



# BOUGHTON MONCHELSEA DRAFT NEIGHBOURHOOD PLAN INFORMAL COMMUNITY CONSULTATION



INTERESTED IN THE FUTURE OF  
BOUGHTON MONCHELSEA?

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## STARTING THE NEIGHBOURHOOD PLAN

In 2014 the Parish Council decided to produce a Neighbourhood Plan, covering the whole parish, setting out how we think the parish should develop in the years to 2031, in a way which

- A** – Keeps what the community value most, and
- B** – Enables us and future generations to continue to adapt to changes in society

Through events and activities we have held, you told us a lot about what matters to you in Boughton Monchelsea parish and what you would like to see in future.

## WHAT'S BEEN HAPPENING SINCE THEN?

Since then we have used your views to influence Maidstone Borough Council in putting together its overarching Borough Local Plan.

This is an important document, because whatever we put in our Neighbourhood Plan has to be broadly in line with the Borough Local Plan, and we wanted to make sure that the Local Plan set the right context for Boughton Monchelsea.

The Maidstone Borough Local Plan was finally approved in 2017 and since then we have made good progress drafting our Neighbourhood Plan for the parish.



# INTERESTED IN THE FUTURE OF BOUGHTON MONCHELSEA?

## THIS EXHIBITION IS A BRIEF SUMMARY OF OUR WORK. HERE YOU CAN FIND OUT:

- **What local people think is important in their local environment**
- **How we have translated this into a Vision for the future**
- **our suggested planning policies, to be used in deciding planning applications, and our identified sites for future housing development and**
- **How these relate to important national and local planning policies**

## WE WOULD LIKE TO KNOW WHAT YOU THINK

- Have we identified the issues correctly?
- Do our proposed planning policies address the issues?
- Is anything missing?

Our plan focuses on physical changes, because these are the things which can be influenced by a Neighbourhood Plan. But all the input the community has made, and the work on the Neighbourhood Plan, helps the Parish Council in its overall work of supporting the community and the local environment – nothing is wasted.

You can see the full draft of the Neighbourhood Plan online at [www.boughtonmonchelseapc.kentparishes.gov.uk](http://www.boughtonmonchelseapc.kentparishes.gov.uk) and hard copies can be seen alongside this exhibition.

# WHAT HAPPENS NEXT?

## WHAT HAPPENS NEXT?

This is a draft of the Neighbourhood Plan. We will consider all your comments and take them into account in the next draft as appropriate.

We will then produce a version which will be consulted on formally for 6 weeks. At this stage not only the community but some important organisations, such as Natural England, are consulted, so we can be sure our final Neighbourhood Plan can be put into action. So you will have more opportunities to have your say.

Our Neighbourhood Plan will then be submitted to Maidstone Borough Council, and it will go through further formal processes, including an independent Examination to check that it meets all legal requirements. If it passes all these tests it will then be put to a local referendum and if more than 50% of those voting approve, it will become part of Maidstone Borough's formal planning policies.

## WHY IS THE NEIGHBOURHOOD PLAN IMPORTANT?

A completed neighbourhood plan has status in planning law, and sits alongside Maidstone Borough Council's Borough Local Plan. Decisions on planning applications will be made using both the Borough Local Plan and the Neighbourhood Plan, and any other material considerations such as national planning policy.

Because it has this important legal status it needs to go through certain formal procedures set out in national regulations, including independent Examination.

We will keep the community informed of progress through the Parish Council website and forthcoming events.



# ABOUT THE COMMUNITY & THE PARISH

## WHAT YOU TOLD US:

- The parish needs development, but it must be sympathetic to the area
- You want to see a mix of housing for different types of households
- and housing which is affordable for local people
- You want good connections between the northern part of the parish and Boughton Village
- You want open space and recreation opportunities
- You want to protect the beauty of the local countryside and its wildlife, especially in the more rural part of the parish
- You are concerned about traffic and parking, especially in and around Boughton Village
- Local business is important but needs to fit within the environment and the road network

We collected a lot of information about the social characteristics of the parish, and its facilities.

We also asked landscape architects to assess the nature of the landscape and key views within it which should be protected.

(see adjacent exhibition)

## HERITAGE FEATURES

The parish contains a number of heritage features, some of which are “listed buildings” or registered parks and gardens, and are recognised as nationally important. We also have three Conservation Areas as identified by Maidstone Borough Council.

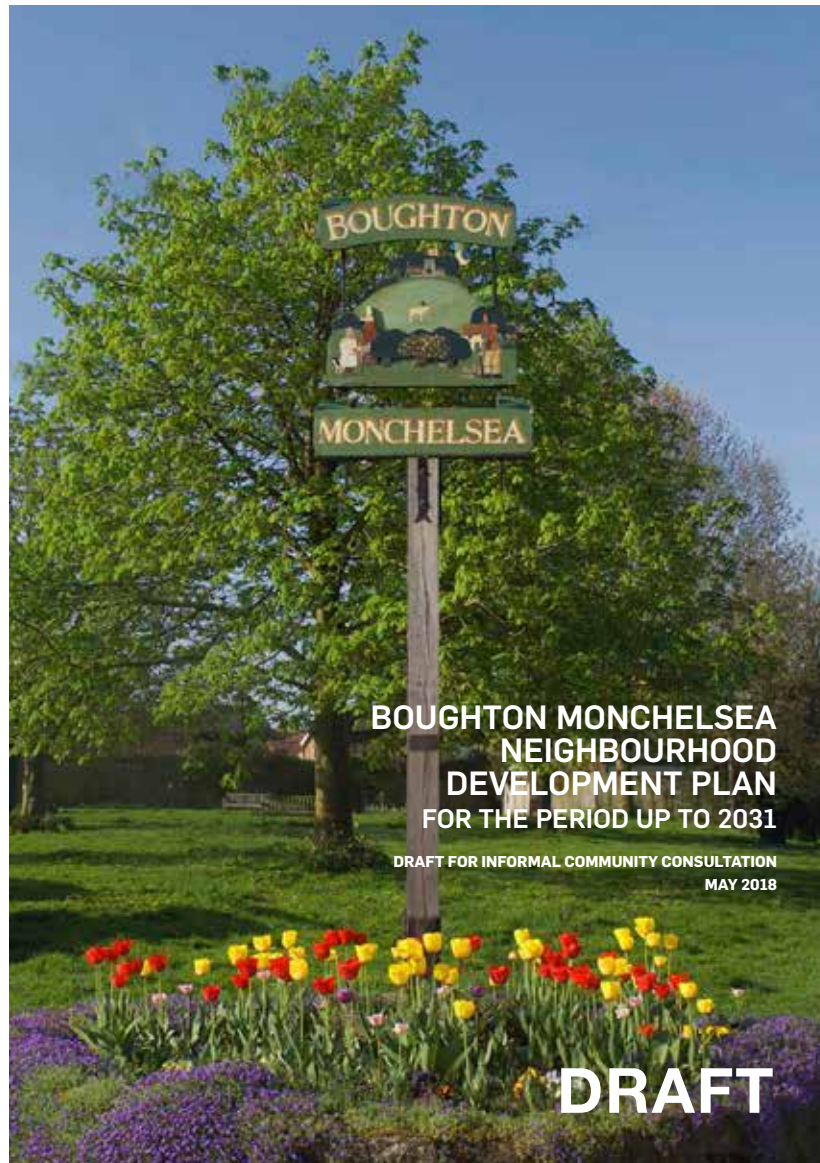
We would like to know what other heritage features in the parish are locally important to you and you feel need to be protected.

Some ideas:

- Old ragstone walls // old road signs // agricultural heritage features

Please tell us what is important to you, why, and where it is, so that we can consider it.

# THE DRAFT NEIGHBOURHOOD PLAN



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# PROPOSED PARISH-WIDE POLICIES

## PROPOSED PARISH-WIDE AND HEALTH AND WELL-BEING POLICIES

Our proposed policies require new development to contribute to or provide community infrastructure, such as measures to improve the natural environment, resilience to climate change, the health and the well-being of residents, and the local economy. We set out how we will use any financial contributions from developers to carry out projects, including on Boughton Monchelsea Amenity Trust Land, and to improve the village hall to support a growing local population.

Based on the analysis of the area by our landscape architects, we aim to protect the distinctive landscape character of the Little Switzerland and the Greensand Ridge by extending the area currently protected in the Maidstone Borough Local Plan.





# PROPOSED PARISH-WIDE POLICIES

And we want to improve the landscape and access for amenity and recreation in the area north of the Quarries and south of the urban edge of Maidstone, in association with the agricultural or recreational use of the land.

Outside Boughton Village and the urban area of Maidstone development should maintain the separation between the different settlements and hamlets in the parish, to keep their identities. We identify “green gateways” to settlements which should be maintained. And we want any development south of Heath Road to be carefully assessed to avoid damage to long distance views.

Our roads and lanes were not designed for heavy traffic, and Church Street in particular suffers from traffic and parking problems. All new development needs to make appropriate provision to avoid congestion, parking and air quality problems.

Looking to a more sustainable future we want new development to be compatible with local fibre or internet connectivity, and proposals for external lighting in new developments to be energy efficient and avoid light pollution in our rural area. We also want design features included which will manage the risk of surface water flooding within and beyond the development.





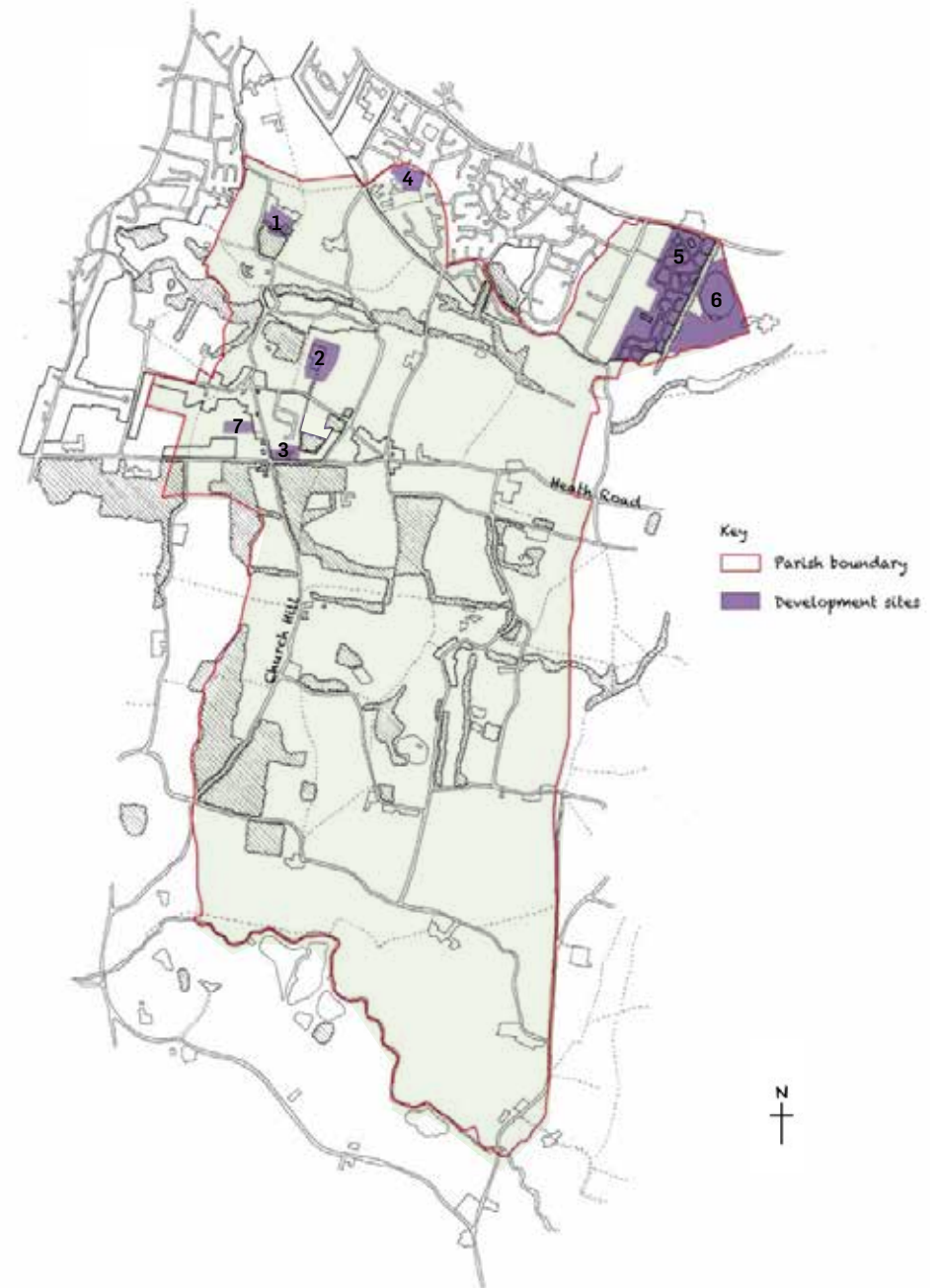
# HOUSING DEVELOPMENT

## HOUSING DEVELOPMENT SITES WITHIN THE NEIGHBOURHOOD PLAN AREA

Our Neighbourhood Plan cannot provide for less housing than is allocated to the parish in the Maidstone Borough Local Plan. The Local Plan identifies the following sites for new housing development, including open space, and they are illustrated on the map:

1. Boughton Mount, Boughton Lane (BM NDP Site 1) (up to 25 houses)
2. Lyewood Farm (Friday's Chicken Farm), Green Lane (BM NDP Site 2) (85 houses)
3. Junction of Church Street and Heath Road (Thomas Cooke's Field) (BMNDP Site 3) (41 houses)
4. Kent Police Training School, Sutton Road (BM NDP Site 4) (90 houses)
5. Langley Park, Sutton Road (circa 600 dwellings)
6. South of Sutton Road (part is in Boughton Monchelsea parish)

Sites 1, 2, 4 & 6 are allocated in the Local Plan. Sites 3 & 5 are under construction, whilst Site 7 has planning permission subject to a legal agreement.



# AFFORDABLE HOUSING & BUSINESS DEVELOPMENT

## AFFORDABLE HOUSING

“Affordable housing” has a particular meaning in national planning policy, and includes housing for rent or purchase by households whose needs are not met by normal “market housing” because it is too expensive. It is often provided by developers and managed by housing associations. Because affordable housing is made available only to people who are eligible for it, our local control over it is limited.

However, we know there is a need for affordable housing in the parish for local people. Our plan supports the provision of affordable housing in line with Maidstone Borough Plan policies, and we would like to see any affordable housing provided on BMNDP Sites 2,3 & 4 allocated to eligible households with a local connection to the parish. We propose this approach in the Neighbourhood Plan, as well as supporting the remodelling and redevelopment of existing affordable housing to meet changing needs.



## BUSINESS DEVELOPMENT

The parish is home to a number of businesses. While we do not wish to discourage growth and employment, most roads in the rural part of the parish are not suitable for heavy lorries, and the working population is small and public transport connections are poor.

So we encourage rural industries including leisure and tourism in the rural area of the parish as long as they don't have an adverse effect on the environment. We want to see that new buildings don't encroach on the countryside, and as far as possible are located within existing clusters of buildings.

Parkwood Industrial Estate, off Sutton Road in the north of the parish, is the proper location for large businesses which generate a lot of heavy traffic.