and storage shed exist. Some benches on two perimeters exist. A reasonable size car park.
Planning constraints/designations	1. Front boundary and pavilion in Chestfield conservation area:  2. Accepted on Canterbury City Council's Register of Assets of Community Value on 11 September 2023: Ref ACVFN57.
 	

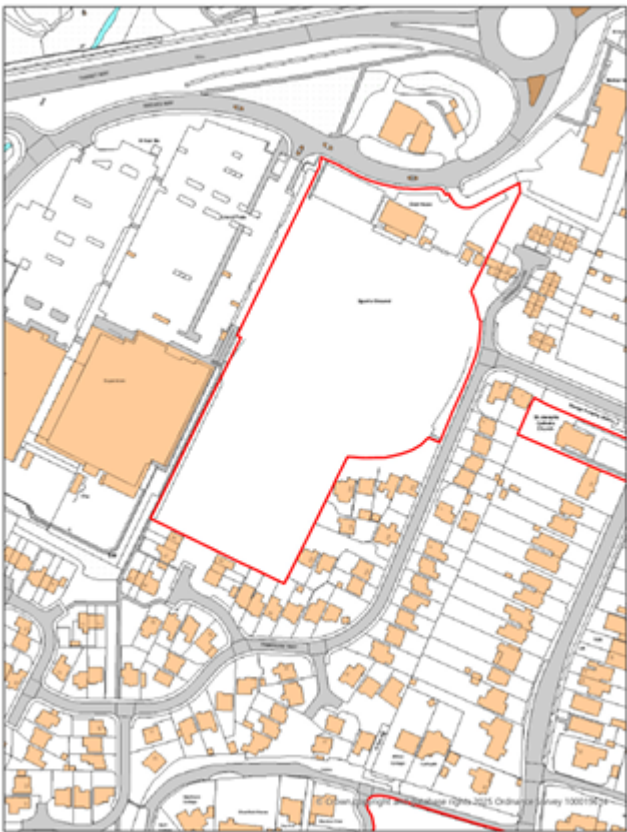
Assessment against NPPF LGS Criteria	
1. In reasonable proximity to the community which it serves	Yes.
2. Demonstrably special to a local community and hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	An essential amenity for the local and wider community. Several local cricket and football clubs play formal matches throughout the season. The site is very well used by dog walkers and as an exercise area for dogs off lead. The far corner has a public footpath that runs adjacent to The Brook and is much used by walkers and dog walkers. The mature trees and hedgerows along the borders provide an important habitat for wildlife.
3. Not an extensive tract of land	No – this is a clearly bounded area. 3.1 hectares.
4. Local in character	Yes, well maintained open space, surrounded by mature trees supplemented with new trees planted in January 2025. This is one of the larger open green spaces in the parish.
LGS Next steps	
Landowner consultation	Letter and report sent to CCC 18 May 2025.
Landowner Support/Objection	CCC Officer's email received on 04 July 2025: "from a Canterbury City Council Property perspective I have no "...comments, feedback or concerns..." about this site being designated as a Local Green Space in the Chestfield Neighbourhood Plan".
Recommendation	To Recommend for designation

Table 4.3 Chestfield Road Play Area and Park

Site name	Chestfield Road Play Area and Park
Site location	Chestfield Road, Chestfield
Land parcel reference number	LGS 3
Landowner	Canterbury City Council Land Registry Title No. K337834 And Kent County Council for the highways verge alongside Chestfield Road, <i>although the LGS designation would only apply to the CCC owned land.</i>
Description of Green space	Children's fully-equipped play area with benches and picnic table. Outdoor Gym equipment adjacent. Informal 5-a-side football pitch on green space with goals. Three further benches on Fern Close boundary. Both Kent County Council and Canterbury City Council maintain the area.
Planning constraints/designations	1. In the Chestfield conservation area 2. Accepted on Canterbury City Council's Register of Assets of Community Value on 11 September 2023: Chestfield Road play area – Ref 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.)
 	

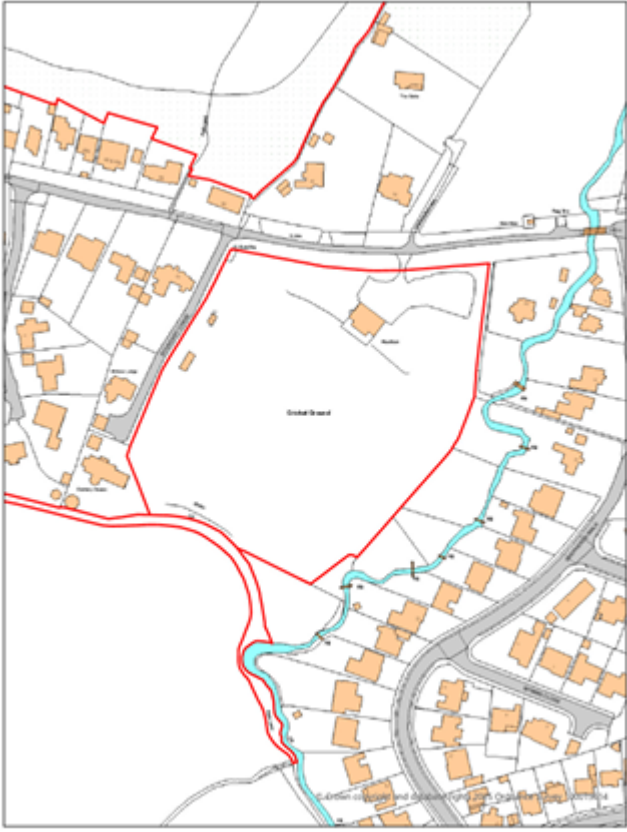
Assessment against NPPF LGS Criteria	
1. In reasonable proximity to the community which it serves	Yes, in the heart of the built-up village – many households could walk to it.
2. Demonstrably special to a local community and hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	Yes – an essential amenity for the local community. This space provides a common social space and a safe play and recreational space for young children. The open nature of this site means that it is used frequently by children playing ball sports. And adults can use the free outdoor gym 24/7. The two seating areas give residents a chance to meet and relax.
3. Not an extensive tract of land	No – this is a clearly bounded area. 1.3 hectares.
4. Local in character	Yes
LGS Next steps	
Landowner consultation	Letter and report sent to CCC on 18 May 2025.
Landowner Support/Objection	CCC Officer's email received on 04 July 2025: "from a Canterbury City Council Property perspective I have no "...comments, feedback or concerns..." about this site being designated as a Local Green Space in the Chestfield Neighbourhood Plan".
Recommendation	To Recommend for designation

Table 4.4 Whitstable Rugby Football Club

Site name	Whitstable Rugby Football Club
Site location	Reeves Way, Chestfield CT5 3QS
Land parcel reference number	LGS 4
Landowner	Canterbury City Council but Leased to the Whitstable Rugby Football Club. Land Registry Title K749439.
Description of Green space	Home of Whitstable Rugby Football Club. Two large Rugby pitches. Football goals and football pitches. A two-storey pavilion, with licensed bar, and gym. Enclosed Padel Court adjacent. A public right of way CW67 runs alongside the boundary.
Planning constraints/designations	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)
 	
Assessment against NPPF LGS Criteria	
1. In reasonable proximity to the community which it serves	Yes.
2. Demonstrably special to a local community and hold 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	A very well used facility of High recreational value, and visual amenity space.
3. Not an extensive tract of land	No – this is a clearly bounded area. 2.25 hectares.

4. Local in character	Yes – this is a well maintained space within the Primrose Way development that provides safe recreational and play facilities to residents, and a pedestrian route to the Sainsbury superstore.
LGS Next steps	
Landowner consultation	Letter and report sent to Canterbury City Council as the landowner and also copied to the Rugby Club Chairman as Leaseholder on 18 May 2025.
Landowner Support/Objection	CCC Officer's email received on 04 July 2025: "from a Canterbury City Council Property perspective I have no "...comments, feedback or concerns..." about this site being designated as a Local Green Space in the Chestfield Neighbourhood Plan". No Leaseholder response received by 20 June 2025 deadline given. Email to chase sent 02 July 2025. No response received from Leaseholder.
Recommendation	To Recommend for designation

Table 4.5: Chestfield Cricket Club

Site name	Chestfield Cricket Club
Site location	The Pavilion, Grasmere Road, Chestfield CT5 3LX
Land parcel reference number	LGS 5
Landowner	Chestfield Cricket Club. The Club is run by a constituted committee with trustees founded in 1947.
Description of Green space	Home of Chestfield Cricket Club. Senior and Junior Leagues play. Grass area surrounded by trees. Used for cricket as well as Community Fun Day event and other events. Includes a very well used pavilion with a licensed bar, that hosts a multitude of other uses such as netball, quizzes, armchair yoga, wakes, parties, etc. with 8 groups meeting regularly. And an outside Cabin also for hire for meetings etc. Enclosed practice nets alongside. A Pétanque court open to the community 24/7 is by the entrance - used well, with over 160 people through the week in the summer months and 100 during the winter.
Planning constraints/designations	None – adjacent to, but not in the conservation area. Part of the ground has a known flood history.
 	

Assessment against NPPF LGS Criteria	
1. In reasonable proximity to the community which it serves	Yes – many households could walk to it.
2. Demonstrably special to a local community and hold 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	Yes, in lovely, enclosed surroundings this site provides excellent recreational value, and being a venue for public hire regularly hosts groups and functions. The mature trees and hedgerows along the borders provide an important habitat for wildlife. A public right of way runs alongside used by walkers and dog walkers.
3. Not an extensive tract of land	No. 1.9 hectares.
4. Local in character	Yes, well maintained area of open space.
LGS Next steps	
Landowner consultation	In-person meeting with the cricket club manager held 14 May 2025. Letter and report sent 18 May 2025.
Landowner Objection	Landowner response explained that there is a covenant on the deeds of the Chestfield and Swalecliffe Sports Association that states that the ground must always remain for a sporting or recreational purpose only. The Club also has longer term aspirations to rebuild and expand the Club house in the future.

Recommendation:

Not recommended for designation in light of the landowner's representations and the constraints that a LGS designation would impose on Chestfield Cricket Club.

Additionally, the Outline Planning Application CA/25/00779 for development of the land at Brooklands Farm, validated on CCC Planning Portal on 02 May 2025, indicates a full-size cricket pitch, a cricket pavilion, parking, and a dedicated play area on land adjacent to Chestfield Cricket Club – the details would all be subject to a reserved matters application assuming the outline application is granted.

Table 4.6: St. Joseph's Catholic Church lawns (front and back)

Site name	St. Joseph's Church lawns (front and back)
Site location	Junction of Primrose Way with Chestfield Road. Next door to 30 Chestfield Road.
Land parcel reference number	LGS 6
Landowner	Land Registry Title No. K108598 has title absolute in the name of The Roman Catholic Archdiocese of Southwark, of 59 Westminster Bridge Road, London SE1 7JE. Managed locally by The Roman Catholic Parish of Our Lady Immaculate, Whitstable, Parish office, Social Centre, 15a Castle Road, Whitstable CT5 2DY.
Description of Green space	Neutral wildflower meadow with up to 1300 green winged orchid plants each spring, 600 autumn lady's tresses orchids in late summer and several unusual species of fungi including waxcaps.
Planning constraints/designations	Designated as a Local Wildlife Site by Kent Wildlife Trust but this does not give it legal protection.
 	

Letter dated 25 June 2025 received by email on 27 June 2025 from Canon Philip Glandfield:

Following your letter of 18th May and that to the Diocesan Trustees of 19th May, I would like to take this opportunity to submit some comment in relation to the nomination mentioned above.

Background

The Catholic community has had a property in the Chestfield Parish Council area since the 1960's, with a chapel built in 1964 by Whitstable parish. The chapel, dedicated to St Joseph, is part of the Catholic Parish of Whitstable. Our Parish area covers from Seasalter Levels in the West, Clay Hill & Clowes Wood in the South, and the former Whitstable UDC boundary to the East (the coast being the northern boundary). Over its history the Parish has used several different venues for its services, growing to four at its peak.

The Catholic Parish was established in 1928, although the community formed around its church in 1906. Several people involved, or whose families were involved, in the development of our Chestfield chapel remain part of our community still. They speak of fundraising and also the building of the chapel. One element of the oral history is description of the 'front lawn' being laid, with the turf having been brought in from the rear garden of a small house in the Hampton area of Herne Bay.

Post the COVID pandemic, Whitstable Parish, like many other church communities, has seen the number of people attending services not return to the levels recorded before the various lockdowns took place. We have a reasonably vibrant community, albeit one whose average age has probably increased this decade. When the various restrictions on use of church buildings began to be relaxed, it was the main church in Whitstable which reopened; particularly as the design of the building and the layout of the furniture meant that it was an easier proposition to carry out. At this point in time the chapel of St Joseph, Chestfield, has not been reopened. Reflections on the best use of resources for the parish is ongoing, including what might be the best way forward for the Chestfield chapel.

Comment / feedback / concerns

I would like to comment on two elements of the nomination.

1) Back lawn of the church

The existing Kent Wildlife Trust designation appears to be based on the land registry document covering the whole site. The lawn to the rear of the building has not significantly been included in the community aspect of the site when comment on the 'orchids' has made. In various texts available online it is the front lawn, due to its visibility, that has garnered attention. The following (with our highlights) are some accessible examples:

[Extract from "Chestfield Parish Plan 2006"](#) - The grass area in front of the church is home to a form of orchid called "Ladies Autumn Tresses" and for a few weeks each year the grass looks unkempt as mowing is suspended to allow the orchids to spread their seeds.

[Extract from an article by John Puckett in "Chestfield Parish Magazine Edition 107, June 2017"](#) - The front lawn of St. Joseph's church is a miniscule remnant of ancient meadow.

[Quote from "Kent Botany 2020"](#) '...the eleventh report in the Kent Botany series, reporting on current botanical developments in the county' "For example, *Anacamptis morio* (Green-winged Orchid) on the front lawn of Chestfield Church has been counted by John Puckett over a number of years, with 1,003 flowering spikes in April (not as high as 1,145 in 2018, but about double the numbers in 2011-12)"

The rear lawn, according to parish oral tradition, was left as an undeveloped space to offer a possible area for building of accommodation. In the 1960's the growth in church communities encouraged parishes to provide options for new chapels to become the centre of a new parish, which would require a home for a future priest assigned. Social, cultural and technological changes have meant that this did not take place for the Chapel at Chestfield. The ability to potentially separate this portion of land from the rest of the site would be a great benefit to the parish, as would having the flexibility to develop the land for our own use. Due to the restricted view to the back lawn, I would suggest that it is not 'demonstrably special to the local community'.

I would propose that the lawn at the back of St Joseph's Catholic Church, Chestfield, Whitstable, be omitted from the Local Green Space nomination.

2) Front lawn of the church

The planning and development of the St Joseph's chapel set the building some distance from the highway (Chestfield Road). This distance is somewhat greater than that of neighbouring properties. The picture below gives some context, with the red line giving an indication of the 'building line' of the next door property.



The development of the original site, with non-local lawn, has provided a visible green space to the local area, albeit not the only green area of Chestfield nor its largest.

Reducing the nominated area to effectively three quarters of the current lawn would enable flexibility to the parish community if some future development was thought useful, for example widening the accessible area in front of the chapel porch.

I would ask that consideration be given to that part of the lawn at the front of St Joseph's Catholic Church, Chestfield, Whitstable, which is behind the 'building line', be omitted from the Local Green Space nomination.

I would like to thank Chestfield Parish Council for the opportunity to have some input in to this process at this early stage.

With my prayers for the work of the Parish Council,

Canon Philip Canon Philip Glandfield, Parish Priest, Our Lady Immaculate Parish, Whitstable.

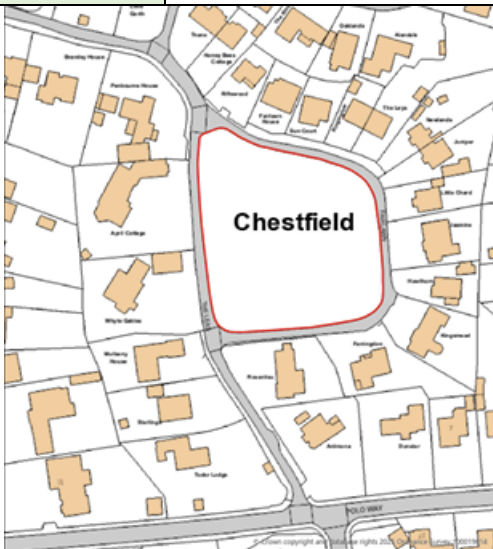
Assessment against NPPF LGS Criteria

1. In reasonable proximity to the community which it serves	Yes – on the main Chestfield Road. St Joseph's Catholic Church was opened in late 1964.
2. Demonstrably special to a local community and hold 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	Neutral wildflower meadow with up to 1300 green winged orchid (<i>Anacamptis morio</i>) plants each spring, 600 "Ladies Autumn Tresses" orchids (<i>Spiranthes spiralis</i>) in late summer and several unusual species of fungi including waxcaps. Also used by the community for the annual carol singing event.
3. Not an extensive tract of land	No. 0.35 hectares.
4. Local in character	Yes – the front and back lawns are like front and back gardens of neighbouring properties all along Chestfield Road.

LGS Next steps

Landowner consultation	Letter and report sent on 19 May 2025 to both the registered landowner above and by email on 18 May 2025 to Canon Glandfield locally.
Landowner Support/Objection	To note landowner response above.
Recommendation	Designation amended to $\frac{3}{4}$ of the front lawn only from the road – leaving land in front of the Church and behind the neighbouring building line undesignated.

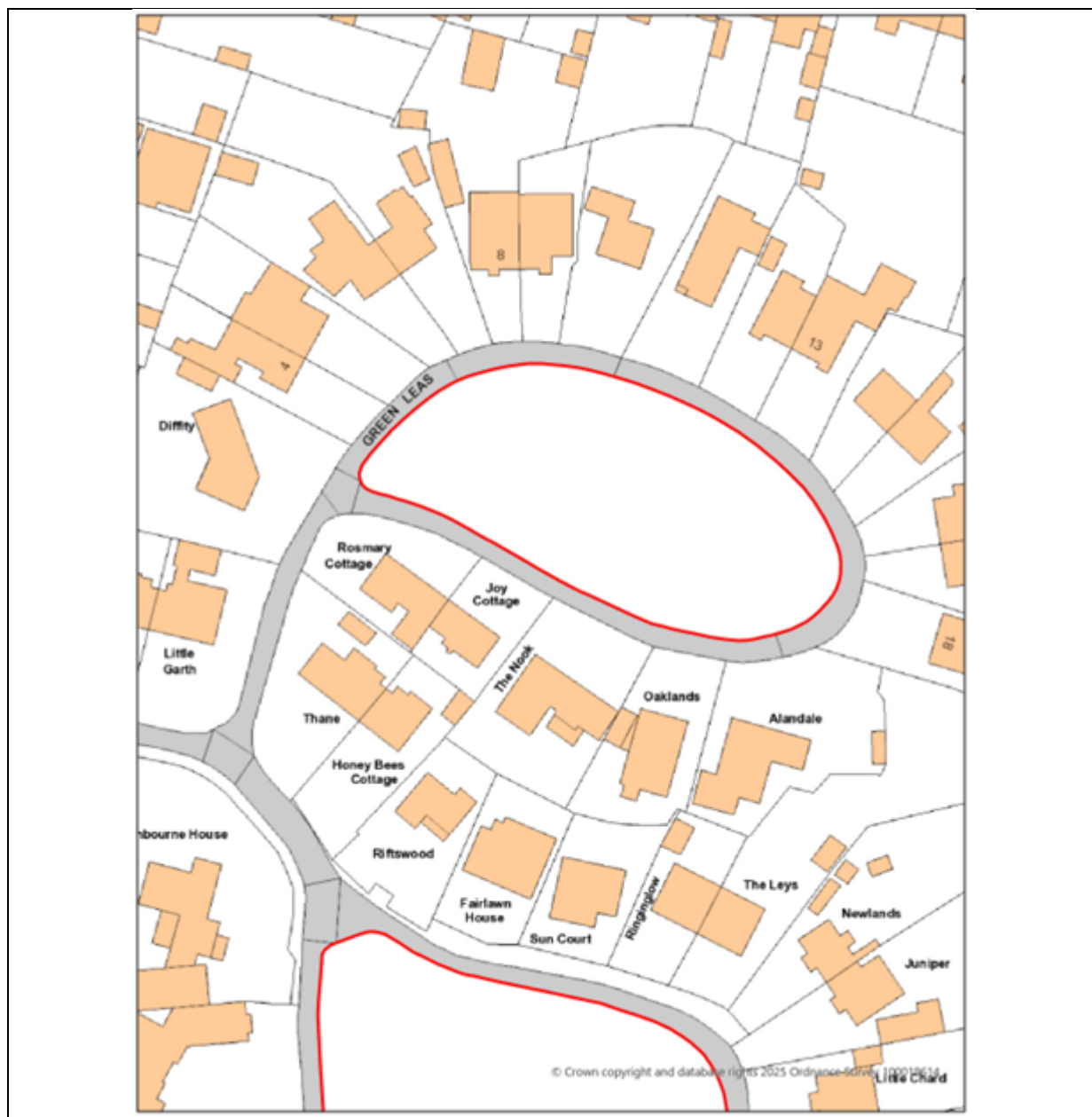
Table 4.7: Fairlawn green

Site name	Fairlawn green
Site location	The green surrounded by the homes in The Leas and Fairlawn. Accessed off either The Leas from the junction with Chestfield Road, or via The Leas from the junction with Polo Way.
Land parcel reference number	LGS7
Landowner	This is unregistered open space. Ownership has never been established. Managed by The Leas And Fairlawn Residents Association. The households surrounding the green (through the residents association) maintain and insure the road around the green and the green itself.
Description of Green space	The green surrounded by the roads Fairlawn and The Leas. Three fixed planters at one corner are well stocked with plants and are maintained by residents. Half a dozen trees were planted in 2020-2021.
Planning constraints/designations	In the conservation area
	
	
Assessment against NPPF LGS Criteria	
1. In reasonable proximity to the community which it serves	Yes
2. Demonstrably special to a local community and hold a particular local significance, for example	This site is a well-maintained grassed area, bounded by houses on all sides, that provides both a common

because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	social space and a safe open play and recreational space for young children. Community events are sometimes held on the green. The Fairlawn residents have recently used a grant from the Parish Council and advice from Kentish Stour Countryside Project to improve the biodiversity of plants. They are managing it as a wildflower meadow with some experimental areas that have been re-seeded with wildflower mix.
3. Not an extensive tract of land	No. 0.342 hectares (0.9 acres).
4. Local in character	Yes – this space is an integral part of the neighbourhood comprising Fairlawn.
LGS Next steps	
Landowner consultation	An in-person meeting with four members of The Leas and Fairlawn Residents Association committee was held on 12 May 2025. Letter and report sent 18 May 2025 by email to four committee members.
Landowner Support/Objection	Whilst there is no registered landowner, The Leas and Fairlawn Residents Association support the LGS designation.
Recommendation	Recommended for designation.

4.8 Green Leas, The Leas green

Site name	Green Leas green
Site location	Green Leas – accessed off The Leas which joins Chestfield Road.
Land parcel reference number	LGS8
Landowner	Canterbury City Council. Land Registry Title No. TT10307. The green itself and the open space is managed by Canterbury City Council. The households surrounding the green (through The Green Leas Road Fund Association) maintain and insure the road around the green and the green itself.
Description of Green space	An open green surrounded by the houses in Green Leas. A similar green to Fairlawn. It is an important green space for the residents.
Planning constraints/designations	1. Registered as a Village Green in the register of Town or Village Greens held by Kent County Council under Section 8 of the Commons Registration Act 1965. 2. In conservation area.



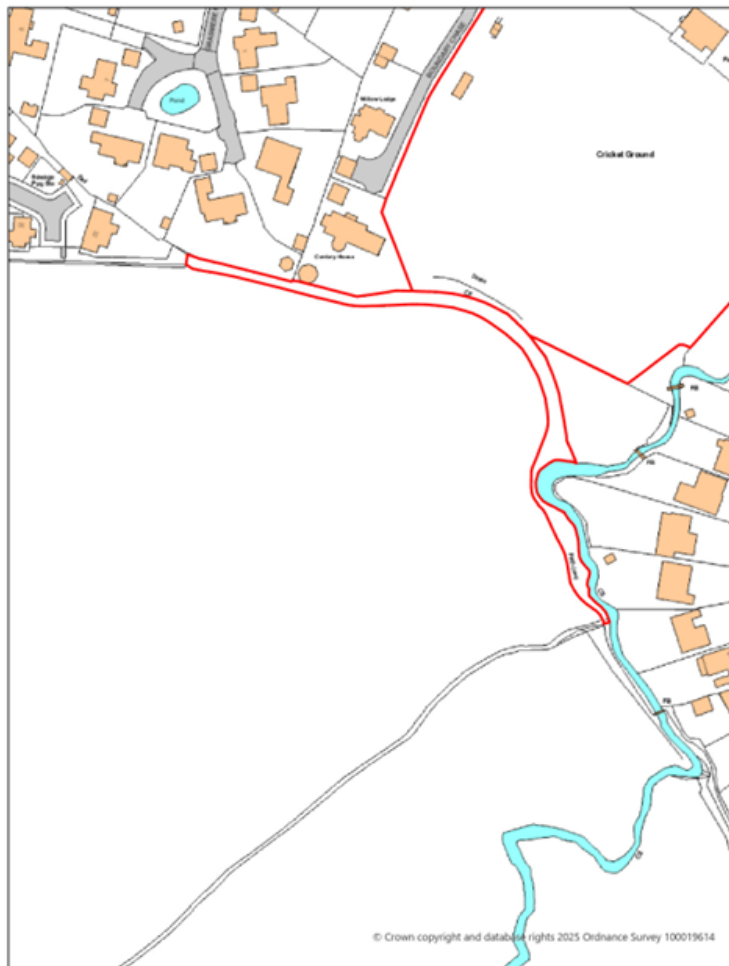
Assessment against NPPF LGS Criteria

1. In reasonable proximity to the community which it serves	Yes
2. Demonstrably special to a local community and hold a particular local significance, for example because of its	This site is a well-maintained grassed area, bounded by houses on all sides, that provides both a common social space and a safe open

beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	play and recreational space for young children. Over the last fifteen years, when possible, the Green Leas community has celebrated an annual event on the Green itself. It has always begun with fun or sports day like activities for the local children or grandchildren of residents, followed by a buffet/BBQ. The green is of historical significance – some of the cottages, built in the late 1920 early 1930s, were built by George Reeves as golfers' cottages in association with his golf club development and used as holiday lets for golfers.
3. Not an extensive tract of land	No. 0.132 hectares.
4. Local in character	Yes – this space is an integral part of the neighbourhood comprising The Leas.
LGS Next steps	
Landowner consultation	An in-person meeting with a member of The Green Leas Road Fund Association was held on 12 May 2025. Letter and report sent 18 May 2025. The Green Leas Road Fund Association understands the LGS designation and process and supports the recommendation not to recommend for LGS designation as the green's Village Green status already exists and protects it. No further consultation with Canterbury City Council required.
Landowner Support/Objection	N/A
Recommendation	Not required for designation as its Village Green status affords it sufficient protection from any development.

4.9 Swalecliffe Brook/rear of Shepherds Walk

Site name	Swalecliffe Brook/rear of Shepherds Walk
Site location	Corner of Brooklands Farm closest to cricket ground and The Swalecliffe Brook, and rear of Shepherds Walk, Chestfield
Land parcel reference number	LGS9
Landowner	Brooklands Farm Land Promoter: Hallam Land Management.
Description of Green space	In the northernmost field of Brooklands Farm, this strip of uncultivated land lies between public footpath CW27 and the Swalecliffe Brook, and between Footpath CW27 and the northern boundary of the farm.
Planning constraints/designations	1. This site is currently included in the Blean Area of High Landscape Value in the not-yet superseded Canterbury District Local Plan 2017. 2. Site lies partially in Flood Zones 2 and 3 due to Swalecliffe Brook overflowing its banks.
The proposed site is outlined in red in the map below.	Photographs below



Notes:

1. The Outline Application CA/25/00779 was validated on 02 May 2025 for the development of the Brooklands Farm land. The Design and Access Statement records that the Woodland, recorded as an ancient woodland, locally known as Longtye Wood, either side of Swalecliffe Brook comprises an abundance of common ash, English Oak and field maple flanking either

side of Swalecliffe Brook. Other species present include crack willow, hawthorn and elm within the understory. *The Outline application masterplan protects Longtye Wood Ancient Woodland with housing development set back a minimum of 30 metres from the ancient woodland.*

2. PPG at [Open space, sports and recreation facilities, public rights of way and local green space PPG](#). – states: ***There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation.*** However, the proposed LGS is more than simply the public footpath.
3. Many dog-walkers used to walk their dog(s) in Grasmere Gardens; however, this is no longer considered so suitable since its redevelopment for housing.
4. The site is in the area covered by the Neighbourhood Plan, but it is not currently in the Parish of Chestfield.
5. The current landscape could be altered should planning permission be granted for the Brooklands Farm site, subject to a subsequent Reserved Matters application. The outline application suggests more tree planting, while the current character is more open and sunny, and the current character is felt to be preferable.

In the following two illustrations, the proposed LGS would be to the left of the footpath.



Evidence of recreational use! Improvised swing and leftovers from a riverside picnic. (August 2024).

Assessment against NPPF LGS Criteria	
1. In reasonable proximity to the community which it serves	Yes. The footpath is used by people from quite a wide area including Rayham Road, Clover Rise etc
2. Demonstrably special to a local community and hold a particular local significance, for example because of its beauty, historic significance, recreational value	Beauty: Attractive riverside walk with tall mature oak trees and open rural landscape. Quite long-distance views to south, including Longtye Wood and beyond. Faces south and west, so plenty of sunshine. Recreational value: Popular footpath, especially with dog-walkers. This is where residents from nearby

(including as a playing field), tranquillity or richness of its wildlife	suburbia can come to enjoy nature. It is the only place locally where people and their dogs can get “up close and personal” with the Swalecliffe Brook, to step down into it and get the feet wet. Tranquillity: The meandering Swalecliffe Brook provides a very restful backdrop. In the summer, there are often birds singing in the trees, for example wrens and blackcaps. There is no road access, and the only traffic noise is far in the distance. Wildlife: Birds, wild flowers, butterflies, bees etc. Pipistrelle bats in the evenings.
3. Not an extensive tract of land	No. Approximately 0.27 hectares.
4. Local in character	Yes, well used path with mature trees and feeling of open space and nature.
LGS Next steps	
Landowner consultation	Letter and report sent on 29 May 2025 to both the Brooklands Farm landowner and the land promoter (Hallam Land Management).
Landowner Support/Objection	To note landowner response below:

Landowner response: Email received 06/06/2025 from Hallam Land Management:

The land rear of Shepherds Walk (identified as LGS9) is within the private ownership of Brooklands Farm. As you are aware, Brooklands Farm is a draft allocation (under Policy W4) within the Emerging Canterbury Local Plan 2040 for a mixed-use development proposal, to which the land identified in LGS9 is part of. Hallam and the landowner would therefore like to express their objection to this area of land being identified as a Local Green Space within the Neighbourhood Plan for the following reasons.

- 1) As aforementioned, Brooklands Farm is a draft allocation within the Emerging Canterbury Local Plan 2040 for a mixed-use development proposal and therefore the proposal of the LGS in this location is in conflict with this Emerging Canterbury Local Plan 2040. The NPPF, at paragraph 30, states that “Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies”, with footnote 17 stating “Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area”. The Emerging Plan is well advanced and with the Neighbourhood Plan is in its infancy, it is expected the Emerging Plan will be adopted by the time the Neighbourhood Plan is made. Therefore, the Neighbourhood Plan will need to be in conformity with the Development Plan, which would not be the case with this application of this designation. As such, we are concerned the Neighbourhood Plan would undermine the Development Plan.
- 2) As outlined within the Audit (Notes, point 2), the PPG confirms that there is no need to designate linear corridors as LGS to protect rights of way, which are already protected under PRow legislation. The LGS9 is a linear area that wholly aligns and relates with the PRow which is protected and is therefore not necessary. It should also be worthwhile noting that the PRow has in time shifted from its defined route, which was to align much closer to the boundary edge/brook and overtime advanced into the field. The pictures provided in the Audit very much demonstrate the linear route of PRow and that it is well used on this defined route, whereby the area between the path and brook remains natural and is no more than a feature of the environment when using the PRow.
- 3) As part of the submitted Outline Planning Application CA/25/00779 for Brooklands Farm (Validated 2nd May 2025), we have retained the PRow in the development proposals, as demonstrated through the parameter plans. This area has also been identified as part of

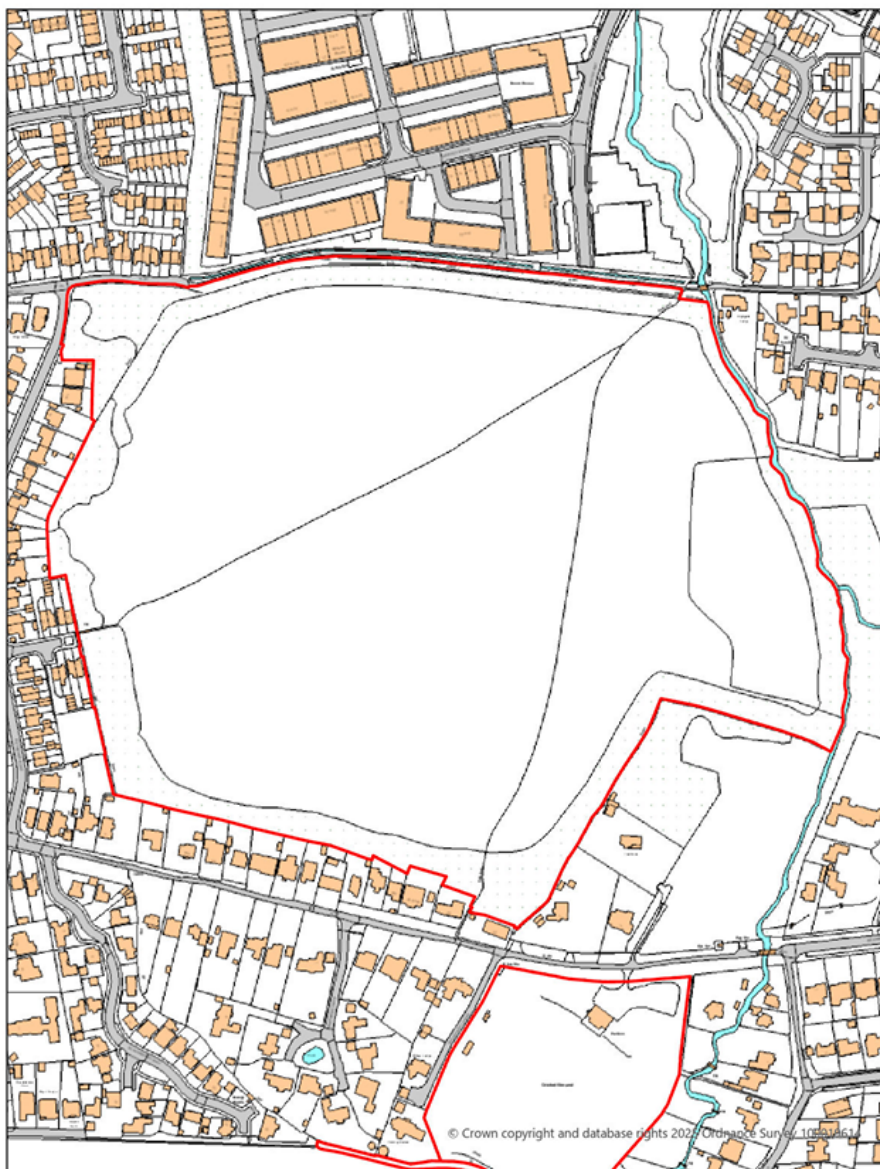
the Landscape and Visual Impact Assessment to be used as part of several green infrastructure initiatives such as tree canopy coverage, ecology and BNG improvements. As such, through the Outline Planning Application the PRow will remain in place and the surrounding green environment enhanced for public use. The plans submitted with the Outline Planning Application demonstrates significant new areas of public open space, and pedestrian and cycle routes, with upgrades to existing PRow within the Site that will provide important areas of green spaces and routes for the use of existing and future communities. Consultation with the Parish Council to inform the landscaping around the PRow can take place ahead of future reserved matters or discharge of conditions applications for this land.

Given the above points, Hallam would request that LGS9 is deleted, fundamentally we do not believe this LGS is anything more than the linear PRow, which is already protected.

Recommendation	Not recommended for designation
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4.10 Grasmere Gardens

Site name	Grasmere Gardens
Site location	At the end of Reeves Way, Chestfield
Land parcel reference number	LGS10
Landowner	Kitewood Estates Ltd
Description of Green space	Open space within the emerging Grasmere Gardens development
Planning constraints/designations	Designated as green space when planning permission for the housing development was granted (CA/21/01323 of outline permission CA/17/00469/OUT refers). Designation as a Local Green Space will ensure that this space will continue as such for the immediate and wider community that it serves. In the floodplain of The Swalecliffe Brook that runs along one perimeter of the site.



Assessment against NPPF LGS Criteria	
1. In reasonable proximity to the community which it serves	Yes, an integral part of the Grasmere Gardens development, serving the immediate and wider community.
2. Demonstrably special to a local community and hold 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	This site was previously known as Grasmere Pastures and has been enjoyed by residents of both Chestfield and South Tankerton for many decades in the pursuit of lawful pastimes. For example, recreational walking, horse riding, dog walking, children playing, and many other activities. In early 2005 the Grasmere Pastures Residents Action Group applied to Kent County Council to register the land as a village green, however the application was rejected on one technical point out of six. Then the Kent County Council Regulation Committee Member Panel on 26th February 2013 heard the Appeal against the Inspector's decision of the Public Inquiry of September 2011 to not register land known as Grasmere Pastures as a new village green, however they decided to uphold the recommendation in the report and dismiss the Appeal. The site has and still is valued by many residents. It has two public rights of way that run adjacent and across the site giving connectivity to The Ridgeway/Chestfield Road, and to Grasmere Road.
3. Not an extensive tract of land	No. A self-contained space bounded by The Swalecliffe Brook and housing. 2.88ha.
4. Local in character	Yes, a retained part of the previous Grasmere Pasture as open space to serve the new Grasmere Gardens development.
LGS Next steps	
Landowner consultation	Letter and report sent by email 18 May 2025.
Landowner Support/Objection	To note landowner response: Email received 20 May 2025 that Kitewood Estates do not support the designation. Locality advised that if the landowner doesn't want it that it would be removed by the Local Planning Authority in the first instance or by the Inspector if it got to that stage.
Recommendation	As the landowner does not support the designation, Not recommended for designation.

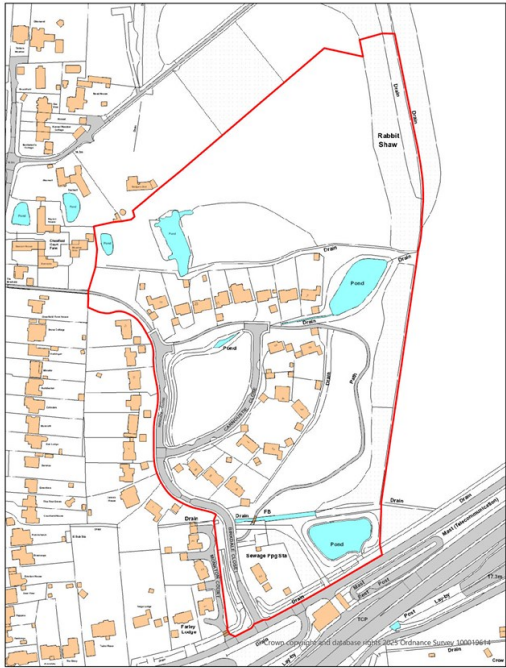
4.11 Churchwood Park, Kendal Meadow Toddler Play Area

Site name	Kendal Meadow Toddler Play area
Site location	Kendal Meadow (North end)
Land parcel reference number	LGS11
Landowner	Landowner George Wimpey SE Ltd. Land Registry Title No. K806216. Leased to Churchwood Park Management Ltd.
Description of Green space	A fenced toddler play area with equipped play equipment for children up to age 5 years, and with green space surrounding.
Planning constraints/designations	None
	
Assessment against NPPF LGS Criteria	
1. In reasonable proximity to the community which it serves	Yes – this is within the Churchwood Park development of 70 houses.
2. Demonstrably special to a local community and hold 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	Yes – an essential amenity for the local community. It is special because of its recreational value and open space. This space provides a common social space and a safe play and recreational space for young children.
3. Not an extensive tract of land	No, 0.25 hectares.
4. Local in character	Yes, a small locally equipped toddler play area.
LGS Next steps	
Landowner consultation	Letter and report sent 19 May 2025 by post to George Wimpey SE Ltd as the landowner. Further reminder letter, copy of first letter and LGS Audit sent by registered post on 03 July 2025. In-person meeting with a director of Churchwood Park Management Ltd held 16 May 2025. Letter and report sent by email to that director on 17 May 2025 for any comments.
Landowner Support/Objection	No landowner response at 12 August 2025. The directors of Churchwood Park Management Ltd held a directors meeting on 18 May 2025 and whole heartedly support the designation of this and the Junior play area as a LGS.
Recommendation	To Recommend for designation

4.12 Churchwood Park, Kendal Meadow Junior Play area

Site name	Kendal Meadow Junior Play area
Site location	Kendal Meadow (South end)
Land parcel reference number	LGS12
Landowner	Landowner George Wimpey SE Ltd. Land Registry Title No. K806216. Leased to Churchwood Park Management Ltd.
Description of Green space	A fenced Junior equipped play area, and with green space surrounding.
Planning constraints/designations	None
	
Assessment against NPPF LGS Criteria	
1. In reasonable proximity to the community which it serves	Yes – this is within the Churchwood Park development of 70 houses.
2. Demonstrably special to a local community and hold 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	Yes – an essential amenity for the local community. It is special because of its recreational value and open space. This space provides a common social space and a safe play and recreational space for children. It also has a Public Right of Way running through it so it is used by walkers and dog walkers. It has also been used for community events/gatherings. This play area is planned for refurbishment in 2025.
3. Not an extensive tract of land	No. 0.25 hectares.
4. Local in character	Yes, a small locally equipped toddler play area.
LGS Next steps	
Landowner consultation	1. Letter and report sent 19 May 2025 by post to George Wimpey SE Ltd as the landowner. Further reminder letter, copy of first letter and LGS Audit sent by registered post on 03 July 2025. 2. In-person meeting with a director of Churchwood Park Management Ltd held 16 May 2025. Letter and report sent by email to that director on 17 May 2025 for any comments.
Landowner Support/Objection	No landowner response at 12 August 2025. The directors of Churchwood Park Management Ltd held a directors' meeting on 18 May 2025 and whole heartedly support the designation of this and the Toddler play area as a LGS.
Recommendation	To Recommend for designation

4.13 Birkdale and Carnoustie Close community parkland

Site name	Birkdale and Carnoustie Close community parkland
Site location	In the heart of the Birkdale and Carnoustie Close development
Land parcel reference number	LGS13
Landowner	The Fairways (Molehill Road) Management Company (registered with Companies House) – managed by a committee of directors who meet bi-monthly, and hold an annual AGM with residents, and have prepared a 5-year management plan.
Description of Green space	A generous open space given over in the original design and development of this development's planning application, comprising open grass land, woodland, walkways and ponds.
Planning constraints/designations	Designated as green space when planning permission for the housing development was granted. Designation as a Local Green Space will ensure that this space will continue as such for the immediate and wider community that it serves.
	
Assessment against NPPF LGS Criteria	
1. In reasonable proximity to the community which it serves	Yes
2. Demonstrably special to a local community and hold 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	A tranquil and beautiful open space comprising a paddock, a park, Woodland area with a barked woodland walk, and large fenced balancing ponds. Used for recreational purposes, and open to all. Part of the parish council's promoted circular walk and accessible walk for wheelchairs and pushchairs. Used by walkers, dog walkers, joggers and cyclists.

	Several very mature specimen oak trees managed and coppiced, together with new trees planted in the last decade. An important habitat and site of biodiversity, rich in birds, bats, great crested newts, squirrels and orchids.
3. Not an extensive tract of land	No. Site in total is 4.8 hectares / 12 acres.
4. Local in character	Yes.
LGS Next steps	
Landowner consultation	Letter and report sent by email to two directors of The Fairways (Molehill Road) Management Company on 18 May 2025.
Landowner Support/Objection	To note landowner response: Email received 02 June 2025 that the directors held a meeting that day and unanimously support the designation as LGS.
Recommendation	To Recommend for designation

Addendum 1 to Local Green Spaces Audit: Template Letter to Landowners May 2025

From Amanda Sparkes, Clerk to Chestfield Parish Council

Date xxxxxxxx

Dear xxx

Re Local Green Space Nomination - Landowner Notification

I am writing to inform you that a piece of land that you own has been nominated for designation as a Local Green Space within the Chestfield Neighbourhood Plan.

Enclosed is a report that identifies the green spaces that have been nominated, including yours, reference number XX, within the Neighbourhood Plan area.

Although an initial assessment has been undertaken, a decision has not yet been made in relation to whether this site is a suitable candidate for Local Green Space designation.

What does Local Green Space Nomination mean?

Successful designation of the site as a Local Green Space carries equal status in law as Green Belt, but with the added benefit of “having to endure beyond the plan period” and can also articulate the value placed on the space by the community.

For example, within a Conservation Area, an area may be designated as it contributes to the open character of the village.

In line with nationally defined criteria, to be suitable for designation, the local green space must be capable of enduring beyond the lifetime of the plan and be:

- In reasonably close proximity to the community it serves;
- Demonstrably special to the local community and hold particular significance, for example, because of its beauty, historic significance, recreational value (including playing fields), tranquillity or richness of wildlife, and
- Local in character and not an extensive tract of land.

Please get in touch with any comments, feedback or concerns on the nomination of your site **before 20 June 2025**.

A formal consultation on the draft Chestfield Neighbourhood Plan is due to follow later this year. As part of this process, you will be able to comment again on the recommended inclusion/exclusion of your site as a Local Green Space in the Draft Plan. We will write to you again at this stage to notify you in relation to the latest position in relation to your site.

12. Addendum 2 to Local Green Spaces Audit: List of Landowners consulted prior to Regulation 14 consultation

Canterbury City Council
Whitstable Rugby Football Club
Chestfield Cricket Club
The Roman Catholic Archdiocese of Southwark Canon Philip Glandfield, Roman Catholic Parish of Our Lady Immaculate, Whitstable.
The Leas and Fairlawn residents' association
Green Leas Road Fund association
Brooklands Farm
Hallam Land Management
Kitewood Estates Ltd
Churchwood Park Management Ltd
The Fairways (Molehill Road) Management Company

Appendices to Neighbourhood Plan for Chestfield 2025- 2016

Appendix 1- List of Steering Group members

Appendix 2- Strategic Sites in the Neighbourhood Plan Area

Appendix 3- Indicative Housing figures for the
Neighbourhood Plan

Appendix 4- Housing Needs Survey Executive Summary

Appendix 5- Rural Exception Sites CDLP

Appendix 6- The 10 Principles of Active Design Summary

Appendix 1 List of Steering Group members

Steering Group Chairman – Parish Councillor Bob Todd

Parish Councillor Mike Poole

Parish Councillor Steve Bailey (for part of the plan production)

Ex-Parish Councillor Richard Spencer-Tanner (for part of the plan production)

Chestfield Parish Council Clerk, Amanda Sparkes

Chestfield Parish Council Deputy Clerk, Chenice Howard-Sparkes (for part of the plan production)

Chestfield Resident Linda Mason

Chestfield Resident Stephen Mumford

Chestfield Resident Caroline Mumford

Chestfield Resident Hazel Ryan

Whitstable Resident Peter Slaughter

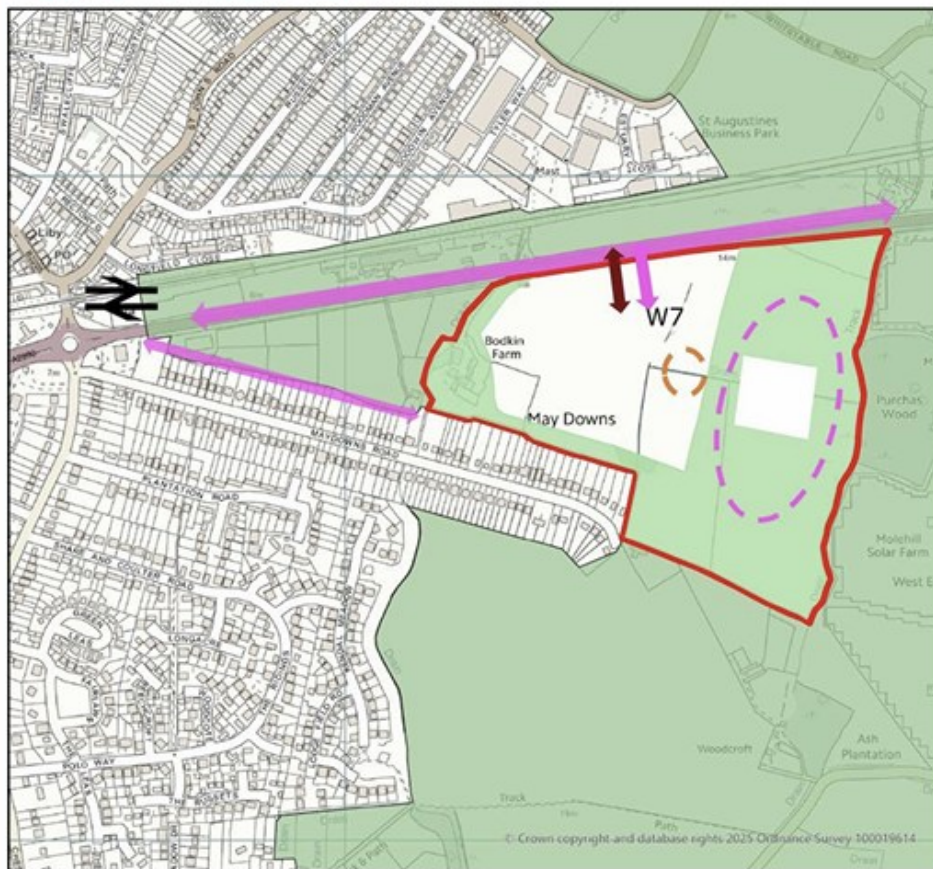
Appendix 2- Strategic Sites in the Neighbourhood Plan Area

Copied from the 05 March 2026 Overview Committee meeting paperwork - the [CCC draft Regulation 19 Canterbury District Local Plan](#). This is the most up to date document available as we submit this Neighbourhood Plan to CCC on 10 March 2025. (Please note this is a draft (not adopted) Local Plan; As a consequence, the policy material and content is subject to change).

Bodkin Farm – Pages 89-91 of the Overview Committee meeting paperwork for the emerging CCC Regulation 19 Local Plan refer: (the page numbers will no doubt change at consultation stage anticipated for later in March 2026).

Note the CCC Regulation 18 Local Plan had Bodkin Farm as Policy W6 – in the Regulation 19 Local Plan it is W7.

Policy W7 – Bodkin Farm



Key

- | | |
|---|---|
|  Site boundary |  Open space/ biodiversity opportunities – indicative locations |
|  Proposed Green Gap |  Vehicle access - indicative location |
|  New Secondary School – indicative location |  Opportunities for walking/cycling connectivity |
|  Local shopping and community facilities - indicative location |  Railway station |

Bodkin Farm – Indicative Concept Masterplan

Site W7 is allocated for mixed-use development. Planning permission will be granted for development which meets the following criteria:

1. Development Mix

Across the site, the development mix will include:

- a. Non-residential development:
 - i. Provision of a new 6FE secondary school, with 6th form (8.03ha site);
 - ii. Provision of new local shopping and community facilities; and
 - iii. Proportionate contributions to community infrastructure in line with Policy DS15.
- b. Approximately 250 new dwellings including affordable housing, accessible housing and an appropriate housing mix in line with Policies DS1 and DS2.
- c. Open space provided in line with Policy DS28.

2. Design and Layout

The design and layout of the site should:

- a. Provide a high-quality built environment in line with Policy DS13 with an average net density of around 35 dph;
- b. Locate the secondary school and associated facilities to the east of the site. The school should be located and designed to ensure it is not dissected by any PROW;
- c. Locate the local shopping and community facilities in the western part of the site adjacent to the secondary school. Consideration should be given for wider community use of the school sports facilities;
- d. Locate residential development outside of Flood Zones 2 and 3; and

- e. Retain and redevelop the existing Bodkin Farm buildings, where appropriate.

3. Landscape and Green Infrastructure

The green and blue infrastructure strategy for the site should:

- a. Incorporate opportunities for landscape and biodiversity enhancements identified within the Local Character Area C1: Chestfield Gap and Greenhill set out in Canterbury Landscape Character and Biodiversity Appraisal; and
- b. Provide a landscape buffer in the form of natural and semi natural open space to the east of the site including adjacent to the ancient woodland, and a landscape buffer along the southern boundary of the site, to provide visual separation between development, the surrounding countryside and existing development on Maydowns Road.

4. Access and Transportation

The access and transport strategy for the site should:

- a. Provide safe and convenient pedestrian and cycle connectivity through the creation of new and improved routes including:
 - i. Connections to Chestfield, Whitstable, Swalecliffe and Herne Bay, including toucan crossing on A2990 Thanet Way;
 - ii. Connections to Chestfield & Swalecliffe railway station; and
 - iii. Improvements to the PROW network crossing and around the site as required.
- b. Provide improvements to Chestfield and Swalecliffe railway station to include facilities for cycle parking and passenger flows;

- c. Provide primary vehicle access to the site from Thanet Way; and
- d. Provide a Transport Assessment to demonstrate the connectivity of the site with the existing highway network, any necessary mitigation and measures to minimise the need for use of private cars in line with Policy DS18.

5. Phasing and Delivery

Unless otherwise agreed by the council and relevant providers:

- a. The secondary school site must be transferred to KCC, its successor or nominee at 'nil consideration' and fulfil KCC's General Transfer Terms at an appropriate time to be agreed with KCC, or as otherwise agreed by KCC or its successor.
- b. The local shopping and community facilities must be delivered prior to occupation of 50% of the total dwellings.

An Outline planning application for Bodkin Farm has been submitted and is currently awaiting determination by Canterbury City Council, as follows:

CA/24/00224 – Bodkin Farm, Thanet Way

Outline application with all matters reserved except for the means of vehicular access into the site from Thanet Way for the phased delivery of development comprising associated landscaping, open space, play areas and planting; drainage measures; boundary treatments; vehicular/pedestrian/cycle accesses; internal road network and parking; ground levelling (including a landscaped bund of up to 3m in height adjacent to Thanet Way); a pumping station; all other associated works and infrastructure and the demolition of all existing buildings and structures for development including: The Education Phase: a secondary school (including sixth form) (Use Class F1) including indoor and outdoor sports provision. The Residential Phase: the erection of up to 300 dwellings (use class C3); a care home (of up to 80 beds in use class C2); a Local Centre, comprising up to 500m² gross internal area (GIA) of ground floor retail space (Use Class E).

Copied from the 05 March 2026 Overview Committee meeting paperwork - the [CCC draft Regulation 19 Canterbury District Local Plan](#). This is the most up to date document available as we submit this Neighbourhood Plan to CCC on 10 March 2025. (Please note this is a draft (not adopted) Local Plan; As a consequence, the policy material and content is subject to change).

Brooklands Farm – Pages 81-85 of the Overview Committee meeting paperwork for the emerging CCC Regulation 19 Local Plan refer: (the page numbers will no doubt change at consultation stage anticipated for later in March 2026).

[illegible]

- ## Brooklands Farm – Indicative Concept Masterplan

Site W4 is allocated for a comprehensive mixed-use development. Planning permission will be granted for development which meets the following criteria:

1. **Development Mix**

Across the site the development mix will include:

- a. Approximately 1,400 new dwellings including affordable housing, older persons housing, accessible housing, self and custom built housing and an appropriate housing mix in line with Policies DS1 and DS2.
- b. Non-residential development:
 - i. Provision of a community hub on the western part of the site as focal area for the community containing a mix of uses including:
 - (1) Local centre including commercial (minimum 880sqm) and local shopping and community facilities (minimum 350sqm); and
 - (2) A mobility hub to serve residents and businesses.
 - ii. Business space (minimum 4,000sqm) including flexible working space at an appropriate location within the site;
 - iii. Provision of a new 2FE Primary School (2.05ha) with early years provision;
 - iv. Provision of a SEND School (2.05ha), at an appropriate location within the site;
 - v. Provision of local shopping and community facilities to meet local needs on the eastern part of the site; and

- vi. Proportionate contributions to community infrastructure in line with Policy DS15.

- c. Open space: new on site open space will be provided in line with Policy DS28 and the outdoor sports should include a new cricket pitch and facilities for Chestfield Cricket Club, located adjacent to the existing facility.

2. **Design and Layout**

The design and layout of the site should:

- a. Focus and design development to the west as a functional extension to the South Street area, and in the east as an extension of Chestfield;
- b. Create a new mixed-use community hub as an easily accessible focal point of the development in the format of a high street or village/ town square containing flexible outdoor public space to use for community events, with pedestrians and cyclists prioritised;
- c. Provide a high-quality built environment, in line with Policy DS13 with an average net density of around 35dph outside of the community hub. A higher average net density will be encouraged where evidence shows it is appropriate in relation to context and sustainable travel options. Higher density development will be expected within and around the community hub. Lower density development should be provided adjacent to the Chestfield Conservation Area;
- d. Locate older persons housing within or in close proximity to the community hub, taking account of any specific identified needs;
- e. Co-locate, where appropriate, new sports facilities to create an accessible sports hub;

- f. Be informed by a Heritage Statement and Heritage Impact Assessment including assessment of Areas of Archaeological Potential and sustain and enhance the significance of nearby heritage assets, in line with Policy DS30;
- g. A landscape buffer should be provided to the Grade II Listed Buildings and any Curtilage Listed Buildings at Brooklands Farm to the west of the site and Rayham Farm & Barn to the north of the site;
- h. Mitigate and/or minimise noise impacts from the nearby A299; and
- i. Locate residential development outside of Flood Zones 2 and 3.

3. **Landscape and Green Infrastructure**

The green and blue infrastructure strategy for the site should:

- a. Incorporate a drainage strategy which seeks to minimise and improve where possible, any existing surface water flooding experienced by nearby properties;
- b. Assess the site's potential to be functionally linked land, in line with Policy DS20;
- c. Incorporate opportunities for landscape and biodiversity enhancements identified within the Local Character Area C2: Chestfield Farmland as set out in Canterbury Landscape Character and Biodiversity Appraisal;
- d. Retain all ancient woodland and ancient or veteran trees, ensuring they are not damaged nor is their future retention threatened, in line with Policy DS21. Opportunities for the enhancement and improved connectivity of ancient woodland should be incorporated where possible;

- e. Provide a significant proportion of the natural and semi natural open space running north-south through the site to provide a substantial landscape buffer and enhancement to the existing ancient woodland at Convict's Wood LWS;
- f. Provide a significant proportion of the amenity open space and/or parks and gardens space and a play area, on the elevated land at the northern edge of the site adjacent to Rayham Road, maximising opportunities for long distance views to countryside to the south of the site; and
- g. Provide a landscape buffer to the south of the site and a significant proportion of open space on the elevated land on the southern boundary, to reduce visual and landscape impact of the development and maximise opportunities for long-distance views. Visual integration of development edges should be provided to transition the surrounding rural landscape.

4. **Access and Transportation**

The access and transport strategy for the site should:

- a. Provide safe and convenient pedestrian and cycle connectivity through the creation of new and improved routes including:
 - i. Connections to Chestfield and to the Crab and Winkle Way including upgrade of CW21 and upgrade of CW27;
 - ii. Connections to Whitstable via the Crab & Winkle Way including extension of the Crab & Winkle Way traffic free route to the harbour and pedestrian/ cycle bridge from Old Bridge Road to Teynham Road;

- iii. Connections to Chestfield and Swalecliffe railway station via Site 12 (Policy CF1);
 - iv. Connections to school locations, both within the site and surrounding communities;
 - v. Connections to Herne Bay via A2990 Thanet Way and including the investigation of downgrading Molehill Road to a green lane;
 - vi. Improvements at relevant off-site junctions; and
 - vii. Improvements to the PROW network crossing and around the site as required.
- b. Utilise existing walking and cycling routes through ancient woodland to connect the eastern and western parts of the site. No new connections will be permitted through ancient woodland;
 - c. Provide high-quality public transport facilities through the site with a new bus route connecting residential areas and the community hub to adjacent local areas and Whitstable Town Centre;
 - d. Provide improvements to Whitstable railway station and Chestfield and Swalecliffe railway station to include facilities for cycle parking and passenger flows;
 - e. Provide primary vehicle access via a new junction to the A299 to include east-facing slip roads;
 - f. Provide pedestrian and cycle only access from Rayham Road;
 - g. Provide a diversion of South Street through the site; and
 - h. Provide a Transport Assessment to demonstrate the connectivity of the site with the existing highway network, any necessary mitigation and measures to minimise the need for use of private cars in line with Policy DS18.
- 5. Phasing and Delivery**
- Unless otherwise agreed by the council and relevant providers:
- a. New access from the A299 should be delivered at an early stage of the development and, in any case, prior to occupation of 50% of the total dwellings.
 - b. The western Local Centre, including commercial and community space, must be delivered prior to occupation of 25% of the total dwellings. The eastern local shopping and community facilities shall be provided prior to the occupation of 80% of the total dwellings.
 - c. The business space should be provided as fully serviced land prior to the occupation of 50% of the total dwellings together with a robust Delivery Strategy.
 - d. The primary school site and the SEND school site must be transferred to KCC, its successor or nominee at 'nil consideration' and fulfil KCC's General Transfer Terms, prior to the occupation of 100 dwellings or as otherwise agreed by KCC or its successor. New and improved walking and cycling connections to school locations, both within the site and surrounding communities; are required to be provided prior to the opening of the school on site.

An Outline planning application for Brooklands Farm has been submitted and is currently awaiting determination by Canterbury City Council, as follows:

CA/25/00779 - Land At Brooklands Farm Whitstable

Outline application with all matters reserved apart from principal access from South Street and Chestfield Road for a mixed use development of up to 1350 dwellings, including older persons housing (Classes C2 and C3); a mixed use Local Centre comprising of retail, commercial, office, health, community uses and a mobility hub (Use Classes E and F); a primary school and a SEND school, business/employment space (Use Classes B2, B8 and E(g)); open space and associated works including landscaping, drainage infrastructure, engineering operations, open space, roads, pedestrian and cycle routes; and new A299 east off / east on slip roads to the south of Chestfield.

Chestfield Parish Council objects to this Outline planning application.

Appendix 3 - Indicative Housing figures for the Neighbourhood Plan

Canterbury City Council officers have explained the methodology used to derive indicative housing requirements for neighbourhood planning purposes, in the context of the emerging Canterbury District Local Plan.

Until the new Local Plan is adopted, officers can only provide the “indicative” figure, as the Local Plan itself will need to confirm the housing requirement figure for all designated neighbourhood areas.

Further, as the methodology used to derive indicative housing requirements reflects the housing allocations identified in the latest published draft of the Local Plan, clearly the indicative figure is subject to change should those draft site allocations change.

Methodology

CCC's methodology for establishing an indicative housing requirement for neighbourhood areas, in line with the NPPF paragraph 70, considers the spatial strategy and allocations set out in the Reg 18 draft Local Plan (2024), alongside the windfall completions on brownfield land within the neighbourhood plan area in recent years.

By combining these factors its methodology reflects paragraphs 102 and 101 of the Neighbourhood Planning PPG, as the draft Local Plan takes account of constraints and land availability to identify a spatial strategy with sufficient allocations to meet the Local Housing Need for the district.

In addition, considering past windfall trends on brownfield land helps CCC to identify how much of that type of housing supply would be anticipated in the future.

Calculations

Draft development allocations

The draft Canterbury District Local Plan (Regulation 19) (March 2026) contains 3 draft housing allocations within the Neighbourhood Plan area:

1. **CF1 site 12 'Land south of Ridgeway'** (CA/17/00469/OUT approved up to 300 dwellings and building has commenced and is continuing)
2. **W7 Bodkin Farm** (The outline application CA/24/00224 proposes up to 300 dwellings)
3. **W4 Land at Brooklands Farm** (The outline application CA/25/00779 proposes 1,350 dwellings)

This means that the provision proposed within these three allocations would be included in the Chestfield Neighbourhood Plan Area housing need. The total housing provision proposed across the four draft sites allocations currently stands at 1,950 dwellings.

Only part of the Bodkin Farm site falls within the Neighbourhood Plan area, however the draft Local Plan indicates that the housing provision on site would be expected to be located in the part of the site that falls within the Chestfield boundary. The total on-site housing provision is therefore included in the Chestfield Neighbourhood Area indicative housing requirement figure.

Windfall

The housing windfall completions between 2017/18 and 2023/24 on brownfield sites within the Chestfield neighbourhood area are as follows:

Monitoring Year	Windfall completions on brownfield sites
2017/18	-1

2018/19	0
2019/20	4
2020/21	-1
2021/22	1
2022/23	1
2023/24	1
Total	5
Average	1

The overall Chestfield indicative housing requirement figure depends on the period of the Neighbourhood Plan i.e. how long the plan is expected to apply for.

The average dwelling figure outlined in the table above (1 dwelling) needs to be multiplied by the number of years that our plan spans. So, as our plan covers the period 2026 – 2042 then there would be 16 dwellings.*

**The starting year should generally align with the year used on the plan's evidence.*

Indicative Housing Requirement

The addition of the draft allocations total (1,950) with the windfall need figure (1 dwelling a year for every year of your Neighbourhood Plan), gives the total housing requirement for within our Neighbourhood Plan Area across the Neighbourhood Plan period.

So, for our plan period of 2026 – 2042, the total is 1,966.

If the new Local Plan goes on to allocate sites within the neighbourhood area, this provision will be covered through Local Plan policies. Accordingly, the Neighbourhood Plan would be expected only to make provision for 1 dwelling per year.

Appendix 4 Housing Needs Survey Executive Summary:

The full report is available at [Housing Needs Report April 2025](#).

Introduction

Chestfield Parish Council commissioned a Housing Needs Survey (HNS) in 2025 to inform the Chestfield Neighbourhood Plan. CNB Housing Insights prepared the report following client instructions, national guidance and the National Planning Policy Framework (NPPF) 2024.

Methodology

- A postal and online survey was distributed to 1,430 households in March 2025.
- 359 responses were received, a strong 25% response rate.
- Analysis also included Census 2021 data, Canterbury City Council's Housing Register, and local housing market data.

Demographic and Housing Profile

- 63.6% of homes are owned outright, and 84.7% are detached houses.
- 50% of homes have four or more bedrooms.
- Very few smaller properties (1- or 2-bedrooms) exist, limiting downsizing opportunities.
- Chestfield has a significantly higher proportion of residents aged 65+ than district or national averages.
- Population projections suggest continued aging, with a growing number of people needing accessible or supported housing.

Key Drivers of Housing Need

- Chestfield has a significantly older population than district and national averages.
- Housing stock is dominated by large, detached, owner-occupied homes.
- There is very limited rented housing particularly social rented housing in the parish.
- High average house prices, due partly to the high proportion of detached 4 or more - bedroom homes, create major affordability barriers to new households and upsizing households.

Affordability Challenges

- Lower quartile (entry-level) average house price is £502,500.
- Required income to buy entry-level property: £100,500.
- Average local income: £49,900.
- Affordable ownership options (e.g., shared ownership) require an income of £61,796.
- Private rent is also largely unaffordable for low- to middle-income households.

Key Findings

Key Finding 1: Number of Local Households in Affordable Housing Need

- 45 households are living in unsuitable housing in housing need within the parish.
- Of these, 22 households were identified as needing affordable housing.
- Most of the affordable housing need is for affordable home ownership options (e.g.,

shared ownership, discounted sale), not social rent. Housing register based need shows a higher proportion of need for social and affordable rented housing.

Key Finding 2: Amount of Additional Affordable Housing Needed

Two scenarios were modelled:

Scenario 1 (Housing Register Data):

- No need for additional affordable housing in years 1-3 (2025/6 to 2027/8).
- Need arises from year 4 onwards: 12 homes needed in 2028/9 and 15 homes in 2029/30.

Scenario 2 (Household Survey Data):

- An unmet need each year, mainly for affordable home ownership.
- Annual need between 13 and 17 affordable homes per year.
- Total need: 74 affordable homes over 5 years (2025/6 to 2029/30).

Additional home ownership housing is also required particularly for elderly downsizers.

Community Views

- 73.5% of survey respondents support limited housebuilding to meet local needs.
- Priorities for new homes:
- Small family homes (2-3 bedrooms).
- Bungalows and accessible homes for older people.
- Homes priced affordably for first-time buyers.

Older Residents' Needs

- Two-thirds of older residents prefer to stay in Chestfield.
- Many would consider downsizing to smaller, manageable homes.
- Some would consider age-restricted housing, sheltered housing, and care-supported accommodation.

Recommendations

- Develop small numbers of affordable 1, 2, and 3-bedroom homes and smaller market housing homes.
- Focus on affordable home ownership models and accessible housing for people with limited mobility.
- Encourage the development of bungalows and age-appropriate housing.
- Monitor demographic trends and housing supply annually.

Conclusion

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.

Appendix 5 Rural Exception Sites CDLP

We have reproduced both the adopted and proposed CDLP policies for Rural Exception sites

The Canterbury City Council adopted Local Plan 2017:

Policy HD3 Rural Exception Sites

The City Council will permit affordable housing to meet local needs on rural exception sites that is, unallocated land outside the boundary of the urban areas and/or built confines of villages, subject to the following criteria:

- a. The applicant and the parish council or local community in conjunction with the City Council, must demonstrate the existence of a local need which cannot be accommodated in any other way, i.e. no other sites are available within the village;
- b. The development must be of a scale not in excess of the identified local need;
- c. The City Council must be satisfied that the long term occupancy of the dwellings can be controlled to ensure that the housing will continue to be available for a local need at an affordable price and this will be defined by a legal agreement. Proposals to construct dwellings offering a discounted initial purchase price only will not be acceptable. The City Council will seek to control occupancy through agreements as appropriate to meet local needs;
- d. The development must be capable of proper management by a registered provider, village trust, parish council or a similar organisation;
- e. There is no conflict with environmental protection policies;
- f. Any site must be well related to the village and existing facilities; and
- g. Market housing will be acceptable as an element of the scheme to enable the financial viability of the scheme or to meet an identified local market need. A financial viability statement will need to be submitted with any application and may be validated by an independent assessor at the expense of the applicant. The market housing element will amount to no more than 30% of the scheme. Any permitted market housing must be comparable in scale and design to the affordable housing element. Starter homes will not be permitted on rural exception sites.

Canterbury City Council's emerging Regulation 19 Canterbury District Local Plan due for adoption in December 2027:

Policy DS4 - Rural housing

1. Proposals for the development of Rural Exception Sites, will be permitted where:

- a. They are designed to meet an identified affordable housing need, and it is demonstrated that this need cannot be accommodated in any other way; and
- b. The need for the development, in terms of scale and mix of types and tenures, is justified through a local housing needs survey, conducted by an independent body; and
- c. The development is directly adjacent to an Urban Area, Rural Service Centre or Local Service Centre; and
- d. The development would be proportionate in scale to the existing settlement, appropriately accessible by sustainable transport, including by walking, wheeling and cycling, and the need for the development outweighs any harm; and
- e. The long term occupancy of the dwellings will be controlled through a legal agreement to ensure that the housing will continue to be available for a local need at an affordable price; and

development of exception sites for community-led development will be permitted where:

- a. Land is not already allocated for housing; and
- b. The proposal comprises of one or more types of affordable housing; and
- c. The market housing element will be limited to that required to make the scheme financially viable, and in all circumstances no more than 30% of the overall scheme. A viability assessment will be required with any application and will be validated by an independent assessor at the expense of the applicant; and
- d. The development site is not larger than one hectare; and
- e. The development is directly adjacent to an Urban Area, Rural Service Centre or Local Service Centre; and
- f. The development is proportionate in size to the adjacent settlement and does not exceed 5% of the size of the existing settlement.

- f. The development will be subject to management by a registered provider, village trust, parish council or a similar organisation; and
 - g. The market housing element will be limited to that required to make the scheme financially viable, and in all circumstances no more than 30% of the overall scheme. A viability assessment will be required with any application and will be validated by an independent assessor at the expense of the applicant.
2. For sites that would not otherwise be suitable as Rural Exception Sites, the
3. Other proposals for new dwellings in the countryside will only be granted if it protects the rural character and appearance of the countryside, and one of the following circumstances apply:
- a. It represents appropriate infill development within the Villages and Hamlets identified in the Canterbury District Settlement Hierarchy.
 - b. For the re-use of heritage assets where the proposed development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.

- c. For the re-use of existing buildings where:
 - i. The development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting, in line with Policy DM1; or
 - ii. The development would involve the subdivision of an existing residential building.
- d. For a new dwelling where:
 - i. The design of the development is truly outstanding, reflecting the highest standards in architecture; and
 - ii. Would help to raise standards of design more generally in rural areas; and
 - iii. Would significantly enhance its immediate setting; and
 - iv. Would be sensitive to the defining characteristics of the local area.
- e. For Rural Workers Dwellings where a temporary dwelling is proposed:
 - i. There is a clearly established, existing functional need for agricultural, forestry or other full-time workers to live permanently at or near their place of work in the countryside. In such circumstances the council will require the applicant to produce an independent report demonstrating the need for the temporary dwelling and the financial viability of the business; and
 - ii. Be provided as a caravan or a wooden structure that can be easily dismantled, or other temporary accommodation; and
 - iii. The temporary dwelling will be removed and the land restored to its previous condition after a maximum of three years.
- f. For Rural Workers Dwellings where a new permanent dwelling is proposed:
 - i. There is a clearly established, existing functional need for agricultural, forestry or other full-time workers to live permanently at or near their place of work in the countryside. In such circumstances the council will require the applicant to produce an independent report demonstrating the need for the dwelling and the financial viability of the business over a long-term period and how accommodation cannot be met through temporary or similar units; and
 - ii. Existing dwellings serving or closely connected with the holding do not provide sufficient accommodation for essential rural workers; and
 - iii. There are no alternative buildings in the area which are or could be made suitable and available for occupation through conversion or change of use; and
 - iv. The scale of the proposed dwelling is no larger than that required to meet the enterprises requirements; and
 - v. Where appropriate, it should be sited in association with existing groups of farm buildings.

The ten principles of Active Design

FOUNDATIONAL PRINCIPLE



Principle 1 – Activity for all

All environments should support physical activity equitably across all ages, ethnicities, genders, and abilities, enabling everyone to be active and build long-term active habits and behaviours. This is essential for the delivery of all the principles of Active Design and is its foundational principle.

SUPPORTING ACTIVE TRAVEL



Principle 2 – Walkable communities

Facilities for daily essentials and recreation should be within easy reach of each other by active travel means, making it more likely that people will make the journey by using active travel modes (defined in Theme 1). Good active travel connections should be provided to extend the range of services that are accessible while remaining physically active.



Principle 3 – Providing connected active travel routes

Encourage active travel for all ages and abilities by creating a continuous network of routes connecting places safely and directly. Networks should be easy to use, supported by signage and landmarks to help people find their way.



Principle 4 – Mixing uses and co-locating facilities

People are more likely to combine trips and use active travel to get to destinations with multiple reasons to visit. Places with more variety, higher densities, and a mix of uses also reduce the perception of distance when travelling through spaces. They also generate the critical mass of travel demand to better support public transport services.

ACTIVE HIGH-QUALITY PLACES AND SPACES



Principle 5 – Network of multi-functional open spaces

Accessible and high quality open space should be promoted across cities, towns and villages to provide opportunities for sport and physical activity, as well as active travel connections and natural or civic space for people to congregate in and enjoy.



Principle 6 – High-quality streets and spaces

Streets and outdoor public spaces should be Active Environments in their own right. They should be safe, attractive, functional, prioritise people and able to host a mix of uses, with durable, high quality materials, street furniture in the right places and easy-to-use signage. High quality streets and spaces encourage activity, whereas poor quality streets and spaces are much less likely to be used to the same degree.



Principle 7 – Providing activity infrastructure

Infrastructure to enable sport, recreation and physical activity to take place should be provided across all contexts including workplaces, sports facilities and public space, to facilitate activity for all.



Principle 8 – Active buildings, inside and out

Buildings we occupy shape our everyday lives, both when users are inside and outside. Buildings should be designed with providing opportunities for physical activity at the forefront, considering the arrival experience, internal circulation, opportunities to get up and move about, and making the building an active destination.

CREATING AND MAINTAINING ACTIVITY



Principle 9 – Maintaining high-quality flexible spaces

Spaces and facilities should be effectively maintained and managed to support physical activity. These places should be monitored to understand how they are used, and flexible so that they can be adapted as needed.



Principle 10 – Activating spaces

The provision of spaces and facilities which can help to improve physical activity should be supported by a commitment to activate them, encouraging people to be more physically active and increasing the awareness of activity opportunities within a community.