



**BOUGHTON MONCHELSEA
NEIGHBOURHOOD
DEVELOPMENT PLAN
FOR THE PERIOD UP TO 2031**

**SUBMISSION VERSION
MARCH 2020**

CONSULTATION STATEMENT

Boughton Monchelsea Neighbourhood Development Plan: Consultation Statement

Contents

- 1.0 Legislative requirements
- 2.0 Summary of programme of public engagement
- 3.0 Snapshot: 2011 Census Socio-economic profile
- 4.0 Methods used for communicating and publicising events and activities
- 5.0 Overview of engagement activities
- 6.0 Working Groups
- 7.0 Diary of events
- 8.0 Summary of initial questionnaire replies
- 9.0 Informal consultation May-June 2018
- 10.0 Regulation 14 Consultation April – June 2019
- 11.0 Conclusion

Appendices

- A Initial Questionnaire 2013/4
- B Briefing Paper for Working Groups
- C Engagement with local Gypsy and Traveller community, 2014
- D Questionnaire 2, Informal Consultation 2018
- E Questionnaire 2, Results and Actions 2018
- F Update article for Parish Magazine December 2018
- G Regulation 14 Consultation Letter, list of consultees and list of locations for hard copy material 2019
- H Regulation 14 Flyer to households & businesses in parish 2019
- I Regulation 14 Consultation Response Form
- J Responses to Regulation 14 Consultation and Actions
- K Other illustrative material including exhibitions and events 2013 - 2019

1.0 Legislative requirements

This statement demonstrates how the legislative requirement for community engagement and statutory consultation set out in the Neighbourhood Planning (General) Regulations 2012 (as amended) has been carried out and how it has influenced the content of the Boughton Monchelsea Neighbourhood Plan (BMNDP) Submission draft.

2.0 Summary of programme of public engagement

The aim of public engagement has been to gather local people's ideas and wishes for the future of their Parish, and to ensure that the BMNDP reflects these, as far as possible within the legislative and wider planning context.

The evidence of local ideas and concerns was gathered through focused community engagement reaching the widest audience possible: both within the village and other people within representative groups that might naturally form part of a larger community.

An initial and very successful BMNDP event was held in October 2013. A series of public engagements continued on from this. People were invited to respond to focussed questionnaires on key issues relating to the future of their Parish.

Subsequent events were designed by the BMNDP Steering Group with initial support from Community Spirit Partnership to create a transparent and open process, which would have support and involvement from the outset from the local community and other interested parties in shaping the future of their Parish. An initial draft of the BMNDP was produced in 2015 and comment sought from the local community.

Activity was limited between 2015 and 2017 as the focus of the BMNDP Steering Group was on ensuring that Maidstone Borough Council's Local Plan contained appropriate policies for Boughton Monchelsea parish, as evidenced by local engagement to date. The Local Plan was adopted in autumn 2017, at which point attention returned to the Neighbourhood Plan and its alignment with the Local Plan. A widely based informal consultation was held in May-June 2018 to bring the community up to date with what had happened since 2015 and seek views on the draft Neighbourhood Plan, which had been updated from the initial 2015 draft to reflect changes in the local and national planning context. The draft Neighbourhood Plan was then amended, and formal consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 took place in April-June 2019, following which further amendments were made to the plan to ready it for submission to Maidstone Borough Council.

This report documents the process and outcomes of the various public engagement events and activities. Further detail, particularly of how the BMNDP has been amended in the light of engagement, is given in the separate Appendices.

3.0 Snapshot: 2011 Census Socio-economic profile

Population

The 2011 Census gives a population for Boughton Monchelsea Parish of 3,313. The age demographics show that the Parish has a lower proportion of people between ages 65 and 85+, than District, County, Regional and national statistics. It has a higher than average proportion of people aged 25 – 44 years.

Ethnicity

The 2011 Census identified that the population of the parish of Boughton Monchelsea is mostly homogeneous with 98.6% of the population comprising White people, the remainder comprising Black Minority Ethnic non-white people. Of the majority ethnic group, 0.7% classified themselves as White Gypsy or Irish traveller. The majority of the population has English as a main language. Understanding that the numbers of the gypsy and traveller community may not be truly representative of their actual presence, BMNDP representatives visited their homes and conducted a face to face questionnaire with those who wished to engage in the neighbourhood plan process.

Housing

The 2011 Census identified 1,317 households in Boughton Monchelsea Parish.

Economic activity

72% (2,400) of the population of the Parish are aged between 16-74, the economically active age group. 76.0% of these (1,825 people) are economically active. This is greater than the 72.9% figure for the District, 69.9% for the County, 72% for the region and 69% for the country.

Travel to work

Because of the nature of the area, most of the workers travel to work by car or van, 73% (1,335 people). The next highest proportion is people working from home at 6.3% (116 people). The remainder travel by train 5.9% (108 people), 4.2% travel on foot (76 people), and 3.6% (66 people) use bus, minibus or coach to travel to work.

Health

Residents within the Ward of Boughton Monchelsea and Chart Sutton tend to live longer by about 5 years than Park Wood Ward, at age 85.2 years compared with 79.8 years old. Generally 88% of people within the Parish consider themselves in either very good health or good health, a higher percentage than in the wider local and national statistics.

This information has informed the methods of publicising events and specifically targeting local groups to engage. These include the harder to reach younger families, using the many local clubs and the primary school where the age group is a majority of the population, and the local gypsy and traveller community that can be more self-contained or transient.

4.0 Methods used for communicating and publicising events and activities

- Parish Council Website and Facebook page
- Parish Council meetings and particularly the Annual Parish Meeting
- Notices on gates near and within Parish
- Posters on Parish noticeboards and in other locations
- Stall at Parish Fete
- Parish magazine
- School
- Churches
- Hand delivered leaflets, and visits to Gypsy and Traveller Community
- Local groups
- Post Office and shops
- Leaflets and flyers to households and businesses
- Word of mouth

5.0 Overview of engagement activities

- Survey of the character of the village and its setting within the landscape
- Survey of the location and type of businesses and other facilities in the village
- Information on the presence of local services and groups
- Future thinking about the village
- Parish wide questionnaires, and interviews with representatives of gypsy and traveller community
- Consideration of the relationships of the existing settlement and new development, including that proposed in the MBC Local Plan
- Tractor rides/ beating the Parish bounds
- Timeline to show change over time, as a talking point and for people to contribute to at public events
- Updates in parish magazine, distributed locally
- Public engagement events
- Smaller public engagement activities, publicity about the NDP and call for volunteers
- Working groups meeting using topics chosen through public engagement events.

6.0 Working Groups

Working Group membership was initially drawn from volunteers from the Parish Council and Boughton Monchelsea Amenity Trust group. Calls for more members were made, four people were recruited from the Annual Parish Meeting 20th May 2014 and more responded to calls at various events subsequently. They initially met as a group in April 2014.

Titles for the Working Groups were set from the findings of the October 2013 public engagement event. Titles and content were expected to be altered as each group developed and refined its ideas. Once a draft plan was developed, its refinement has been taken forward by an overall Steering Group as named in the Submission draft neighbourhood plan, whose members were drawn from the Working Groups.

Working group	Led by	Other members so far
Well-being, health and community	Jonathan Gershon	Michelle Slater Wendy Clarke Sara Evans Mike Bray
Natural and built environment and resilience to climate change	Steve Munford and Peter Herrin	Doug Smith Ian Ellis
Transport / moving around	Kirstie Williams	Colin Bracking Peter Herrin
Local rural economy	Angela Whybrow	Jonathan Gershon Jill Skinner
Rural housing	Leon Date	Bill Brown Ian Ellis Doug Smith

7.0 Diary of events

Meetings and individual interviews were initially held across the parish to explain about Neighbourhood Development Plans and seek input.

Based on responses to an earlier parish plan, thoughts on a potential neighbourhood plan, and discussions at community meetings, an initial questionnaire was designed and delivered across the parish to accompany the October 2013 public exhibition (Appendix A).

From this engagement several key topics were confirmed. People volunteered to join and contribute to the various working groups on these topics.

BMNDP volunteers and consultants developed and agreed Terms of Reference and an outline briefing with the Working Groups. This was designed to ensure as comprehensive a briefing as possible under the individual topics that had arisen from the community and ensure a consistent approach (Appendix B).

A draft Project Plan and Community Engagement Strategy were developed and agreed with the steering and working groups. The Community Engagement Strategy was publicised via the parish council website.

Photographs of a number of these events illustrate this Consultation Statement and more illustrative material is contained in the Appendices.

Diary of events

Date	Day	Activity	Location	Audience	Approx. Nos
INTRODUCTION OF BMNDP					
Oct 2013		Open day and NDP exhibition, questionnaires across parish. Exhibition available until December 2013	Parish Hall	Public	150
Stage 1: Feedback from Introduction and more detail					
April 8 2014		1 st Working Group meeting		Working group	25
April 29 2014		2 nd Working Group meeting. Create and agree information for exhibition		Working group	25
May 20 2014		Annual Parish Meeting - BMNDP exhibition/ engagement and call for more volunteers	Parish Hall	Public –	135

Stage 2: Publicise Findings from Stage 1, develop further in Working Groups and hold mini exhibitions/ updates across Parish					
30 May 2014	Friday 7.30pm 9.30pm	Working Groups meet to continue developing ideas for their topics and feedback	Parish Hall	Working Groups	25
2 June 2014	Monday 7.00pm 9.00pm	RTPI Planning Aid Direct Support Policy Writing workshop	Parish Hall	Working Groups	15
14 June 2014	Saturday	Annual Parish Fete Exhibition table and questionnaires. Parish timeline for visitors' contributions.	Parish Hall	Public	120
3 July 2014		Parish Meeting Working Group meeting afterwards		Working Groups	15
July to August 2014		Publicise selfguided walkabout and post materials on website	Website, local groups	Public	
6 August 2014		Working Group meeting. Consolidate draft chapters for further public consultation	Parish Hall	Working Groups	25
2 Sept 2014.		Parish Meeting Working Group meeting afterwards		Working Groups	15
6 Sept 2014	Saturday 1pm	Surveying the Parish - Guided walkabout to complete landscape characterisation.		Public	20
22 Oct 2014		Leafleting and meeting with Gypsy and Traveller community (Appendix C)	At home		5
May 19 2015		Annual Parish Meeting BMNDP exhibition/ engagement (Appendix K)	Parish Hall	Public	185

4 July 2015	Saturday	Annual Parish Fete BMNDP exhibition/engagement seeking views on draft NDP (Appendix K)	Parish Hall and Rec. Ground	Public	?
Stage 3	Working up and Consulting on draft NP				
October 2017		MBC Local Plan adopted			
May 2018		Flyer to parish households/premises advertising Annual Parish Meeting, exhibition and consultation. Local posters re consultation			Approx 2000
15th May 2018	Evening	Annual Parish Meeting including presentation on BMNDP and exhibition Exhibition and questionnaire available in Parish Hall to view for several weeks after meeting	Parish Hall	Public	Approx. 100
May-June 2018		Informal consultation – questionnaire on parish website		Public	
Dec 2018		Article in Parish Magazine to all premises in parish – feedback on consultation, and next steps			2000+
19th Feb 2019	Evening	Extraordinary Parish Meeting regarding housing development proposals and other matters including update and publicity for NP	Parish Hall	Public	260
21st May 2019	Evening	Annual Parish Meeting including brief presentation encouraging response to Reg 14 consultation	Parish Hall	Public	Approx. 80

April-June 2019		Regulation 14 consultation on BMNDP including flyers with Parish Magazine to all households and businesses in parish, letters to local organisations and hard copies of documents for viewing in various locations around parish	Various	Public	2000+

8.0 Summary of initial questionnaire replies and impact on NDP

As the initial questionnaire in 2013/14 (Appendix A) set the direction for the drafting of the NDP, the summary results are given here together with comments on how they influenced the NDP.

(Results of informal consultation in 2018 and Regulation 14 consultation in 2019 are given in Appendices E and J).

Issued Raised	What you said	Neighbourhood Plan Response NB <i>policy numbers and titles refer to earlier draft of Neighbourhood Plan</i>
Environment	Protect rural character of area, biodiversity, resilience to climate change and not merge with other urban areas Support limited amount of well-designed housing in appropriate locations and supply local needs first More waste recycling and reduce landfill Eliminate flooding Support alternative energy means but have care for maintaining rural quality of area Support local rural based employment	All BMNDP policies support this aim PWP policies in particular provide a strategic response and guidance to developers in delivering development appropriate to fulfilling these criteria.
Particular assets to protect	List of 37 buildings and countryside areas	PWP 1. Ensuring a sustainable and resilient community

		<p>PWP 2. Provision for new housing development (enabling)</p> <p>PWP 9. Protecting woodland areas and planting native tree and hedge species</p> <p>HWB 2. Allotments.</p> <p>HWB 3. Local Green Space designation</p>
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Issued Raised	What you said	Neighbourhood Plan Response
Transport	<p>Maintain and improve local network, signage</p> <p>Improve non car mean of travel –set up local maintenance mechanism</p> <p>More buses and convenient stops</p>	<p>PWP 1. Ensuring a sustainable and resilient community</p> <p>PWP 3. Improving landscape and amenity access between South Maidstone and Boughton Monchelsea</p> <p>PWP 4. Increasing publicly available green infrastructure</p> <p>PWP 5. Sustainable connections</p> <p>PWP 7. Local fibre or internet connectivity</p> <p>PWP 10. Traffic Impact Studies and increased parking provision</p> <p>Management strategy: buses and stops</p>

Issued Raised	What you said	Neighbourhood Plan Response
Housing	<p>Majority (27 to 18) for more housing, caveats e.g. well designed, appropriately located, brownfield sites first.</p> <p>Consider alternative ways of accommodating and caring for aging population.</p> <p>More dialogue with our existing Gypsy and Traveller community. MBC are unhelpful.</p>	<p>PWP 2. Provision for new housing development</p> <p>PWP 5. Sustainable connections</p> <p>PWP 7. Local fibre or internet connectivity</p> <p>RH 1. Location of new residential development</p> <p>RH 2. Brownfield sites development</p> <p>RH 3. Housing which is locally affordable</p> <p>RH 4. Affordable housing – local priority</p> <p>RH 5. Redevelopment and/ or remodelling of existing affordable housing provision</p> <p>RH 6. Housing allocations and phasing</p> <p>RH 7. Design of new housing development</p> <p>RH 8. Residential Annexes</p> <p>RH 9. New dwellings in open countryside</p>

Issued Raised	What you said	Neighbourhood Plan Response
Community facilities to be improved	<p>Village hall, extended, made more adaptable employment/ work hub, healthcare, better local shops, improved movement network, keep fit and sports, maintain open spaces and improve, access to local heritage sites.</p>	<p>PWP 1. Ensuring a sustainable and resilient community</p> <p>HWB 1. Supporting local community facilities</p> <p>PWP 3. Improving landscape and amenity access between South Maidstone and Boughton Monchelsea</p> <p>PWP 4. Increasing publicly available green infrastructure</p> <p>PWP 5. Sustainable connections</p>

Parish wide facilities to protect	Open spaces, village hall and improve, post office and farm shops/ PYO, footpaths, 'green' sites held by or influenced by the Parish, village environment and friendship, annual activities, community police officer, buses	As above The non-planning items to be followed up separately
Business and encourage employment	Rural scale employment appropriate to area Local business club. Create a business hub Improve broadband Parish monies spent with local traders first Reuse redundant buildings and land provided use is appropriate, & acceptable functional & visual impact	PWP 1. Ensuring a sustainable and resilient community LRE 1. Rural economy LRE 2. Business development

In 2015 a draft of the Neighbourhood Development Plan was produced and presented to the local community at events including the Annual Parish Meeting and the Annual Parish Fete (Appendix K). Feedback was sought as to whether the draft was along the right lines, and the document was generally supported.

9.0 Informal consultation May-June 2018

The Annual Parish Meeting, which took place on 15th May 2018, was advertised by flyer delivered with the parish magazine to all households in the parish, including notification that there would be an update presentation on the draft Neighbourhood Plan, and on the draft Boughton Monchelsea Amenity Trust (BMAT) Management Plan. Notification was also given on the parish council website.

The meeting was attended by over 100 people. As well as a short presentation on the draft Neighbourhood Plan at the meeting, exhibition boards summarising its approach and that of the draft BMAT Management Plan were available in the hall, and were subsequently available for viewing in the parish office and on the web site. The Neighbourhood Plan material was accompanied by a Questionnaire (Appendix D) available in both hard copy and on line.

The results of the questionnaire survey are given in Appendix E. They showed considerable support for the general approach of the draft Neighbourhood Plan. A number of issues were raised in comments and considered by the Steering Group, and the draft Plan was amended as a result, in line with suggestions set out in Appendix E.

In December 2018 the parish magazine contained an update article on the outcomes of the consultation (Appendix F).

10.0 Regulation 14 Consultation 26th April -11th June 2019

This formal consultation was carried out between Friday 26th April and Tuesday 11th June, a six week consultation in line with the regulations and allowing for two Bank Holidays in May.

The draft Neighbourhood Plan was made available on the parish council website and in hard copy in a number of locations around the parish, listed in Appendix G. The Landscape Management and Master Plan study by Colvin and Moggridge (listed in Evidence) was also made available in the same way. Response forms (Appendix I) were available electronically on the parish website and in hard copy in the locations listed in Appendix G.

For this formal stage of consultation the Neighbourhood Planning (General) Regulations 2012 require that particular public bodies and organisations are notified of the Neighbourhood Plan and invited to comment. With the support of Maidstone District Council, who checked the list and provided addresses and contact details in some cases, this was carried out, and the bodies consulted are listed in Appendix G.

The local community were notified of the consultation by means of flyers hand delivered to every household and business address in the parish (Appendix H). Posters were put up in prominent locations around the parish including the parish notice boards, primary school and churches. Local organisations, listed in Appendix G, were written to/emailed. A brief presentation was given at the Annual Parish Meeting on Tuesday 21st May, encouraging people to respond.

Appendix J contains the responses to the consultation and sets out changes made to the draft plan as a result.

11.0 Conclusion

While other documents submitted with the Submission draft neighbourhood plan focus on statistical and other evidence, this Consultation Statement explains how the evolution of the neighbourhood development plan from initial ideas to the current Submission draft has been shaped by the views of the parish community of Boughton Monchelsea. At the most recent formal Regulation 14 consultation the views of various statutory bodies have also contributed important input. Taking all this material into account, it is considered that this Consultation Statement demonstrates not only compliance with the Neighbourhood Planning (General) Regulations 2012 (as amended), but also the support of the local community for the approach set out in the Submission draft neighbourhood plan.

APPENDIX A

BMC NHDP INITIAL QUESTIONNAIRE 2013/14

Appendix A: Initial Questionnaire 2013/14

BOUGHTON MONCHELSEA NEIGHBOURHOOD PLAN PUBLIC CONSULTATION EVENT 25th, 26th, 27th OCTOBER 2013

SUMMARY OF QUESTIONNAIRE RESPONSES

**A TOTAL OF 60 QUESTIONNAIRES WERE RETURNED, 54 FROM SOUTH
WARD RESIDENTS AND 6 FROM NORTH WARD**

Name: Date:

Address

.....

.....

.....

E-mail:

Note:

This questionnaire suggests five focus areas but please let us know, under Section 6, if in your view there are any other issues you think should be considered in the Neighbourhood Plan.

BOUGHTON MONCHELSEA NEIGHBOURHOOD PLAN

1. ENVIRONMENT

a) What are the most important aspects of our environment to you, now and in the future?

- Village to stay a village, not expanding into Maidstone and retaining its country feel
- Village should be a cluster, not ribbon development
- Ensuring no more building takes place in the village
- Maintaining any further development in well chosen sites
- Ensuring new development is of high quality in an appropriate village location
- Maintaining the road network properly
- Road safety
- Biodiversity
- Climate change mitigation
- Light pollution
- Good waste management
- Protection and maintenance of the countryside, conservation areas and wildlife
- Access to countryside, including with dogs and horses
- Well built, well maintained houses
- Clean environment
- Recycling to avoid landfill
- Limiting growth of traffic
- Safe environment, low crime rate
- A pleasant, uncrowded rural area
- Peace and quiet
- Management of hedgerows which can be dangerous when overgrown, for driving
- Preserving hedgerows
- Maintaining public footpaths
- More vigilance and control of fly tipping and general litter
- The countryside, being out of town, and (with the exception of Heath Road) relatively little through traffic
- Retain decent amount of open / green space in north ward
- Air quality
- Rural feel yet good links with surrounding villages and Maidstone
- Recycling and the need to cut food waste. Rules on size and shape should be done away with or at least relaxed
- A real concern about the quality of MBC planning and enforcement – the remoteness and unrepresentative nature of their actions whilst hiding behind a pretence of professionalism

ALL COMMENTS RECEIVED ARE SUMMARISED AS ABOVE

BOUGHTON MONCHELSEA NEIGHBOURHOOD PLAN

b) What is your view on how we should sustainably provide energy to our homes?

- No wind farms but solar panels on roofs acceptable
- A mixture of sources of energy but more emphasis on renewable such as solar and wind
- In favour of wind farms but at carefully selected locations
- Solar farms, only erected on brownfield sites
- Discreetly placed wind turbines and solar panels
- Incentives to use solar power should be re-introduced
- Solar panels OK if not aesthetically detrimental to buildings of architectural interest
- We should make our homes as energy efficient as possible
- Better insulation, use of solar power
- Include solar panels in the construction of new homes
- Fully support green energy projects
- Planning laws are sometimes a problem – ‘our house is grade 2 listed but we were refused permission to put in anything other than single pane glass’
- Have the Parish Council considered energy generation for the village hall? (Hunton have solar panels on the roof of their hall)
- Solar panels and ground source heat pumps
- Use of green methods where realistically possible but accepting that nuclear or other forms of production are necessary
- Improving the thermal performance of the existing building stock
- Non intrusive energy provision, e.g. ground heat pumps
- Get together enough residents to form a co-op and approach the energy companies to supply at a cheaper rate
- Explore the possibility of a source of community heating system in the village
- From renewable sources and nuclear
- Nuclear
- Fracking
- Tidal energy

A SELECTION OF COMMENTS IS SHOWN ABOVE, INDICATING THE WIDE RANGING VIEWS OF PARISHIONERS ON THIS ISSUE

c) Are there any particular assets, buildings or areas you feel we should protect? For example, the Greensand Ridge and the view from it?

- St Peters church, churchyard and views from them. There should be no restrictions on enlarging the graveyard however
- Greensand ridge and views from it
- Walk meadow
- The Quarries
- Little Switzerland
- Boughton Monchelsea Place and gardens
- Areas around school and playground
- Hamlets of Wierton and East Hall
- Wierton Place
- Boughton Bottom
- Boughton Mount. This could be put to some community benefit use, not housing
- Buttercups goat sanctuary
- The allotments
- Land adjoining River Beult with its SSSI
- Fields in Green Lane

Have a say in your Neighbourhood Plan

BOUGHTON MONCHELSEA NEIGHBOURHOOD PLAN

- Quarry Wood
- Village green area, including parish hut and the old well
- Keep area around Pested Bars 'green'
- Bluebell wood
- Ancient earthworks
- Woodland areas, including by Boughton Monchelsea Place
- Woodlands, including Loose Valley
- Woods between Greensand ridge and Heath Road
- Footpaths
- Old and traditional buildings should be protected and new builds should not infringe on their environment
- Timbered houses in The Quarries, East Hall and Wierton
- Village hall
- Village primary school
- The countryside, including all trees
- The character of the village
- We need to be cautious although not to ban extensive acreage of polytunnels
- Farmland and buildings should be protected from development
- The area south of Heath Road should be exempt from further development unless in currently redundant buildings or new farmhouse style individual homes
- BMAT open spaces in north ward
- Orchards, pasture
- We must accept that large areas of polytunnels are essential for the agricultural economy but they should be sited as sympathetically as possible
- Prevent the merging of Boughton Monchelsea Village (and Parish) with the expanding Maidstone and adjacent villages of Coxheath, Otham and Langley

d) Should we protect the open rural areas of the parish from further development?

- Yes, yes
- Yes, resources and roads are already being used beyond the capacity they were designed for
- Yes, brownfield sites should always be utilised first
- Yes, no more development between the village and Parkwood
- Yes, with the view that the Parish Council should try to purchase land and lease out to agricultural tenants
- Yes, areas where there is public access
- Yes but to assist appropriate rural development that neither spoils the environment nor alters the quiet nature of these rural areas, but allows a financially secure footing for appropriate rural industries.
- No but all development should be in keeping with what is local
- There are patches of land in the parish that cry out for development, e.g. land at junction Heath Road / Church Street
- We do have a need but it needs to be sympathetically managed
- Some very small, fitting to the area, development should be allowed. Areas which would become detrimental to the parish and a burden on facilities if developed with hundreds of new homes, should be protected, e.g. Boughton Mount

ALL COMMENTS RECEIVED ARE SHOWN ABOVE. THE OVERWHELMING RESPONSE IS THAT THE OPEN RURAL AREAS OF THE PARISH SHOULD BE PROTECTED FROM FURTHER DEVELOPMENT

Have a say in your Neighbourhood Plan

BOUGHTON MONCHELSEA NEIGHBOURHOOD PLAN

e) What is your view on wind farms and solar farms?

- Depends where located and how visible
- Acceptable in limited numbers or area.
- Tolerable
- Sceptical
- The odd wind turbine or solar panel is fine
- Wind farms can be noisy and disturb humans and livestock. I have no objection to a solar farm, provided this is built on a brownfield site
- Solar farms should not be located at the foot of the ridge where they would be visible. Windmills are more attractive than pylons and would be better located on the ridge
- Solar farms acceptable if hidden from general view
- They have their place but maybe better sited at sea
- Not appropriate in a small village
- Fully support
- Solar panels unsightly
- Wind farms are costly, unsightly and inefficient
- Better use of existing buildings, e.g. warehouse / factory buildings for solar
- No wind or solar farms
- Wind farms more noticeable, solar farms can be kept more hidden
- Wind farms obtrusive and unreliable, solar farms OK except on good agricultural land or areas of natural beauty
- Wind farms are acceptable but not solar farms
- Solar farms are expensive and proven to be inefficient in this country. Wind farms are a good alternative when positioned strategically
- Costs far outweigh benefits if subsidies withdrawn
- Minimal energy supply for a large and intrusive outlay
- Both are a blot on the landscape
- A blot on the landscape. Of the two, solar could be developed to be less intrusive than wind turbines, possibly on the old Furfield Quarry
- These need to be considered on an individual basis. In the right location, they would not prove an eyesore nor a damage the environment – visually or through noise (Wind Generators). It is unlikely that an appropriate place for any large scale wind farm would be appropriate – despite the abundance of wind on the ridge. Modern solar farms that are not too extensive could be considered in the right places, eg on poor farm land the Weald that is not too visually obtrusive

A SELECTION OF COMMENTS IS SHOWN ABOVE INDICATING THE WIDE RANGING VIEWS OF PARISHIONERS ON THIS ISSUE

BOUGHTON MONCHELSEA NEIGHBOURHOOD PLAN

2. TRANSPORT

a) What transport services would you like to see improved and how?

- Bus service generally
- Bus service needs to be direct and more frequent
- 59 bus service is irregular and unreliable. The price is also far too high
- Need to keep the Saturday bus service at all costs and improve the service both during the week and at weekends
- Local park and ride service needed
- Bus link with Coxheath and possibly Chart Sutton. Coxheath has a lot to offer
- Transport from village to essential services, e.g. doctors, hospital etc
- Earlier buses from town to Boughton. At the moment all are after midday
- Extended bus routes to cover new developments
- Boughton Lane needs a pedestrian pathway
- Slower traffic on Heath Road
- Sensible road repair policy
- Minibus link to existing services at Linton crossroads and Parkwood
- Painting of white lines
- Taxis are too expensive. They are amongst the dearest I've found, including major cities
- No need for double decker buses, stick to single decker
- Why can't some of the Coxheath buses come through Boughton?
- Better cycle safety and more pavements to facilitate walking
- Traffic calming, especially near school
- Safe cycle routes to the schools, especially Cornwallis. Better education for school children on safe road use. No cycling on footpaths
- Number 59 bus is always overcrowded in the afternoon and school children often can't get on it
- Links from the North Ward to the village, including a proper footpath down Brishing Lane, and across the fields to the village centre

ALL COMMENTS RECEIVED ARE SUMMARISED AS ABOVE

BOUGHTON MONCHELSEA NEIGHBOURHOOD PLAN

b) What road junction/arrangement would you like to see improved?

- Cock Inn junction
- Linton crossroads, as recent changes have made little difference. Still difficult turning right from both Boughton and Coxheath
- All Heath Road junctions between the Cock and Linton crossroads have limited visibility and hedges etc need to be cut back
- Junction of Church Street and Green Lane is a problem, especially for buses
- Rat running is an issue
- Road repairs and drainage are a constant issue and particular attention must be paid to maintenance of passing places / verges
- Outside the parish both exits onto the A274 (Plough and Warmlake) would benefit from traffic lights
- Cliff Hill should be made one way – its currently very dangerous due to single, narrow lane
- Junction of Brishing Lane and Brishing Road
- Wallis Avenue needs to be widened or on road parking removed. Need double lane width at junction Wallis Avenue / Sutton Road
- All roads accessing lanes should carry early warning signs stating not suitable for HGV's
- All unnecessary posts and signs should be removed to improve appearance of roadside. Private signage should be controlled
- Beresfords Hill area
- Junction of Stilebridge and Linton Hill – its badly signposted and the turn off Linton Hill is hard to see in the dark. It is used as a rat run during rush hour
- Introduction of speed bumps outside the school
- Wierton Road / Heath Road junction. Poorly parked vehicles make it difficult to see traffic coming from Chart Sutton
- Green Lane speed limit should be reduced from 40 to 30mph
- Better hedge and tree cutting on all minor roads
- Traffic lights at Warmlake junction
- Heath Road / Hubbards Lane junction
- Double parking on the green
- Perhaps some 'slow' signs on Heath Road
- Better signage at Back Lane / Wierton Road junction, which is very dangerous
- Zebra crossing at primary school is fine when lollipop lady is assisting but at other times is extremely dangerous. As a pedestrian I have had numerous near misses. Could there be some system of traffic calming / lower speed limit / traffic lights at this junction? Why is there a 40mph limit outside a primary school and a childrens play area?

ALL COMMENTS RECEIVED ARE SUMMARISED AS ABOVE

BOUGHTON MONCHELSEA NEIGHBOURHOOD PLAN

- c) With the anticipated increase in the population of our parish over the next decade, what is your view on how to plan the transport infrastructure to manage this?

- Local park and ride service
- Heath Road is already extremely busy with heavy, fast moving traffic
- Provision of footpaths along Green Lane
- Improvement of road surface along Green Lane and Heath Road
- Brishing Lane is too narrow and should be widened
- Country lanes should not be used as rat runs
- Improved bus service, including connecting bus to Staplehurst train station and to Maidstone hospital
- Public transport should feature highly in any plan
- Footpaths with mobility scooter access
- Give us a bus service that goes via Sutton Road / B Mon / Loose Road or vice versa
- Improved public transport and cheaper fares
- Cycle lanes direct to Maidstone and Coxheath
- Better main road access in and out of Maidstone
- Road maintenance should be improved
- The basic road layout into the town is the same as when I moved here in 1960
- Any development should be sited to provide easy access to the main routes
- Speed limits should be reduced
- Vehicle size restrictions within the village and along Brishing Lane
- Hedges along Brishing Lane should be kept trimmed
- Everyone should be encouraged to use public transport
- Establish 'clear view' at all junctions where practicable
- We need to ensure adequate parking for any new developments as well as space for children to play
- Make Church Street a car free zone. Provide off road parking for residents
- Put on a transport service for our secondary school children to get them into school with a reliable system
- For safety of pedestrians, the sight lines on sharp corners in Boughton Lane need improvement
- There is a real danger of a fully split ward with the North modern estates feeling excluded from the old village. We need to ensure that there are good links between the two including footpaths and cycleways

ALL COMMENTS RECEIVED ARE SUMMARISED AS ABOVE

BOUGHTON MONCHELSEA NEIGHBOURHOOD PLAN

d) How could we seek to improve footpaths, cycle ways and bridleways within the parish?

- Keep them free of vegetation so they can be used at all times
- Footpaths are required on Green Lane, Brishing Lane and Brishing Road
- Construct footpath / cycleway along Heath Road up to Marlpit Bend
- More footpaths are required, especially on narrow lanes
- More hard surfaced footpaths, with wheelchair access in mind
- Footpaths are good, continue maintaining them
- Clearing and cleaning of footpath signs
- Discouraging dog fouling
- Clean up the footpath through the valley from Brishing Lane to The Quarries
- Encourage landowners to dedicate rights of way that are important links
- Create a local map of these facilities and form a voluntary group to maintain them
- All paths to be numbered including phone number to call in case of a problem
- More awareness made to the public that footpaths are not cycleways and that they belong to the owners of the land they cross
- Set up a footpath group with volunteers from local people / scouts
- Location maps for tourists who should be welcomed to our village
- Encourage groups to use them regularly
- Stop parking on pavements
- Stiles are often broken / not at correct height and totally impossible for a family to walk with a dog
- We cycle a lot – any cycle path is welcome
- Install clear signs on cycleways and bridleways
- Stiles need enough room for dogs to pass underneath
- Farmers plough right across some footpaths making the walk impossible initially. This should be prevented.
- With ever increasing traffic volumes it is important that signage is adequate at, for example, crossing points, e.g. through woods onto Heath Road
- More cycle paths, especially for routes to school. No cycling on footpaths. No parking on footpaths. More joined up cycle routes
- We need to ensure that there are good links between the two wards with a proper foot and cycle path down Brishing Lane, and to the village centre.
- In the south parts there is a need for improved bridleways for the many horse riders and walkers (inc dog walkers) that are currently forced onto the narrow single track roads

ALL COMMENTS RECEIVED ARE SUMMARISED AS ABOVE

BOUGHTON MONCHELSEA NEIGHBOURHOOD PLAN

3. HOUSING

a) Should our plan allow for more housing?

- Yes, yes, yes, yes, yes, yes, yes, yes
- Affordable new homes welcome
- Yes. The parish must be refreshed if it is to remain a vibrant community, but not overrun. The village and South should be small scale developments only, with the northern areas along the Sutton Road only for larger developments - but only if absolutely essential
- Yes, we need more smaller houses for young and retired people. I believe it would be best to develop land in the north of the parish
- Yes, but brownfield sites only x2
- Yes but well controlled and within the urban boundary only
- Yes with emphasis on affordable housing
- Yes, I don't think we can get away without planning for it. If we don't decide where it goes it will be imposed on us by MBC
- Yes but restricted numbers and density
- Yes but based on the village needs
- Where necessary
- Inevitable but we should find the most sensible areas for it
- Inevitably if the population increases
- I don't see how more housing can be built whilst maintaining access to open spaces and green fields / agricultural areas
- Infilling only
- A little, a little, a little, a little, a little
- No, no, no, no, no, no, no, no, no, no, no, no, no
- No, the new developments off Brishing Lane are terribly designed with inadequate parking
- No, concentrate on conversion of existing buildings
- No, Boughton Monchelsea has sprawled enough and there is no more suitable brownfield space to develop on
- No but no doubt government policy will decide this and local opinion will count for nothing
- We don't have a choice

OF THOSE WHO RESPONDED TO THIS QUESTION, 60% EITHER SAID YES, OR THAT THEY FELT IT WAS INEVITABLE. 40% SAID NO, THE PLAN SHOULD NOT ALLOW FOR MORE HOUSING

BOUGHTON MONCHELSEA NEIGHBOURHOOD PLAN

b) If so, what type of housing and housing mix do you think we need?

- All sorts
- Mixture of low rise houses
- Retirement, sheltered and starter homes for local people
- First time buyers and small family homes
- Not large, sprawling developments. Small, bespoke developments would be more appropriate
- Small developments of mixed type and size
- Sympathetic planning control which balances old with new. It seems that some of the opinions of planners such as 'protecting views' are subjective and do not allow for sympathetic additions to properties
- Mixed ownership
- A general mix with emphasis on affordable housing
- Redevelopment of Parkwood is very welcome
- Affordable housing for local people
- Houses with proper gardens and driveways
- Housing for local families that fits with the architectural stereotypes of this area
- Prioritise for senior citizens
- More housing suitable for elderly, thereby freeing up our plentiful supply of family accommodation, much of which is occupied by single pensioners currently
- Broad spectrum of types to help maintain a balanced community in terms of age and incomes
- Well designed, low energy homes using existing village footprint if possible
- We need to ensure that there are places for the younger members of the community to be able to stay in the parish should they wish to do so. Therefore the need for low price rental and affordable homes to buy is key. The old models of providing these homes rarely keeps this housing stock in the community. A different process that is led and held locally for future communities needs developing.

A SELECTION OF THE COMMENTS RECEIVED IS SHOWN ABOVE,
HIGHLIGHTING THE MIX OF RESPONSES RECEIVED

BOUGHTON MONCHELSEA NEIGHBOURHOOD PLAN

c) How do we best accommodate our aging population?

- More housing for older people and better transport links, including to doctors surgery
- More support from family and social services to enable people to live at home for longer
- By encouraging people to be neighbourly
- More easy care, accessible dwellings
- By planned conversion of existing buildings
- More care home places
- Granny flats / annexes in favour of flats etc
- Re-introduction of supermarket bus
- More one and two bedroom bungalows or the like for people to downsize to and remain within the village.
- Sheltered / warden controlled accommodation, run by a not for profit company
- Improve public transport
- Build cheaper to run homes and managed estates
- Improve access to doctors surgery
- Families should take more responsibility
- More activities for elderly, like dancing and coffee mornings involving arts and crafts
- Create a hub to stimulate interaction / engagement
- We have Windmill Court but already have two under 55's living in there even though they were designed for the elderly
- A 'health village' approach with support and services on hand
- Ensure that there are supporting structures in place so that as many as possible can remain in their homes should they wish to do so – mainly the responsibility of the next government tier up but perhaps the parish can help to be their champions through supporting and challenging voluntary and statutory agencies. Further support for community led support groups
- Scrabble, whist drives, coffee mornings
- Not sure that this is a Parish Council problem

ALL COMMENTS RECEIVED ARE SUMMARISED AS ABOVE

d) Do you think a proportion of new housing should be provided specifically to serve local needs?

- Yes, yes
- Yes, nearly all of it
- Yes, for senior citizens
- Maybe
- No, no, no, no, no, no, no
- No. New housing in the area would only contribute to the traffic issues and exhausted current services
- No. I think this should be market led

OF THOSE WHO RESPONDED TO THIS QUESTION 81% SAID YES, 19% NO

Have a say in your Neighbourhood Plan

BOUGHTON MONCHELSEA NEIGHBOURHOOD PLAN

e) What is your view on how we should accommodate gypsies and travellers in the parish?

- Many traveller sites now around the village
- Need to limit further sites in the parish
- Unauthorised sites should not be permitted, retrospective permission should not be given
- MBC should accept its responsibilities to provide designated sites
- Preference should be given to those looking to put down roots and make permanent homes
- They should not be accommodated at all
- In a contained area
- Provide closely monitored areas away from residential developments
- No special treatment, same planning laws as the rest of the population
- Should not be allowed in rural parishes
- Numbers should be restricted in any one parish. Any sites must be screened
- We already have too many. MBC is weak in dealing with those who break the rules
- A site needs to be found where they can settle, not in the open countryside
- To not plan for this means that it will be imposed upon the parish in areas that might not be suitable
- We have our fair share of them now. Maybe it is their site positions which are the problem and not their numbers. They occupy prime land which I don't believe non-travellers would ever get permission to make their homes on
- If they are willing to integrate into the community I believe they should be supported
- All parishes have been let down by a lack of strategic planning from MBC. Whilst Gypsies and Travellers have undoubtedly had a raw deal in the past, it is not reasonable for them to have unfair advantages over the local community, that cut across local plans and controls. This is a borough and National issue that the parish needs to be actively campaigning on. Each planning application will need to be considered on their own merits but many will need to be campaigned against as they are likely to undermine our local plan

A SELECTION OF THE RESPONSES RECEIVED IS SHOWN ABOVE, INDICATING THE FEELINGS OF PARISHIONERS ON THIS ISSUE

BOUGHTON MONCHELSEA NEIGHBOURHOOD PLAN

4. COMMUNITY

a) What community facilities would you like to see improved?

- Walk Meadow – more mowing
- Childcare – provision of nursery
- Maintenance of hedgerows
- Start a local minibus service to and from Coxheath, town, supermarkets etc
- Would like to see a cafe in the village
- A better parish magazine
- Healthcare
- Transport, including link with Coxheath
- More classes for the elderly, e.g. cooking, keep fit
- Improved play area for children
- Further improvements to the village hall, including making it more adaptable for different sized groups
- The village hall extended
- A work-hub created for small business owners, i.e. those working alone from home currently. MBC are looking into this for the town centre but this is not attractive to rural businesses, location-wise
- Doctors surgery and dispensing chemist
- Clubs for children and adults
- Another supermarket
- Police on the beat
- Nice village pub with reasonably priced food (like the Albion used to be)
- Better class local shops
- Developments with improved parking, unlike Furfield Park and Woodlands developments
- Footpaths and cycleways
- Bus shelters
- Introduction of farmers market
- Hanging baskets etc in the village
- Central village public spaces should be better managed, litter collection in particular
- Bring back weekly rubbish collections
- Village shop
- Sport and full use of recreation ground with cricket matches and tennis club. Indoor sports in village hall
- A keep fit outdoor section of the rec ground for adults
- Benches for the village green area / rec ground. New fencing at rec ground
- Some footpaths are in need of resurfacing for safety, i.e. Church Street
- More frequent and effective hedge and verge control
- A newsagent that delivers papers
- Farm shop
- Local 'pick your own' business
- Access to local heritage sites
- Developing some of the Community help land for the benefit of the local community and visitors eg play areas, youth sport
- Eliminate flooding

BOUGHTON MONCHELSEA NEIGHBOURHOOD PLAN

b) What are the main issues with education in our community?

- Too many schools on Heath Road, they should not be allowed to expand further
- Primary school is small but there are plenty of local secondary schools
- Some local children are unable to get into local primary school. All should be able to be educated where they live
- Extend primary school
- Primary school is too small
- Don't want a huge primary school as its nice to keep a village feeling
- As a business owner offering placements there is no joined up policy in schools for businesses
- Insufficient trade / non-academic educational opportunities
- The school is excellent

THE COMMENTS MADE WERE GENERALLY AS ABOVE. A LARGE NUMBER OF RESPONDENTS FELT THAT THE PRIMARY SCHOOL WAS TOO SMALL AND NOT ABLE TO ACCOMMODATE ALL THE CHILDREN WHO SHOULD BE ELIGIBLE TO ATTEND

c) What is your view with regard to the healthcare facilities in our parish? Should the Plan encourage the provision of a doctor's surgery in the parish?

- More housing will put more pressure on existing facilities. Need a doctors surgery in the parish
- No, get transport to and from Coxheath
- A local surgery would be handy but happy with provision at Coxheath
- Yes, extremely important
- Doctors surgeries in Parkwood and Coxheath so not necessary but perhaps a village surgery for a couple of days a week
- If a doctors surgery were provided then there must also be a medicines dispensary
- No, already in Coxheath
- Immobile elderly find it difficult to get to Coxheath. Should have a dedicated surgery in the village
- Yes, we used to have one. Necessary for the older folk who do not have transport
- Yes, this would help with the ageing population but its important that adequate parking is provided
- Appalling lack of facilities locally with ridiculous over-stretched resources in Coxheath. Yes, the Plan should definitely include a GP practice in the parish with other specialist facilities as well, in particular for the ageing population
- Improve access for disabled or housebound people by use of skype consultations
- The plan should encourage a GP & health care practice, ideally in the main village, even as a satellite of an existing local GP surgery

THE COMMENTS MADE WERE GENERALLY AS ABOVE. A LARGE NUMBER OF RESPONDENTS FELT THAT THERE SHOULD BE A GP SURGERY LOCATED WITHIN THE PARISH

BOUGHTON MONCHELSEA NEIGHBOURHOOD PLAN

d) How would you like to see the leisure facilities improved in our parish?

- Albion Inn an eyesore, bring back into use as a community facility
- Need hard surfaced area with ball wall, plus skateboard ramps
- Take out basketball posts in recreation ground and return to tennis court
- Bring cricket back to the recreation ground
- More sports facilities for young people, e.g. basketball, cricket, rugby
- Improved play area for children
- Better library provision
- Swimming pool
- Improved footpaths, cyclepaths and bridleways
- Footpaths cleared and signed more clearly, especially where crossing fields
- Refurbish village hall
- Extend village hall, perhaps we could have a small gym, rooms for day / evening classes and a coffee bar
- Village hall could be better used with activities on during the day / evening (classes / workshops / sports). See Headcorn village hall as an example
- Perhaps have a village owned marquee that could be used for activities on the village green. It's such a pretty area in the summer time and little used
- Open a gym with free access to elderly and disabled
- Let locals use Cornwallis Academy sports facilities
- Maintain existing provision
- List of facilities might raise awareness of any that are currently available
- Our own leisure centre similar to the YMCA at Loose would be nice
- Badminton and table tennis in the village hall
- Playground is a disgrace – huge amount of litter and ugly debris. I would like to see a volunteer rota as we have in Wierton to keep it tidy and some imaginative planting including wild flowers and other opportunities for biodiversity
- Recreation ground – improved sport area and playground. A quiet garden that encourages walking with seating.
- Continue to support the Allotment Society

BOUGHTON MONCHELSEA NEIGHBOURHOOD PLAN

e) What parish facilities should we seek to protect?

- Village hall. It is a good asset and organisations who use the hall should take more part in the running of it
- Social club
- Post Office and shop
- Pubs
- Develop The Albion into a community resource that does not undermine other resources eg Village Hall, Institute or The Cock Inn.
- St Peters Church (one resident comments 'though to be very aware of the Diocese's need to fund repairs – support FoSP but NOT financially').
- Farm shop at Marlpit
- Recreation ground, including trees
- Church Street play area
- Village green
- Walk Meadow
- Greensand Way
- All footpaths
- Any 'green' sites held by the parish or influenced by the parish
- Woodland
- Village environment
- Countryside
- Friendship Circle and Lightbite
- Library (van?)
- Village life, e.g. fete
- Improve broadband
- Turn Albion pub into a community centre – gallery, coffee shop, workshops etc
- Scouts
- Rural boundaries
- Schools
- Bus access to Maidstone
- Friendship Circle – need someone to take over when current person retires
- All independent owned businesses
- Annual fayre and Christmas celebrations
- Our community police officer
- All parish groups who provide help and support to others

BOUGHTON MONCHELSEA NEIGHBOURHOOD PLAN

5. BUSINESS

a) To what extent should the Plan seek to encourage the provision of new employment?

- Fully
- This is a very important part of the plan
- Identify potential business premises
- New employment welcome
- No more businesses on industrial estates
- New employment would have a detrimental effect on village
- Not in the village centre, perhaps at farms
- Small, bespoke commercial premises would be preferable
- On a small scale, would need to fit in with surroundings, be sympathetic to the rural nature of the village
- Limited commercial expansion at Langley Park
- Anything to bring unemployment down. Small businesses would be good
- Rates / rent 'holiday' may be beneficial
- Sympathetic planning laws in places such as 'Clockhouse Farm'
- Further education, development of apprentice schemes for light industry, liaison with employers
- Not the Parish Council's business
- Should be encouraged where it does not impact on the semi rural nature of the village
- Dependant on kind of business being encouraged as this may have implications for transport, road usage, parking availability etc
- Balance needed with environmental concerns
- If possible but most people travel to work
- Should be contained within the village
- It would be great to have a bigger village store
- An emphasis on rural crafts
- Any new jobs would always be welcome, especially for 18-25 year olds
- None – this is a residential area
- The Council should not stand in the way of proposed business activities that would fit into the village without causing adverse visual or social impact
- As far as possible. Employment can encompass voluntary activity as well of course
- I think it should do everything within its power to do so. I also think that unreasonable objections to businesses on the grounds of minimal excess noise should be ignored
- Support for Rural, SME and Micro Businesses through a business plan – eg fayre, local register, and when appropriate planning applications are made (a section of the NP could help make clear what would be supported and enable a Parish Councillor to discuss this with possible applicants). Policy to ensure that parish monies spent have to consider local firms and sole traders first – eg through a preferred providers list, So keeping monies in the community.

A SELECTION OF RESPONSES TO THIS QUESTION IS SHOWN ABOVE,
INDICATING THE WIDE RANGING VIEWS OF PARISHIONERS

BOUGHTON MONCHELSEA NEIGHBOURHOOD PLAN

- b) What opportunities would you like to see to encourage businesses to flourish in our community?

- Don't want more businesses
- Allow planning applications for useful businesses
- Pity the Albion has not succeeded
- Village should be kept as it is. Existing businesses / farm shops should be improved to encourage people to shop locally
- Lower business rates
- Use of premises at a lower rate in the beginning. Network of people to turn to for advice
- Encouragement of traditional rural crafts
- Training facilities for the preservation of rural crafts
- Formation of a local business club
- Improved parking
- New village shop
- Trust-a-local trader type online networks – encouraging people to buy quality local goods and services
- Better links between schools and businesses
- Bring them together to find out who's who locally using a vehicle such as South Maidstone Business Association. Ask them what they need. Provide opportunities for them to advertise their business / sell their wares, such as farmers market etc
- Create a business hub
- Do we know how well existing businesses are supported by the local community as customers? Could businesses be encouraged to offer favourable terms to local customers?
- Improve broadband
- Local Businesses for Local People – a register with offers for local people.
- Parkwood estate needs support to help those businesses that have retail and wholesale arms – eg a voice to help them in making their case to the estate management / MBC. Eg signage / access / parking
- Policy to ensure that parish monies spent have to consider local firms & sole traders first – eg through a preferred providers list, so keeping monies in the community.

RESPONSES RECEIVED ARE SUMMARISED AS ABOVE

BOUGHTON MONCHELSEA NEIGHBOURHOOD PLAN

c) Should we encourage farmers to bring redundant buildings back into use?

- Yes, yes, yes, yes, yes, yes, yes, yes, yes, yes, yes, yes, yes, yes, yes
- Yes if when renovated are an asset to the countryside
- Yes provided its sustainable
- Yes - so long as these still reflect the rural locality and do not radically change the nature of their context.
- Yes, a disused hay barn could be a wonderful location for a farmers market, for example
- Yes but not for residential use, business only
- Yes, they should be given every encouragement to develop them into residential or commercial units
- Yes, if they are of use to the local community, e.g. farm shops
- Yes, providing the building footprint does not change and is used for agricultural purposes
- Yes, for use by new local businesses
- Yes, the setting up of a brewery at Loddington is an excellent example of what can be done
- Probably
- Provided they remain visually in keeping with their surroundings and have no adverse social impact with any change of use, e.g. HGV movement along narrow lanes, nightclub with antisocial hours of operation
- Only if they're of aesthetic value
- Only if no visual impact
- Only if the buildings are not alien to the environment, especially if a conservation area or listed building area
- Not necessarily. Recent experience locally of a farm now being used as a live music / festival venue to the detriment of all residents nearby
- No, no
- No, it means there's more to maintain

OF THOSE WHO RESPONDED TO THIS QUESTION 92% SAID YES OR YES
DEPENDING ON CERTAIN CRITERIA. 8% SAID NO

BOUGHTON MONCHELSEA NEIGHBOURHOOD PLAN

d) How can we help create new sustainable jobs in our area?

- Encourage MBC to keep business rates low for emerging businesses
- Allow planning permission for some commercial properties
- Ease planning restrictions for small businesses
- Grants for small businesses
- Limited opportunity for this in this area
- Not the Parish Council's job
- Subsidise traditional crafts
- Community work projects to benefit the area
- We are a predominantly agricultural parish so jobs must relate to this if we are to retain our existing environment
- Encourage cottage industries
- More village shops
- Supporting local businesses at all levels
- Improve broadband?
- Financial support from the parish
- Provide improved transport links to and from areas of work
- Ensure the Parkwood industrial estate is fully utilised before further industrial development takes place
- Don't have long enough piece of paper but would love to be on any steering committee
- By developing rural skills
- A meeting place for informal meetings, chats, free wifi, networking
- Provide a GP surgery
- Encourage and assist new business to set up / develop, for example, view the proposals made 18 months+ ago by parishioners for use of the Albion in a positive light and do everything to aid it becoming a reality through maybe community interest companies etc. Bring skills / expertise that already exists in our area into the light to see how they may be used to answer this question
- Think about woodland management for biofuels
- Social support for elderly and isolated
- Policy to ensure that parish monies spent have to consider local firms and sole traders first – eg through a preferred providers list, so keeping monies in the community.
- Through the development of the community held land to provide recreation opportunities for locals eg wardens / gardeners etc

RESPONSES RECEIVED ARE SUMMARISED AS ABOVE

BOUGHTON MONCHELSEA NEIGHBOURHOOD PLAN

6. MISCELLANEOUS

Any other matters you may wish to raise in relation to the Neighbourhood Development Plan?

- Heath Road needs to be resurfaced with 'quiet' surfacing material
- Improve road surfaces generally
- New paths along Beresfords Hill are great, any plans for more, e.g. Green Lane
- Can the Albion be re-opened? maintenance is poor. Its future is cause for concern
- Church Street is congested and this needs to be addressed
- Broadband reception not ideal
- Not allowing large estates of new homes to be built in the village
- Keep the Plan free from directives that might seem a good idea now but might be contrary to views / opinions / needs in a few years time
- Everything is best kept 'local'
- Parking in Church Street is horrendous at school run times. It can only be assumed that there are a lot of very short unnecessary journeys being made. The state of the verges in Church Hill area a testament to the large amount of school parking there and the inability to respect the environment. School parking will not improve with increased housing. Parking is not helped by Post Office vans being dumped up and down the street in the evenings and weekends
- Is it still illegal to park on the pavement? If so could this be enforced?
- Removal of unkempt council housing to try and upgrade the quality of the area
- Parish Council should have more influence about planning issues, especially where the electorate are opposed to planned building applications
- Would it be possible to extend the village hall? The hall is in use most days. With extra accommodation other activities might be helpful for the community
- There is no reference to young people or teenagers in this questionnaire
- Would like to see varied and good housing design. Rather than volume house builders use local builders to build smaller housing schemes
- Stop lorries using Brishing Lane
- If the Neighbourhood Development Plan is approved it should be complied with
- Please consider road safety for children. Speeding is a severe problem, together with parking on roads
- Can we make our village green more attractive? Duck pond? Gazebo? Tea and cakes in the summer?
- We have a beautiful village set in magnificent countryside. Let's not spoil it for us or future generations
- More and more people have to use cars but motorists are treated as a menace. The proposal to put bus lanes in Sutton Road etc is typical
- Better joined up thinking and working between parish, borough and community groups with transparent and available information
- We need local activities advertised better and more often
- Because the opinions of residents are largely ignored, subverted or contradicted by the 'decision makers' this is a wasted paper exercise. Our respective councils will just do what they want. As such, neighbourhood plans will not represent the will of the people who live in that neighbourhood
- Our green belt boundaries which separate us from more densely populated areas and Maidstone town should continue to be strengthened and maintained
- Light pollution. Can we not address this locally?
- Litter – I have started an active group in Wierton which picks up litter in our area at least once a week. Could this be extended throughout the parish?
- HGV's using lanes and damaging verges and trees
- Better communication between Council and residents would help with the perceived apathy. The offer to put updates and further information in the parish magazine has been made so more residents can be reached
- Improve parking facilities and emergency vehicle access on the new estates. Use of Community land?
- Campaign for improved Local Government considering the overbearing and undemocratic relationship with MBC and KCC (just one tier unitary above us?)

BOUGHTON MONCHELSEA NEIGHBOURHOOD PLAN

Please leave your completed questionnaire in the box provided or post or e-mail it to our Parish Clerk at:

Parish Clerk
80 Church Street
Boughton Monchelsea
Maidstone
ME17 4HN

Clerk.bmpc@btinternet.com

Thank you.

Boughton Monchelsea Parish Councillors

Your views are very important in informing the Neighbourhood Plan.

Have a say in your Neighbourhood Plan

APPENDIX B

BMC NHDP WORKING GROUPS INTRODUCTORY INFORMATION

Boughton Monchelsea

Information for All Working Groups

Purpose

Contribute to a strategic and aspirational vision for the community.

Overall vision for the Plan from PRIORITIES FOR A PIVOTAL TIME. (Ian Ellis):

The Vision that underpins this Neighbourhood Plan is the provision of policies that protect and enhance Boughton Monchelsea's rural character whilst endeavouring to meet the demands of its modern community.

The end product of everyone's work will be a report containing recommendations and findings which can be used to prepare a Neighbourhood Plan to submit to a referendum.

Propose a small number of planning policies that could be included in the final Neighbourhood Plan.

Recommended scanning/reading before you start writing:

- a. National Planning Policy Framework (56 pages and its easy to read)
- b. Scan the 2014 National Planning Policy Guidance for which issue matches your group – this is a brief document and easy to navigate <http://planningguidance.planningportal.gov.uk/>
- c. The Taylor Review of Rural Economy and Affordable Housing <https://tinyurl.com/mpe2axj>

Process and Timescales

TBC

Suggested Approach for each group

1. Start with brainstorming using the basis of a SWOT analysis:
 - a. **strengths**
 - b. **weaknesses**
 - c. **opportunities**
 - d. **threats**
 - e. **consequences of – no action at all vs. degrees of action (from light touch, medium, to total intervention)**
 - f. **a BIG IDEA – however far fetched - for the Parish or place**
 - g. **Likely timescales**
 - h. **who would carry out the desired development**
2. Develop an overall vision. Start at the 20 year horizon or beyond and move back through the 15 year, 10 year, 5 year and finishing with how things could be in 3 years' time.
3. Collate evidence to support the process – facts, figures, local people's engagement etc.
4. Consider how it might be delivered – who, what, where, when and most importantly WHY.
5. Consider how this vision will affect other working groups and external bodies and establish links with all of these groups.
6. Recognise that we may not have all the skills required to develop such a plan, so invite in local people with specialised skills or seek support of consultants through the Steering Group.
7. Identify projects that can produce quick wins and be prepared to progress these in parallel.
8. Keep a record of ALL issues and wishes. Where any are not relevant to Planning and the NP, they could still assist in delivering the aims of the NP and achieved under other measures, perhaps contributing to 'quick wins'.
9. This brief is a guide and not a restriction.

Consistency with Other Documents

The Neighbourhood Plan must not conflict with the Borough-wide Local Plan or the National Planning Policy Framework (NPPF) and the final Neighbourhood Plan will have to be inspected by a consultant for inconsistencies, prior to going to a referendum. The NPPF identifies 12 core principles which should guide working groups:

- be genuinely plan-led, empowering local people with succinct local and neighbourhood plans;
- be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- proactively drive and support sustainable economic development to deliver homes, business, infrastructure and thriving local places;
- seek high quality design and a good standard of amenity;
- take account of the different roles and character of different areas;
- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, encourage the reuse of existing resources and the use of renewable resources;
- contribute to conserving and enhancing the natural environment and reducing pollution;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas;
- conserve heritage assets in a manner appropriate to their significance;
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable;
- take account of and support local strategies to improve health, social and cultural wellbeing for all.

Planning Policies

Working groups should identify a small number of planning policies that can be included in the Neighbourhood Plan which, if passed in a referendum, will be used to guide planning decisions by Maidstone Borough Council.

Working Groups Specific Terms of Reference

[Not intended to be restrictive, just pointers to issues to be considered]

1. Well-being, Health and Inclusion (Community)

Establish a strategic and aspirational vision for Wellbeing, Health and Inclusion within the community.

- a. Consider the social, cultural and economic needs of young and elderly residents and recommend how they can be better met.
- b. Assess the need for affordable and social housing and recommend where this should be built.
- c. Assess the education provision in the area and consider how it can be improved.
- d. Consider how the social, cultural and economic needs of minority ethnic, economically marginalised or isolated groups can be better met. – for example Gypsies and travellers – this group might actually want separateness, but you need an audit trail of engaging with them to prove what they want (if there are few of this category, then this fact needs to be made in the Plan)
- e. Review the leisure, recreation and exercise facilities available to all parts of the population. Build upon the exceptional rural and historic and natural assets we already have including the cultural history of the area
- f. Consider a new village hall and perhaps within it the desirability of a library/ reading room/ museum of Boughton Monchelsea as part of the cultural and economic assets of the village.
- g. Consider whether the needs of all demographic and social groups with the village are met
- h. Consider opportunities to attract local people (not inside the Parish) to use its natural assets
- i. Consider whether the culture and leisure facilities (walking and cycle paths, signage etc.) could to support a campaign to attract such visitors.
- j. Consider whether there would be demand for a community owned pub
- k. Health facilities either locally or improve access to

- l. School provision/ facilities
- m. Opportunities for the faith community to benefit from the Plan and vice versa
- n. Anything else

2. Natural and Built Environment and resilience to climate change

Establish a vision for the environment looking at the environmental assets of the village and surrounding area in order to optimise the natural and man-made assets

- a. Consider how village and surrounding areas can reduce carbon footprint
- b. Boughton Monchelsea Amenity Trust land and how to protect/ manage it through the NDP
- c. Highlight issues with environmental pollution and measures to reduce, remove or capitalise on it
Visual – from power lines, lighting, advertising
- d. Consider future requirements for energy (thermal and photovoltaic panels; biomass fuels; heat pumps ground source or air; wind turbines/ windmills; combined heat and power generation
- e. Highlight areas at risk from flooding – both statutory and local knowledge. Any measures to reduce/ manage risks
- f. Water management generally – potable water supply and disposal of surface water and foul.
- g. Develop a plan for greater usage of lower carbon methods of transport (cycles, electric vehicles)
- h. Environmentally sustainable ways of safely transporting pupils to and from school?
- i. Consider how to protect visual impact of development so local views are protected, skylines and roofscapes (e.g. The Quarries)
- j. Review, endorse and incorporate the Design Statement as a material planning consideration
- k. Add more ideas.....

3. Transport/ moving around Group

Understanding main generators of vehicle traffic and commuting patterns, parking and its uses and impacts on local businesses. Ensure facilities such as car parking/cycle-ways/pedestrian access/public transport/speed limits etc. meet the needs of all users and enhance the health of the Parish.

- a. Offset impacts of climate change through reducing the need to travel, creating alternatives to motor vehicle use, improve public
 - b. Improve road safety
 - c. Support economic growth
 - d. Improve access to services and facilities
 - e. Understand the total number of cars being used in and around the Village/Parish now.
 - f. Understand the possible increase in the total number of cars in the Parish over the coming years through the Local Area Plan and develop a holistic parking plan.
 - g. Consider walking routes to public transport or cycling routes/ greenways into nearby villages, transport intersections or into Maidstone for mainline train services
 - h. Consider how any future housing developments in the surrounding area will ultimately affect the parking infrastructure and whether the impact should be addressed by those developers at source so as not to overburden BM's resources.
- Add more ideas.....

4. Local rural economy Group

Establish a strategic vision for the role of the local economy Boughton Monchelsea and the surrounding Parish to maximise opportunities for locally based employment, incomes and the range of services available to residents.

- a. List local businesses and their issues and potential solutions
- b. What natural local assets may be capitalised upon to support a local land based business, e.g. coppiced woodland; quarrying for local building materials; reinstatement of indigenous crops that are experiencing a resurgence etc
- c. Take into account the skills base and demographics of the population – any role here for gypsies and travellers skills?.
- d. Recognise the role of independent retailers and local businesses and how they can be encouraged.
- e. Assess the suitability of the technology infrastructure for the economy.
- f. Consider the impact of technology on home working and local retailing.
- g. Consider other sustainable community enterprises which could be developed
- h. Environmental improvements and/or business opportunities for existing businesses
- i. Consider policies for example to encourage small farms (under 200 acres) to develop economic activities to supplement their income and thereby remain in business and protect the landscape.
- j. Add more ideas.....

5. Rural housing Group

Establish a strategic vision for new housing in Boughton Monchelsea and the surrounding Parish.

- a. Recognise the role of brownfield sites
- b. Downsizing opportunities
- c. Balance in the community/ dwelling types
- d. Sufficient assisted care places or other retirement options
- e. Homes for local people
- f. Making of townscape/ village scape
- g. Self-build as affordable housing
- h. Is there a new definition of affordable housing for Boughton Monchelsea Parish?
- i. Limitations of affordable housing in such a rural area
- j. Subdivision of larger properties
- k. Enabling development – i.e. where a locally important building or facility needs repair and new housing on site could pay for its retention
- l. Housing / holiday lets on small farmholdings under 200 acres to improve viability of farmholdings and land patterns
- m. Take into account the Maidstone Borough Strategic Housing Market Assessment
- n. Consider local demographics of the population.
- o. You will need to update your Local Needs Survey
- p. Any need for improving/ extending/ relocating gypsy and traveller site?

Example Final Neighbourhood Plan Content

(To be compiled by Steering Group based on Working Group reports)

- i. Setting the Scene
 - Why this plan? What the plan is and isn't – what is its aim
 - Boughton's Place in Maidstone Borough and Kent
 - Introduction to villagers and their lives
 - The history and uniqueness of the village and its surrounds
- ii. What we found out
 - How we went about our task
 - Boughton Monchelsea snapshot in time
 - The people
 - Lifestyles and culture
 - Community Life and Infrastructure
 - Rural business and employment
 - Farming and land-use
 - Moving around + connectivity
 - Shops and services
 - Housing
 - Unexpected findings the plan needs to address and can address from a planning perspective
- iii. Opportunities and threats
 - What big trends do we need to address?
 - Resilience to Climate Change
 - Energy Security
 - Food Supply
 - Local and national Economy
 - What local trends need to be addressed
 - What does sustainability mean locally for Boughton Monchelsea vis a vis sustainable development
 - Internal perceptions and aspirations
- iv. Hopes and Fears (Engagement findings)
 - How we worked with interested parties
 - Top ranking hopes and fears
 - What people wanted more or less of
 - How far people are willing to embrace the challenges – and change
 - The range of opinions and needs expressed
 - Conclusions
- v. Our Vision and Aims
 - Vision Statement
 - Aims and objectives
 - Desired outcomes
 - Choices, Choices
- vi. Key Proposals
 - Identify options with pros/cons for each
 - By named themes e.g.:
 - Well-being, health and inclusion (community)
 - Natural and Built environment and resilience to climate change
 - Transport/ Moving around
 - Rural Economy
 - Housing now and for future generations
- vii. Delivery & implementation
 - How will each policy/proposal be delivered by who and when

APPENDIX C

BMC NHDP GYPSY AND TRAVELLERS COMMUNITY ENGAGEMENT 2014

Appendix C Specific Engagement with Gypsy and Traveller Community 2014

There are gypsy and traveller sites in three locations in the parish:

- Church Hill – ‘Four Oakes’ and ‘The Fairway’
- Back Lane (on the bend) – ‘Two Acres’
- Back Lane (Snowey Track) – ‘Woodside View’ and ‘Blossom View Farm’
-

A member of the BMNDP Steering Group who is also a parish councillor, and the parish clerk, visited the sites in October 2014 and spoke to the residents. They asked the following questions:

1A.i. About you – What made you choose to settle in this area?

- We are from the area and were born in Pembury
- Moved in with ‘in laws’, quiet, nice place for the children to grow up
- Born in Maidstone, always been in Kent
- Know the area

1A.ii. What do you particularly like about where you live?

- Peaceful
- Quiet and peaceful
- Like the countryside but like being close to town
- Good park, school and other local facilities

1A.iii. What is difficult about living in this area? Are there any things you would like to change?

- Speeding on Church Hill
- Parking next to the school
- Refuse collection truck will not drive down lane to collect bins so they have to be wheeled up to the road. Bins get knocked over by others and we get blamed
- We live a quiet life in accordance with our religious beliefs. We don’t intrude on people and don’t expect them to intrude on us

1A. iv Is there anything that you don’t like about living in the area?

- No
- No
- No
- Have to put up with abuse from local dog walkers.
- Dog mess in the surrounding woods

1A v Do you think there is a need to provide more G&T sites in the parish, like this one?

- Got enough
- Yes, there should be more G&T sites
- Got enough G&T sites here already but wouldn’t have an objection to more sites as wouldn’t want to see people homeless
- There is a need for more sites so don’t have a problem with this

1A vi Would you be agreeable to this site being enlarged?

- Would be in agreement to putting more mobile homes on each plot but not more plots on the whole site. Would not want to see the size of the site increased.
- Woodland at the back of the Church Hill sites should not be removed – the site shouldn't be enlarged
- Wouldn't want more sites around this development

The following headings correspond to those used in the community questionnaire 2013, and respondents were asked for general comments under these headings

Environment

Should be protected

Transport

Bus service not frequent enough, can't survive without a car

Housing

Like it the way it is

No more

Community

Would like to see more facilities for older children

Business

Miscellaneous

Like things as they are, no crime etc

APPENDIX D

BMC NHDP INFORMAL CONSULTATION QUESTIONNAIRE 2018

Appendix D Informal Consultation 2018 - Questionnaire

QUESTIONNAIRE FOR INFORMAL CONSULTATION ON DRAFT BOUGHTON MONCHELSEA NEIGHBOURHOOD PLAN

Thank you for taking the time to give us your thoughts on the draft Neighbourhood Plan. We will consider your comments in shaping the next draft of the Plan. Please look at the illustrative material or the draft Neighbourhood Plan document before completing as many questions as you wish, and return your questionnaire on line or by depositing a hard copy in the black post box outside the village office at the Village Hall.

- 1 The Vision of the Neighbourhood Development Plan is to:

Meet the demands of the modern community while protecting and enhancing a sustainable rural environment.

Do you (tick one box only):

Strongly agree

Agree

Neither agree or disagree

Disagree

Strongly disagree

☐☐☐☐☐

If you disagree, please tell us why.

2. The approach of the draft Plan is to:

- a. Support development allocated in the Maidstone Borough Local Plan;
- b. Concentrate other housing development within the Boughton village boundary and other settlements and hamlets;
- c. Discourage development south of Heath Road, or where it would encourage hamlets to join up;
- d. Protect woodland, orchards, nut platts and roadside tree belts and copses

Do you agree with this approach? (tick one box only)

Strongly agree

Agree

Neither agree or disagree

Disagree

Strongly disagree

☐☐☐☐☐

If you disagree with some or all of the points, please tell us which, and why.

3. Are the policies for the design and sustainability of new housing appropriate to Boughton Monchelsea? (tick one box only)

Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you disagree tell us why.

4. Do you agree with the approach to affordable housing? (tick one box only)

Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you disagree, please tell us why.

5. Do you agree with the approach to the provision of new facilities? (tick one box only):

Strongly agree

Agree

**Neither agree or
disagree**

Disagree

**Strongly
disagree**

☐☐☐☐☐

If you disagree, please tell us why.

6. The draft Neighbourhood Plan encourages businesses within the countryside which do not have a significant effect on landscape and biodiversity, and which are not noisy or visually discordant. Do you agree with this approach? (tick one box only)

Strongly agree

Agree

**Neither agree or
disagree**

Disagree

**Strongly
disagree**

☐☐☐☐☐

If you disagree, please tell us why.

7. Are there any heritage features in the parish which you feel should be protected? If so, can you tell us:

What they are:

Where they are:

Why you think they should be protected:

8. Does the draft Neighbourhood Plan cover all the appropriate issues?

Yes

☐

No

☐

If no, what is missing and how should it be dealt with?

Finally, it would be helpful to have some information about you, so we can contact you with any queries about your comments, and understand where respondents live or work. Any information you provide will be treated in strict confidence, will be used only for the purposes of this consultation and will not be used to identify you personally. Anonymised data may be published, including on the Parish Council website.

Your name:-

.....

Your address:-

.....
.....
.....
.....

Your telephone number and/or email address:-

.....
.....

Thank you for participating.

APPENDIX E

BMC NHDP INFORMAL CONSULTATION ON DRAFT NEIGHBOURHOOD PLACE MAY 2018 – RESULTS

Boughton Monchelsea

INFORMAL CONSULTATION ON

DRAFT NEIGHBOURHOOD PLAN

MAY 2018

RESULTS

Summary of results and comments, with suggested actions

A total of 30 completed questionnaires were received, some representing couples. A small number were received after the closure of consultation but were accepted, as the consultation was informal. One questionnaire was anonymous. One questionnaire suffered from formatting issues and as there were no comments, the nature of the responses could not be determined. Therefore a total of 29 questionnaires were analysed. Due to the small number of questionnaires the results are presented as whole numbers rather than percentages.

Overall there was very strong positive support for the Vision, the general approach of the Neighbourhood Plan and the policy approach to business in the countryside.

Responses regarding the design and sustainability of new housing, affordable housing policy and new facilities were more mixed, though still mainly supportive.

Looking at free text comments, not surprisingly the greatest number (some 12) were about inadequate social and physical infrastructure to accommodate new development, including school places, bus services, traffic and parking and the speed of HGVs. It appears that some respondents focussed attention on “the village”, as although the primary school in the village is oversubscribed there is an additional school in the north of the parish (shown on the Facilities map), and the Neighbourhood Plan covers the whole parish.

Suggested Action: It is worth considering how this can be made clearer in the document, and also that the Maidstone Local Plan housing allocations have been through a process checking that adequate water, sewerage etc can be provided. While issues of bus provision, traffic management and vehicle speed are not generally subject to planning permission and therefore not susceptible to control through planning policy, these matters could be added to Section 6.0 of the Neighbourhood Plan as matters which the Parish Council will pursue through other means.

It also appears that some respondents relied on the (necessarily brief) exhibition boards, and were critical of the lack of specific proposals and detail, including for new facilities (around 8 in total).

Suggested Action: The Neighbourhood Plan is a policy document, and it is not considered that there is any need to add more specific detail.

Some 3 comments advocated no more development, which is not a permissible stance for the Neighbourhood Plan (conversely one person wanted to see more), and 3 commented that they did not want more high density development, 2 specifically citing current proposals for Lyewood Farm.

Suggested Action: Currently the site allocation policies and policy RH6 set out appropriate numbers for new houses and density and it is not considered that these need to be amended.

While one person did not want any more affordable housing development, 3 specifically cited the need for rented housing and housing for local people, and another noted the need for housing suitable for older downsizers.

Two comments were concerned with the lack of information on provision for gypsies and travellers.

Suggested Action: Policy RH9 covers this issue.

Three comments were concerned with the restriction of excessive outdoor lighting, in part because of its impact on wildlife.

Suggested Action: Control through planning legislation is limited, because many such installations do not require planning permission and the Neighbourhood Plan already contains policy PWP 8 to cover those which do. However, this is something which could also be included in Section 6.0 of the Plan as a management issue.

Two comments were concerned with HGV traffic impacts resulting from the potential expansion of local businesses.

Two comments advocated greater protection of the rural character of the area and of environment.

Suggested Action: While the Neighbourhood Plan contains a policy approach which develops the concept of areas of Local Landscape Value, and protects the area south of Heath Road, and seeks to protect trees, it is not explicit on biodiversity issues and this is something which could usefully be included in the revised draft.

Displayed alongside the exhibition material on the Neighbourhood Plan was information on Colvin and Moggridge's Management Plan for BMAT land. While several Neighbourhood Plan comments were made that footpaths and cyclepaths were poorly maintained at present, and that more were not necessary, one comment was a specific objection to footpath proposal 38 in the Management Plan, and two others commented on proposal 10 on the Lyewood site.

Suggested Action: If it is decided to amend the footpath proposals in the Neighbourhood Plan, Illustrative Map 11 will need to be altered.

Heritage Items

A variety of heritage items were suggested for protection, mainly ragstone walls, mounting blocks, the village green, the church and several other specific buildings, wells, and the countryside generally. Little specific information was provided on location or why these are significant, and a number of the items are likely to be in the national list of historic buildings already.

Suggested Action: The ideas put forward need to be assessed to identify which currently lack some form of policy protection and therefore could helpfully be identified in the Neighbourhood Plan.

Protection of the countryside is dealt with under other policies (ie not heritage) though this does not imply that it is not important.

QUESTION 1 :- The Vision of the Neighbourhood Development Plan is to:

Meet the demands of the modern community while protecting and enhancing a sustainable rural environment.

Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree	Number of Responses
15	10	3		1	29

Comments:

Heath Road impossible to cross at the Brishings Lane and Gandys Lane junctions, made worse with increasing housing development. Is local infrastructure ever considered: primary school, water sewage? I have witnessed a woman crying because her child was not accepted at primary school while her neighbour's was.

Boughton Monchelsea is a small rural village so doesn't in my opinion particularly **need** to meet the needs of the modern community. It should retain the rural distinctly different environment to that of Maidstone. We do **not** need more high density housing development.

Boughton Monchelsea is a lovely village and community and steps need to be taken to keep it that way and not become just another part of Maidstone.

This may be the Vision but the exhibition is so poorly presented that I cannot see any connection between aspiration and real plans.

I don't feel that the rural environment has been/is being protected and enhanced.

QUESTION 2 :- The approach of the draft Plan is to

- A Support development allocated in the Maidstone Borough Local Plan**
- B Concentrate other housing development within the Boughton village boundary and other settlements and hamlets**
- C Discourage development south of Heath Road, or where it would encourage hamlets to join up**
- D Protect woodland, orchards, nut platts and roadside tree belts and copses**

Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree	Number of Responses
15	9	3	1	1	29

Comments:

Very vague

On development in the Maidstone Local Plan the concern is the huge extra volume of traffic and how junctions like Church St/Heath Rd and Linton crossroads can cope. They are already extremely busy at certain times.

Protect hamlets south of Heath Road but apparently no protection for other areas.

Point 10 (appears to refer to Lyewood Farm) – consider keeping the nut platt or trees similar height as taller trees such as chestnut will block off light to some neighbouring houses

Point 10 proposed nut plat at Lyewood Farm – while I would be in favour of this, if other trees of greater height were planted it would affect the amount of sunlight available to surrounding properties and gardens.

Don't disagree, but wish to strongly enforce any development which is not in line with the Maidstone Local Plan such as that proposed by the "cowboys" at the rear of 70 Church Street.

I am against any housing development in Boughton Monchelsea, we need to keep the village.

This may be the stated approach, but the plan does not give me any confidence it will be realised.

Some concern with the number of houses being built at Lyewood Farm.

Re (a) The plan seems to be supporting development over and above that allocated in the Maidstone Local Plan.

Re (b) There is already more than enough housing development within the village boundary

Re (d) The orchard/woodland at Thomas Cookes's field was not protected, neither was the wildlife that lived there.

QUESTION 3 :- Are the policies for the design and sustainability of new housing appropriate to Boughton Monchelsea?

Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree	Number of Responses
5	13	5	5	1	29

Comments:

If anything B Monchelsea should have more housing as it abuts Maidstone sprawl on Boughton Road.

Lyewood Farm development is too intensive, 85 homes is too many. Has anyone looked at impact of increase on local roads and services?

The parish council appear to be targeting wealthy purchasers and not local young people.

Have not seen policies for design and sustainability – not clear from exhibition what it is. The site at Lyewood Farm is quite dense and I fear would pose a flooding threat to The Quarries if there is too much hard landscaping.

Housing in Boughton Monchelsea should not have street lighting as there is a variety of nocturnal wildlife (as well as daytime wildlife) which needs to be protected.

Developers/potential developers need to seriously consider the views of villagers and make more property available to buy instead of rent in Boughton Monchelsea.

Didn't see any plans included in the exhibition. Very afraid that more housing estates are in fact unsustainable and would put unbearable pressure on the road network and services and spoil the rural nature of Boughton Monchelsea.

I am against any housing development in Boughton Monchelsea, we need to keep the village.

No information about the necessary infrastructure to support new development.

We are unable to sustain new development. Roads (particularly Cherry View and Church Street) are congested and often dangerous with 59 bus service twice weekly often having to stop and wait for vehicles to move. Village green now unsightly with parked vehicles making junction by Albion difficult to negotiate and subject to near misses. Village shop is complete eyesore, parking impossible, outside area a disgrace.

There are more houses being built and planned for than the village infrastructure can cope with. Where will all these children go to school? The village school is already oversubscribed, the school bus is standing room only by the time it gets to the village. Houses currently being built are too tall and will overshadow surrounding properties.

QUESTION 4 :- Do you agree with the approach to affordable housing?

Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree	Number of Responses
7	15	2	3	1	28

Comments:

The affordable housing policy is unclear.

It should be for local people of the village who would otherwise have to move elsewhere, thus maintaining family structure ie grandparents near to grandchildren.

4 and 5 bedroom development estate does not and will not include affordable housing.

Affordable housing as a term does not necessarily make it affordable to local people! Once sold on by the original owners it is subject to market forces. If it is to be for

local people it would need to be run under a scheme whereby it is sold on to local people rather than on the open market.

I missed any actual plans but the aim sounds reasonable.

There is enough affordable housing to the north of the parish where there are more facilities. Young couples/small families would prefer to live where there are better facilities and transport (buses). Our children are leaving the village to live closer to Maidstone. Most people moving within the village will be upsizing.

QUESTION 5 :- Do you agree with the approach to the provision of new facilities?

Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree	Number of Responses
7	13	3	4	1	28

Comments:

Not fully explained. Additional cycle and footpaths not an issue. Existing footpaths poorly maintained. Hedges not cut back and parking restricts width. No mention of public transport improvement.

It seems all about hedges and fences which is good but we need more local amenities such as butchers, buses, doctors etc. Our village lacks a “heart” where people can walk and stop and meet – give people a reason to spend time on the Green!

Agree most of the proposals. However, disagree proposed new footpath 38 between Green Lane and Heath Road. Would increase security risks for adjoining residents/land. My shed has been broken into 3 times in 6 months and my garden is quite open in parts and would feel exposed. There is already a footpath along the side of Lyewood Farm, taking walkers to entrance to Lewis Court Drive and then Church Street for the school. Extremely unlikely that children in the new homes would get into Boughton Primary, considering the new development opposite the school. Cost of new footpath on private land would outweigh use when others exist nearby.

Boughton Monchelsea is NOT a large village as it does not have the facilities to be classed as one, it is a small village and due to its historical importance should remain so.

Not sure what new facilities?

Cannot find details in the plan of new facilities.

QUESTION 6 :- The draft Neighbourhood Plan encourages businesses within the countryside which do not have a significant effect on landscape and biodiversity, and which are not noisy or visually discordant. Do you agree with this approach?

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Number of Comments
10	16	3			29

Comments:

How does the large scale development of Firmins business/land sit with this aim? All the traffic will pass through the village at all hours of the day and night. We live on Heath Road and our bungalow shakes every time an articulated lorry passes, already too frequently. We live in dread of increased Firmins/Stonehurst Transit development.

Allowing companies such as Firmins to expand or build new warehousing has a detrimental effect on noise and traffic pollution locally.

QUESTION 7 :- Are there any heritage features in the parish which you feel should be protected? If so, can you tell us:

- What they are:

- 1 Village Green and sign
- 2 Hamlets
- 3 Conservation Areas
- 4 Mounting blocks around village, ragstone walls and hedgerows
- 5 Ragstone walls
- 6 The church, the surrounding countryside
- 7 The historic/listed properties in the parish and the general character of the area
- 8 Stone walls, stone steps, village green
- 9 Stone walls, stone steps, village green, milestone, wells, church
- 10 Ragstone walls. Brick buildings at woodyard bottom of One Tree Lane.
- 11 Primary school. 3 mounting blocks. Village green.
- 12 Ragstone walls
- 13 Ragstone walls/buildings
- 14 Mounting steps

- Where they are

1. Village Green
2. Wierton
3. Park Lane, The Cock etc
4. No comment
5. Around the village/quarries
6. No comment
7. No comment
8. Steps on Church Hill and at The Quarries. Stone walls in The Quarries
9. No comment
10. Various locations but especially Beresford, Bottlescrew and Atkins Hill
11. Heath Road/Church Hill. Opposite lych gate and in Church Street and Heath Road.
12. Parish wide
13. All around local-central village
14. Outside church

- Why you think they should be protected

1. No comment
2. Attractive older housing stock, part of Wierton Estate (now sold off), worthy of conservation.

3. They do not appear to be referenced in the Plan or considered
4. They are of historic local interest and, in the case of hedgerows, important gateways for wildlife
5. They are part of village history and should be protected.
6. Church has war graves of historical significance to Boughton Monchelsea. Countryside supports huge variety of wildlife and it is duty of residents to protect it from destruction and development. Boughton Monchelsea should be protected on the north side and not subjected to merging with Maidstone due to continuous development.
7. It's why we moved here – keep history unspoilt
8. The history for future generations and the character of the area around The Quarries.
9. Maintain character of village. Preserve history for current and future generations.
10. They are traditionally constructed and visually part of the village heritage.
11. Historic building made of ragstone and significance of local history room and contents.
12. Heritage
13. Unique and local materials
14. There are few if any in village

Number of responses: 14 2 further responses said they could not think of anything to add, or that all important items were already covered

QUESTION 8 :- Does the draft Neighbourhood Plan cover all the appropriate issues?

Yes - 18 responses

No - 8 responses

No response - 3

If no, what is missing and how should it be dealt with?

The NP covers all the issues but any development must take into account local facilities and infrastructure which are probably at saturation point at present.

Nothing about traveller site and what this might become and how this will be integrated. Will there be more?

Housing for elderly who wish to downsize and prefer to stay in village.

Continuing expansion of traveller site in Back Lane. One entrance and exit route, poses problem in event of fire and possible evacuation. Original planning permission was for a couple of families yet more and more are moving onto smaller and smaller pitches and presumably use of propane gas is the norm.

Speed of vehicles along Heath Road needs addressing. Also lorries parking up opposite Cornwallis Academy and the use of Brishing Lane as a rat run/litter drop. To prevent wide vehicles using Brishing Lane could we introduce a one way system using Brishing Lane and Brishing Road and put width restrictions at either end, as effectively employed at Purfleet/Stifford.

Security lighting in front of houses/gardens can be inappropriate.

Upkeep of footpaths which need to be maintained/cleared at various times of year.

Address continuing HGVs along Heath Road and speeding traffic.

Not much mention of inappropriate security lighting of gardens and front of houses (restricting it), and upkeep of footpaths.

No mention of school places. What facilities will be available for all the extra families buying houses in the village? Local narrow roads not coping with volume of traffic, new potholes appear daily, how will they cope with extra traffic from new development?

APPENDIX F

BMC NHDP PARISH MAGAZINE UPDATE – CHRISTMAS 2018

Appendix F Parish Magazine Update Christmas 2018

Progress on the Boughton Monchelsea Neighbourhood Plan

First of all, a huge thank you to all who turned out to the Annual Parish Meeting in May, and/or visited the exhibition, and then responded to the consultation. The Steering Group and the whole Parish Council was heartened by your support and comments that you feel that the draft Plan is heading in the right direction, and over the summer we have been considering your comments and how we may amend the Plan before we progress it through the next formal steps.

You can find a summary and analysis of the comments made on the Plan on the Parish Council website at www.boughtonmonchelseapc.org.uk and a hard copy is also available – contact the Parish Clerk for details. A total of 30 completed questionnaires were received, and many contained detailed comments. Overall there was very strong positive support for the Vision, the general approach of the Neighbourhood Plan, and the policy approach to business in the countryside. Responses regarding the design and sustainability of new housing, affordable housing policy and new facilities were more mixed, though mainly supportive.

We expect to be consulting you on the next version of the Neighbourhood Plan for a 6 week period early in the New Year. This will be the first part of the formal process which we hope will lead to the Plan becoming part of Maidstone Borough Council's planning policies. At this stage we will also be consulting the Borough and County councils as well as other organisations such as Natural England and the Environment Agency.

Once we have all your views and have made any necessary changes to the Plan, we will submit it to Maidstone Borough Council, who will arrange a further consultation followed by examination by an independent examiner. If the examiner is satisfied that the Plan meets all the legal requirements there will be a referendum of local people, and if the Plan is approved by the local community (51% of those who vote need to be in favour of the Plan) it will become part of Maidstone Borough Council's planning policies and have weight in planning law when the Borough Council are deciding planning applications.

This may seem a complex process, but it is set out in national planning law and regulations to make sure that Neighbourhood Plans are properly considered and can have real status in making local planning decisions.

So please look out for forthcoming consultation arrangements, and make your views known to help plan the future of our parish.

So on behalf of the Parish Council can I thank you again for your input to date, and I hope we can rely on your continued input and support in progressing and getting our Neighbourhood Plan adopted, thus allowing us to properly influence and manage any future development in our parish.

Cllr Doug Smith

Chairman of Boughton Monchelsea Parish Council Planning Committee

APPENDIX G

BMC NHDP – REGULATION 14 CONSULTATION DETAILS 11TH JUNE 2019

Appendix G Regulation 14 Consultation Details

Boughton Monchelsea Parish Council

Chairman: Cllr Stephen Munford

To : Boughton Monchelsea Neighbourhood
Plan consultees

80 Church Street
Boughton Monchelsea
MAIDSTONE
Kent. ME17 4HN

Tel: 01622-744969
e-mail:
bmpcclerk@outlook.com

Ref. 248.025

11th April 2019

Dear Consultee

Boughton Monchelsea Parish Council – Public Consultation on Boughton Monchelsea Neighbourhood Plan (Regulation 14 consultation)

The Parish Council has prepared the above Neighbourhood Plan for public consultation from Friday 26th April 2019 to Tuesday 11th June 2019. This is an important formal stage in developing the Neighbourhood Plan, which when finally “made” will be used in assessing planning applications in Boughton Monchelsea parish.

Local people have been involved in shaping the plan over several years through public events, walkabouts and questionnaire surveys. The information from these events and the results of the questionnaires have been taken account of in the draft Neighbourhood Plan.

The Neighbourhood Plan provides a vision for Boughton Monchelsea parish. It sets out key policies and helps to identify the ‘local character’ of the area and the features that need to be retained, as well as identifying areas for change. Once it has been through all the formal processes, and has been “made” by Maidstone Borough Council, the Neighbourhood Plan will become part of the development plan for the area.

How to let us know your views

We would like your views on the Boughton Monchelsea Neighbourhood Plan before it is submitted to Maidstone Borough Council in the next formal stage of the process. You can view the documents and download a response form by Tuesday 11th June 2019 by visiting the Parish Council website www.boughtonmonchelseapc.org.uk

If you are unable to download a response form online you can also respond:

- By email to bmpcclerk@outlook.com or
- By post to Boughton Monchelsea Parish Council, 80 Church Street, Boughton Monchelsea, Maidstone, Kent. ME17 4HN
- Reference copies of the Boughton Monchelsea Neighbourhood Plan and paper copies of the response form are also available at the following locations :

Appendix G Regulation 14 Consultation Details

Boughton Monchelsea Parish Council

Chairman: Cllr Stephen Munford

Name	Address	Opening hours
Boughton Monchelsea Post Office	52 Church Street Boughton Monchelsea ME17 4HW	Mon to Fri 9am to 5.30pm Sat 9am to 12.30pm Sun - closed
The Curious Eatery	1 Church Street Boughton Monchelsea ME17 4HW	Mon – closed Tues to Thurs 8.30am to 4.30pm Fri 8.30am to 11pm Sat 9am to 11pm Sun 12pm to 5pm
Hair by the Green	The Green Boughton Monchelsea ME17 4LA	Mon – closed Tues to Fri 9am to 6pm Sat 9am to 1pm Sun - closed
The Cock Inn	Heath Road Boughton Monchelsea ME17 4JD	Mon to Sat 11am to 11pm Sun 12pm to 10.30pm
Marlpit farm shop	Wierton Road Boughton Monchelsea ME17 4JW	Mon to Sat 9am to 5pm Sun 9am to 1pm
St Peters Church	Church Hill Boughton Monchelsea ME17 4BU	Sunday services begin at 10.15am Visitor opening hours from Easter Sunday to Harvest time : Sat, Sun, Weds and bank holidays 2pm to 4.30pm
Costa Coffee	Unit 5 Langley Park Centre Laight Road Langley Park Maidstone ME17 3FU	Mon to Fri 6.30am to 7pm Sat 7am to 7pm Sun 8am to 6pm
Scissor Handz	Unit 4 Langley Park Centre Laight Road Langley Park Maidstone ME17 3FU	Mon to Fri 9am to 8pm Sat 9am to 6pm Sun 10am to 4

Please note that in line with planning legislation, responses cannot be treated as confidential and any anonymous responses will not be accepted. Your details will only be used in relation to this Neighbourhood Plan consultation.

We understand the importance of ensuring that personal data, including sensitive personal data is always treated lawfully and appropriately and that the rights of individuals are upheld.

To view our data protection policy and privacy notice please visit our website
www.boughtonmonchelseapc.org.uk

What happens next?

The Boughton Monchelsea Neighbourhood Plan, taking account of consultation responses, is expected to be submitted to Maidstone Borough Council later in 2019 and will then be subject to further consultation (Regulation 16) before formal examination by an independent assessor. Following that there is likely to be a public referendum on the plan, and if successful the plan will be “made” by the Borough Council.

Appendix G Regulation 14 Consultation Details

Boughton Monchelsea Parish Council

Chairman: Cllr Stephen Munford

Please let us know of any changes to your contact details.

If you have any questions about these consultations, please feel free to contact us.

Yours faithfully

Lesley Windless
Clerk to Boughton Monchelsea Parish Council

APPENDIX H

BMC NHDP CONSULTATION FLYER



DRAFT

BOUGHTON MONCHELSEA NEIGHBOURHOOD DEVELOPMENT PLAN

Over the last few years local people have been helping shape the future of the parish through the development of a Neighbourhood Plan for Boughton Monchelsea.

We will soon be consulting on the draft Neighbourhood Plan, to make sure that it reflects the issues which matter to local people, in a way which meets the legal requirements for neighbourhood plans.

The consultation starts on Friday 26th April 2019 and ends on Friday 7th June 2019.

You can see the neighbourhood plan online at www.boughtonmonchelseapc.org.uk and download a comments form to return to us.

You can also see a hard copy at the following locations and pick up a form for your comments which you can return to the Parish Office at the Village Hall:

- The Village Shop/ Post Office
- Costa Coffee at Langley Park Farm
- The Curious Eatery
- The hairdressers
 - Hair by the Green in the village
 - Scissor Handz at Langley Park Farm
- St Peters Church
- The Cock Inn public house

APPENDIX I

BMC NHDP REGULATION 14 RESPONSE FORM

Appendix I Regulation 14 Response Form

Boughton Monchelsea Draft Neighbourhood Plan

Boughton Monchelsea Parish Council wants residents and businesses to help shape the neighbourhood plan. When finalised this will be used to help decide planning applications, both for new development and changes to existing buildings.

This is a formal stage of consultation when residents and businesses are being asked about their views on the draft neighbourhood plan. We will take comments into account in finalising the plan to be submitted to Maidstone Borough Council for the next stages in the process, which we expect to happen later this year.

Please read through the draft neighbourhood plan online or in hard copy before giving us your comments. Consultation will run from Friday 26th April 2019 and responses should be submitted by Tuesday 11th June 2019 when the consultation closes.

An electronic version of this form can be downloaded by visiting www.boughtonmonchelseapc.org.uk

Please return hard copies of this form to the Parish Clerk at 80 Church Street, Boughton Monchelsea, Maidstone, Kent. ME17 4HN.

Why we are Consulting

Local residents took part in public events that shaped the draft plan. We would like your views on the draft neighbourhood plan before it is finalised and submitted to Maidstone Borough Council for the next formal stage of the process. Responses should be returned by **Tuesday 11th June 2019**.

Section A: Your details

Planning legislation requires the Council to publish/make available responses to neighbourhood plan consultations and anonymous responses cannot be accepted. For your response to be accepted we will require you to provide your name, address and postcode.

Your details will only be used in relation to this Neighbourhood Plan consultation.

We understand the importance of ensuring that personal data, including sensitive personal data is always treated lawfully and appropriately and that the rights of individuals are upheld.

To view our data protection policy and privacy notice please visit our website www.boughtonmonchelseapc.org.uk

Please provide the following details:

Name	
Address	
Postcode	
Email	

Are you responding as:

Someone who lives in Boughton Monchelsea	<input type="checkbox"/>
Someone who works in Boughton Monchelsea	<input type="checkbox"/>
A representative of a local organisation	<input type="checkbox"/>
A local landowner	<input type="checkbox"/>
Other (please state)	<input type="checkbox"/>

Section B : Your comments

Please give us your comments on the plan, stating clearly whether you support or object to particular aspects, and giving page or policy references. This will help us to understand if the plan needs to be changed, and how. Continue on a separate sheet as necessary.

Section C: About you

We want to make sure that our consultation includes all parts of the community. Please provide as much information as possible, but do not feel obliged to answer every question. All the information you provide in this section will be treated in the strictest confidence in line with the guidelines of the Data Protection Act, it will not be used to identify you personally and will be stored separately from your responses to sections A and B.

1. Are you? [tick one box]

Male	<input type="checkbox"/>
Female	<input type="checkbox"/>

2. What was your age at your last birthday? [tick one box]

Under 18	<input type="checkbox"/>	50-59	<input type="checkbox"/>
18-29	<input type="checkbox"/>	60-65	<input type="checkbox"/>
30-39	<input type="checkbox"/>	Over 65	<input type="checkbox"/>
40-49	<input type="checkbox"/>	Prefer not to say	<input type="checkbox"/>

3. How would you describe your ethnic group? [tick one box]

White	<input type="checkbox"/>	Mixed / Mixed British	<input type="checkbox"/>
Asian or Asian British	<input type="checkbox"/>	Black / Black British	<input type="checkbox"/>
Any other ethnic background	<input type="checkbox"/>		

4. Do you consider yourself to have a disability? [tick one box]

Yes	<input type="checkbox"/>
No	<input type="checkbox"/>
Prefer not to say	<input type="checkbox"/>

Thank you for responding.

Please return this form by Tuesday 11th June 2019

APPENDIX J

BMC NHDP SCHEDULE OF RESPONSES TO REGULATION 14 CONSULTATION MAY-JUNE 2019

Abbreviations: National Planning Policy Framework (NPPF), National Planning Policy Guidance (PPG), Community Infrastructure Levy (CIL)

Respondent and Summary of Comment	Response	Recommended Action/Change to Plan
D Redfearn In agreement with aims and vision that plan seeks to secure	Noted	None required
M Redfearn In agreement with aims and vision that plan seeks to secure	Noted	None required
J Robertson Supports the Plan	Noted	None required
J Window Any further development would be madness. Green Lane would be gridlocked in mornings and evenings. School places? Doctors? Can't get appointment now, where is the infrastructure?	The Neighbourhood Plan cannot propose less development than is allocated to the parish in the Maidstone Borough Local Plan. The Local Plan is supported by an Infrastructure Delivery Plan which assesses what infrastructure is required to support development, and how it will be funded. Traffic implications of individual planning applications may require measures to mitigate congestion.	None required, but parish to monitor provision of infrastructure and CIL spending, as well as individual planning applications.
J Rogers The village cannot sustain any further development. No doctors' surgery, pharmacy or decent bus service. Traffic already horrendous at certain times of day and will become worse when current developments are completed.	See comment above.	None required, but parish to monitor provision of infrastructure and CIL spending as well as individual planning applications.
P Cousins A good document – comprehensive, well put-together, detailed, and interesting.	Noted	

<p>Broad agreement with the Vision and the Objectives.</p> <p>Vital that the village retains its rural feel and does not become part of Maidstone's urban expansion, or ruin the village to solve Maidstone's problems. The village needs to remain distinct from Maidstone.</p> <p>Need for development of various kinds has to be balanced with preservation of all the many attributes of the village identified throughout the NHP –</p> <p>"developments should be of a scale appropriate to the village and its surroundings". We raised our family here, and would like to think that the lovely features which we have enjoyed, and continue to enjoy, can be preserved for present and future generations.</p> <p>Agree with doing more to link the northern and southern parts of the village. Living in "Boughton Village" it is difficult to think of the northern section as part of the parish. When you look at the facilities, one can see why MBC regards the parish as a Large Village, when living and moving around in the village would tell you that it is ridiculous to consider it as large.</p> <p>Agree with the idea of developments protecting the environment and climate, will become increasingly more important.</p> <p>Many people concerned about the housing developments' impact on the area, particularly traffic. The first three would seem to access the Sutton Road and will</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted. The sites are all allocated in the Maidstone Borough Local Plan, which for the larger sites specifies measures to mitigate traffic issues. The Local Plan is supported by an Infrastructure Delivery Plan which</p>	<p>None required.</p>
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<p>not affect the centre of the village so much, but the other three will all have major impact on the existing roads and junctions in the centre. There are already queues at Boughton Lane (at The Swan – particularly at end-of-school-time), Brishing Lane (not wide enough), Heath Road (at Linton crossroads) and Green Lane (at school-end-of-day time). Most concerning are the junctions at “The Albion that was” and even more importantly “The Cock” (already an accident site I was told). There are no signs that any of the implications of the developments are being addressed.</p> <p>In terms of detail, on page 17, in the paragraph above the bulleted table at the foot, syntax does not seem right. The sense I think is that Langley Park is in the Neighbourhood Plan area.</p> <p>In the timeline (part 2) it states that BMAT was formed in 1984. On page 13 (at the top) it states 1994. They should be made to agree.</p>	<p>assesses what infrastructure is required to support development, and how it will be funded. Traffic implications of individual planning applications may require measures to mitigate congestion.</p> <p>Correct.</p> <p>The Trust was formed in 1984.</p>	<p>None required.</p> <p>Change figure in first line of page 13 “1994” to “1984”.</p>
<p>Nick Worsley Agree with the proposed plan</p>	Noted	None required.
<p>C Worsley Agree with the proposed plan</p>	Noted	None required.
<p>S Lane Overall happy with plan, especially as instrument giving voice to local residents in future of village and as precedent other communities might follow. Additional considerations:</p>	Noted	None required

<p>Education and communication linking health and well-being to the preservation of the natural environment that extends beyond the boundaries of the village.</p> <p>Impact of litter on the environment (ie toxicity, not just that it spoils the view).</p> <p>More creative solutions to problems such as traffic speed rather than the usual controls such as imposing speed limits. In my view, our lives are surveilled and controlled too much. Also, encouraging people in a village to act as 'speed wardens' seems to run counter to building harmony among residents that encourages people to think 'globally' about how they use the roads and public spaces.</p> <p>I'd like to know more about how schools in the area use education to inform, increase awareness and change behaviours on local issues – for example, on a number of occasions I have noticed the litter increase on the footpaths around the village used by school children immediately after school has finished for the day.</p> <p>Are there plans to consider how other villages can be encouraged to take part in creating their own plan with the intention of them becoming joined up partners in protecting the land/neighbourhood/environment beyond the boundary of their own parish? My concern is that villages may take on a 'silo' mentality, (for example on the subject of future housing developments, by campaigning for their own interests to resist unwanted/inappropriate</p>	<p>Noted. An issue which is receiving increased recognition nationally, however neighbourhood plan can only look at issues within the parish boundary.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted</p> <p>It is up to individual parishes to consider whether they wish to prepare a neighbourhood plan, and potentially join with other parishes in doing so. The Parish Council can consider this when reviewing the Neighbourhood Plan. The role of the Maidstone Borough Local Plan is to consider the borough as a whole.</p>	<p>Parish Council to consider this when responding to consultations and initiatives which go beyond parish boundaries.</p> <p>The points below are matters which the Parish Council can consider when responding to planning applications and considering local campaigns.</p>
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<p>developments, rather than collaborating around a bigger picture/vision for the entire region).</p> <p>The parish boundaries, although many of them ancient, are still only human notions of boundaries, that are not respected or observed by nature itself. Therefore to have a wider vision/scope that unifies parishes as mutually interested groups who can act/influence and have a say beyond their parish boundaries is crucial if it is to be really meaningful.</p> <p>Thank you for all the work so far both in consultation and in formulating the plan. I believe this is a really important initiative to help local people feel their voices are being heard and properly considered rather than feeling impotent in the face of inappropriate change that could take generations to rectify.</p>	Noted.	
<p>G A Simons</p> <p>Fully support the plan, particularly regarding the separation of Maidstone from Boughton Monchelsea by keeping green open land separating the two areas so that Boughton Monchelsea does not become absorbed into the suburbs of Maidstone.</p> <p>Also support the need for more local amenities which are in keeping with the village and which do not impinge on free movement and flow of traffic but which enhance the local community.</p> <p>Fully support plan's views on further housing development so that new building is in</p>	<p>Noted</p> <p>Noted.</p> <p>Noted.</p>	<p>None required</p> <p>None required.</p> <p>Noted.</p>

<p>keeping with the remarkable history and current building in the immediate area. The plan does not contain specific information regarding the use of man made materials in building and maintenance such as plastics. Having attending the recent parish council meeting, it was wonderful to hear about the efforts of MBC to address waste and litter along with the efforts of the parish council through litter picking, etc. However, I think more could be done in terms of education for adults and particularly children to discourage single use plastics in the home and at schools through understanding of how these materials detrimentally affect our environment both in the short term through unattractive litter and potential effects on wildlife but also long term through leeching of the chemicals from plastics into the ground and ecosystems.</p>	<p>The plan contains information on local design characteristics in Appendix 4. Some flexibility on materials should be maintained so that the most appropriate material can be used, natural or man made.</p> <p>Noted. While the Parish Council cannot influence directly what is taught in schools it can support and facilitate projects and campaigns which seek to educate local people about the effects mentioned.</p>	<p>None required.</p> <p>Parish Council to consider support for projects and campaigns as they arise.</p>
<p>Gladman Developments Ltd. (The first three pages of this response set out the legal requirements (Basic Conditions) for neighbourhood plans and the relationship of neighbourhood plans to the NPPF, PPG, and Local Plans for their area.) MBC are currently collecting evidence in order to conduct a review of the Local Plan. As the emerging Local Plan is at a relatively early stage of preparation, Gladman consider it necessary for the Parish Council to ensure sufficient flexibility is established in the BMNDP policies, ensuring that the plan and the area can respond to the emerging Local Plan as it progresses.</p>		

<p>Policy PWP 2 identifies two areas to be conserved and enhanced as 'Landscape of Local Value'. This policy states that development will not be permitted unless they accord with other policies in the MBC Local Plan and this Neighbourhood Plan. We submit that new development can often be located in areas without eroding the views considered to be important to the local community and can be appropriately designed to take into consideration the wider landscape features of a surrounding area to provide new vistas and views. Opinions on landscape are highly subjective, therefore, without much more robust evidence to demonstrate why these views and landscape areas are considered special, the policy in its current form will likely lead to inconsistencies in the decision-making process.</p> <p>Gladman would also like to take this opportunity to politely remind the Parish Council that it is not within their remit to determine planning applications, and as such, we suggest that the word 'permitted' is replaced with 'supported' in the policy.</p> <p>PWP 4 Provision for Housing Development</p> <p>There are multiple issues regarding duplication of policies within the BMNDP and</p>	<p>Noted. Policy PWP 2 has been amended to refer to Priority Local Landscape in response to comments by MBC regarding LLV.</p> <p>It is understood that it is not the Parish Council's role to determine planning applications. However, should the plan complete the statutory processes, it will be used by MBC, who do have this role, as part of the development plan.</p>	<p>See response to MBC with regard to LLV.</p> <p>None required.</p>
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<p>the adopted MBC Local Plan. The revised NPPF makes clear in paragraph 16 that 'plans should..... avoiding unnecessary duplication of policies that apply to a particular area...'. There is no need to repeat a policy already set out in another development plan document and we suggest that this element of the policy is removed. Reference is made to the recent Examiner's report of the Slaughton Neighbourhood Plan which resulted in such policies being deleted.</p> <p>RH 1. Location of new residential development</p> <p>Policy RH 1 states that new residential development will be supported where it is within the Boughton village development boundary. Gladman do not consider the use of development boundaries to be an effective response to future development proposals if they would preclude the delivery of otherwise sustainable development, as indicated in the policy. NPPF is clear that development which is sustainable should go ahead without delay. The use of settlement limits to arbitrarily restrict suitable development from coming forward on the edge of settlements does not accord with the positive approach to growth required by NPPF and is contrary to basic condition (a).</p>	<p>Noted. Sites which have been developed have been removed. It is considered that the approach taken in the Neighbourhood Plan provides clarity to the local community.</p> <p>Noted. The use of settlement (village) boundaries is in line with the strategic policies of the MBC Local Plan.</p> <p>The congruence of the neighbourhood plan with the NPPF will be tested through Examination. This response assumes that the neighbourhood plan will not be reviewed, while the first paragraph on page 20 clearly states that it will be reviewed as necessary to keep it up to date. While the thrust of the response focuses on potential future need for housing, the proposed policy appears to apply to many types of development. Some</p>	<p>Policy updated.</p> <p>None required.</p> <p>None required.</p>
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<p>Beyond this, Gladman consider it necessary that the policy recognises, that within the plan period, it may be necessary for greenfield development, outside the development limits, to come forward to assist with meeting local housing needs. Gladman recommend that the policy is modified to allow for a degree of flexibility consistent with the requirements of the presumption in favour of sustainable development and allows for the consideration of sustainable development opportunities where these could assist with delivering the overall objectives of the Plan. The following wording is put forward for consideration:</p> <p>“When considering development proposals, the Neighbourhood Plan will take a positive approach to new development that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Applications that accord with the policies of the Development Plan and the Neighbourhood Plan will be supported particularly where:</p> <ul style="list-style-type: none"> - Provide new homes including market and affordable housing; or - Opportunities for new business facilities through 	<p>words in the proposed policy appear to be missing.</p>	
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<p>new or expanded premises; or</p> <ul style="list-style-type: none"> - Infrastructure to ensure the continued vitality and viability of the neighbourhood area. <p>Development adjacent to the existing settlement will be permitted provided that any adverse impacts do not significantly and demonstrably outweigh the benefits of development.”</p> <p>Reference is made to recent Godmanchester NP Examiner’s report supporting this approach.</p> <p>PWP 14. Separation of settlements, gateways and long views</p> <p>Policy PWP 14 states that any development south of Heath Road will be carefully assessed to avoid detrimental impact on long views in and out of the parish. Gladman re-iterate concerns expressed with regard to Policy PWP 2 ‘Loose Valley and Linton Greensand Ridge Landscape of Local Value’ and submit that new development can often be located in area’s without eroding the views considered important.</p> <p>In addition, as set out in case law, to be valued, a view would need to have some form of physical attribute. This policy must allow a</p>	<p>Noted. The policy does not preclude development, and the importance of long views is founded on the evidence of landscape assessment by landscape architects Colvin and Moggridge rather than “solely community support” as is assumed by the respondent.</p>	<p>None required.</p>
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<p>decision maker to come to a view as to whether particular locations contains physical attributes that would 'take it out of the ordinary' rather than selecting views which may not have any landscape significance and are based solely on community support.</p> <p>RH 6. Design of new housing development Policy RH 6 outlines that all housing development must meet the 9 specified design criteria. Gladman are concerned that this policy is overly prescriptive and suggest there is a need for flexibility in order for schemes to respond to sites specifics and the character of the local area. There will not be a 'one size fits all' solution in relation to design and sites should be considered on a site by site basis with consideration given to various design principles.</p> <p>Gladman therefore suggest that more flexibility is provided in the policy wording to ensure that a high quality and inclusive design is not compromised by aesthetic requirements alone. We consider that to do so could act to impact on the viability of proposed residential developments. Suggest regard should be had to para. 126 of NPPF 2019 (this recommends use of design guides and codes, tailored to circumstances, in plans and supplementary planning documents).</p>	<p>The aim of the specified criteria is to assist new development in meeting the characteristics of the local area and its demography, and the challenge of climate change, while delivering high quality development in line with the NPPF. They do not deal solely with aesthetics, as is suggested.</p> <p>The appropriateness of this policy, in an area of the country with relatively high land values, will be assessed by the Examiner. The policy includes flexibility to respond to exceptional circumstances.</p> <p>It is for the parish council to decide what approach to take in the neighbourhood plan, and they are not required to produce design codes or similar.</p>	<p>None required.</p>
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<p>Southern Water Southern Water is the statutory wastewater undertaker for the Parish of Boughton Monchelsea, responsible for the conveyance and treatment of wastewater arising.</p> <p>Policy PWP5 Supports provision (C) of Policy PWP5, as it addresses the often location-specific need for new or improved utility infrastructure to connect to existing networks, in accordance with PPG. (The response goes on to explain that since the Maidstone Borough Local Plan was adopted, changes in the way charges for wastewater connections for new development are made has led to changes in SW's approach.) This is not a constraint to development provided that planning policy and subsequent conditions ensure that occupation of the development is phased to align with the delivery of wastewater infrastructure, in order to avoid an increased risk of flooding. We therefore recommend the following additional provision be added to Policy RH 5B (new text underlined): <i>Development of this site for approximately 80 houses will be supported where:</i> ... <i>8. Occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.</i> and Policy RH 5D (new text underlined):</p>	<p>Noted</p> <p>Noted. As these changes appear to relate to all housing development and to be linked to conditions on planning permissions, the issue can be left to MBC's procedures for consulting Southern Water on planning applications.</p>	<p>None required</p> <p>None required.</p>
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<p><i>Development of this site for around 90 houses will be supported where:</i></p> <p>...</p> <p><i>6. <u>Occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.</u></i></p>		
<p>Maidstone Borough Council See Appendix 1 for letter and response schedule, and recommended actions/changes to plan</p>		
<p>Kent County Council See Appendix 2 for response and recommended actions/changes to plan</p>		
<p>Natural England Natural England does not have any specific comments on this draft neighbourhood plan. Refers to annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan. (This annex links to sources of information, and ideas for improving the natural environment). We have not checked the agricultural land classification of the proposed allocations, but we advise you ensure that any allocations on best and most versatile land are justified in line with para 112 of the National Planning Policy Framework.</p>	<p>Noted. Many of the relevant issues and opportunities set out in the annex are addressed in the neighbourhood plan eg landscape, biodiversity, or in the Boughton Monchelsea Masterplan landscape enhancement projects prepared by Colvin and Moggridge.</p> <p>Site allocations are those contained in the adopted Maidstone Borough Local Plan and have been fully justified.</p>	<p>None required.</p> <p>None required.</p>
<p>Highways England</p>	<p>Noted</p>	<p>None required.</p>

<p>.....is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset</p> <p>We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the M20.</p> <p>We have reviewed this document and supporting evidence and have no comments. However, please do continue to consult Highways England as the Boughton Monchelsea Neighbourhood Plan progresses.</p>		
<p>Historic England</p> <p>Confirm that Historic England have no matters to raise within our area of interest. We are pleased to congratulate the Parish Council on preparing a Neighbourhood Plan that demonstrates clear sensitivity to the historic environment, including consideration for both designated and non-designated heritage assets, as well as the wider character of the landscape.</p>	Noted	None required
<p>Chart Sutton Parish Council</p> <p>The Parish Council recognises what BMPC are trying to do and is in full support of the BM Neighbourhood Plan.</p>	Noted	None required

Appendix 1 Response by Maidstone Borough Council

No.	Policy or Text	Representation Note: Text additions are emboldened, and deleted text in strikethrough
20	Paragraph 4	<p>Amendment: Add text. "A proportion of the levy (15% capped at £100 per existing dwelling in each financial year ..."</p> <p>Reason: For clarity.</p> <p>BMNP response: Agreed. Change text as suggested.</p>
20	Paragraph 6	<p>Amendment: Policy PWP14 should be PWP15.</p> <p>Reason: Correction.</p> <p>BMNP response: Agreed. Change text as suggested.</p>
20	Paragraph 9	<p>Amendment: Change text. "It is anticipated that monitoring information will be publicly reported by to the Parish Council annually."</p> <p>Reason: The Borough Council monitors its Local Plan policies, and publishes the results annually in its Monitoring Report. The Borough Council is not responsible for monitoring the policies of Neighbourhood Plans.</p> <p>BMNP response: While it is understood that the Borough Council does not monitor neighbourhood plans, there is no reason why the Parish Council should not make use of Borough Council published information in monitoring and reporting on the neighbourhood plan. Change text as suggested.</p>
26	Section 4.3: Village Heart and Conservation Area	<p>Observation: There are three adopted Conservation Area Appraisals (CAA) within the parish which are not mentioned in the neighbourhood plan. These were drafted in consultation with the community and comprise:</p> <ul style="list-style-type: none"> • Boughton Monchelsea, The Green (adopted 26/03/08) • Boughton Monchelsea, Cock Street (adopted 27/02/09) • Boughton Monchelsea, The Quarries (adopted 27/02/09) <p>The CAAs identify Essential/Positive/Neutral/Negative buildings in each Conservation Area. Positive unlisted buildings identified in the CAs can be considered Non-Designated Heritage Assets. The neighbourhood plan identifies different buildings to those identified in the CAAs, so it would be helpful to cross-reference to the CAAs. (Also see comment on Section 4.4)</p>

BMNP response: Noted, add suitable text and cross reference to section 4.3 and 4.4.

26	Section 4.4: Designated and Non-designated Assets in the Parish Appendix 3: Non-designated Heritage Assets in the Parish	<p>Amendment: Re-title Section 4.4 'locally valued buildings and structures' or similar.</p> <p>Reason: 'Non-designated' heritage assets are assets identified by a local planning authority (NPPF Glossary definition, and PPG paragraph 039). These may include assets on a formal 'Local List' or those identified as making a positive contribution to a conservation area, as well as those identified through the planning process. It is best practice for locally listed buildings/non-designated heritage assets to be identified by a local planning authority, based on a set of criteria (Historic England Advice Note 7, 2016). This provides a sound basis for the designations and more robust planning decisions. (It is the intention to review the Maidstone Local List, including devising a set of criteria to ensure consistency across the borough). The buildings and structures identified in the neighbourhood plan are appreciated as being of local value but have not been identified by the Borough Council following the above steps. The buildings and structures identified in the neighbourhood plan can be assessed and added to the Maidstone Local List or Conservation Area Appraisal as part of a future review, as appropriate. (Also see comment on Section 4.3).</p> <p>BMNP response: Noted. See also letter from MBC dated 6th August 2019 in Appendix 3. No change.</p>
26 and 27	Paragraph 3 Map 7: Conservation Areas	<p>Amendment: Identify Ancient Woodland areas on map 7, as referenced in paragraph 3.</p> <p>Reason: Omission.</p> <p>BMNP response: As Ancient Woodland is shown on map 9, change the reference in para 3 to refer to map 9.</p>
27	Map 7: Conservation Areas	<p>Amendment: Rename 'Boughton Village' conservation area as 'The Green'.</p> <p>Reason: Correction.</p> <p>BMNP response: Noted, alter map to refer to The Green.</p>
29, 30 and 38	Section 4.5: Landscape Character & Landscape Assessment Map 9: MBC Landscape Character and Assessment Map PWP2: Loose Valley and Linton Greensand Ridge Landscapes of Local Value	<p>Amendment 1: Please refer to main letter for detailed comments. Delete references to conflicts and amendments regarding the Maidstone Landscape Character Area Assessment, and introduce a parish landscape designation for the area hatched on plan 9. Amend policy PWP2 (and supporting text) and section 4.5 to reflect the change.</p> <p>Reason: To conform to strategic policy SP17 of the Maidstone Borough Local Plan 2017.</p> <p>Amendment 2: Delete text. "Loose Valley and Linton Greensand Ridge Landscapes of Local Value" in policy PWP2 and elsewhere in the plan.</p> <p>Reason: To conform to strategic policy SP17 of the Maidstone Borough Local Plan 2017.</p> <p>BMNP response: Noted. See also Appendix 3 for further comments from MBC. Amend plan in line with suggestions.</p>

33	Map 10: Key Views	<p>Amendment: Add the direction of key views taken at viewpoints, and cross-reference to photos.</p> <p>Reason: For clarity.</p> <p>BMNP response: Noted. Amend map as suggested.</p>
39, 50 and 51	<p>PWP4(B)(ii): Provision for new housing development</p> <p>RH2: Affordable housing – local priority</p> <p>RH3(c): Redevelopment and/or remodelling of existing affordable housing provision</p>	<p>Strategic policy SP20 of the Maidstone Borough Local Plan seeks the provision of affordable housing as a percentage of market housing schemes to meet a borough-wide need. The criteria for the occupation of affordable housing provided under this policy is set by the Borough Council, and does not prioritise occupation for people with a proven local connection. Non-strategic policy DM13 of the Local Plan brings forward affordable local needs housing on rural exception sites, and people with a local connection are prioritised for the occupation of these homes. Policies RH2 and RH3(c) are not exception site policies. Definitions for 'affordable housing' and 'rural exception sites' are set out in the glossary of the NPPF.</p> <p>Amendment: Delete references to prioritising affordable housing for people with a local connection.</p> <p>Reason: To conform to the NPPF and strategic policy SP20 of the Maidstone Borough Local Plan 2017.</p> <p>BMNP response: Noted. It is understood that MBC does not currently prioritise people with local connections. However this was an important issue in community engagement, and it was felt that people with local connections should have the opportunity to occupy affordable housing in the parish, and contribute to the sustainability of the local community by being able to live where they have a positive connection, while not debarring others from moving into the parish. The policies apply "outside the Maidstone Urban Area" which means that they do not apply to the largest housing sites in the parish, but do apply in the more rural part of the parish where facilities are more limited. The Neighbourhood Plan has to "generally conform" to MBC strategic policies, and this is felt to be an appropriately balanced approach. No change.</p>
43	PWP11: Protecting woodland areas and planting native tree and hedge species	<p>The policy wording needs to ensure that existing landscaping/trees shall be retained and protected and that new native species (trees, hedges and other types of planting) should be planted where appropriate. Should only the preservation of vistas of the rural landscape be considered in this context?</p> <p>Amendment 1: Add text. "Development resulting in the loss or deterioration of existing...".</p> <p>Reason: To reflect the current wording of Ancient Woodland standing advice.</p> <p>Amendment 2: Refer to roadside trees in the policy, as opposed to tree belts. Define what is meant by 'corner woodlands'.</p> <p>Reason: For clarity.</p> <p>BMNP response: Noted. Change wording in part as proposed. It is considered that "roadside trees" could be taken to mean "trees on highway land" only, whereas what</p>

is meant is linear tree features along road edges which may be on private or public land, or partly on both. Add footnote to explain this and what is meant by "corner woodlands" ie clusters of trees on small areas of land at road junctions or in the corners of fields.

43 PWP12: Biodiversity in New Development

Amendment: Review the policy wording. Site layouts should seek to retain habitats where appropriate not 'maximise the retention of'. Landscape schemes should incorporate predominantly native species and include species particularly attractive to pollinators (which are often non-natives).

Reason: For clarity.

BMNP response: Noted. Disagree with the first comment because the examples given in the policy of mature trees, hedges and ponds are all habitats which are not quickly or easily replaced and should be retained as far as possible. Agree to add the word "predominantly" to clarify the role re pollinators.

52 BMNDP Sites 1, 2, 3 and 4:
to housing site allocations
55

Amendment: Retain text referring to housing sites allocated in the Maidstone Borough Local Plan 2017, but delete policies BMNDP Sites 1, 2, 3 and 4.

Reason: The policies are superfluous. Site 1 repeats adopted Local Plan policy H1(52), and local design matters are addressed in neighbourhood plan policy RH6. Sites 2, 3 and 4 have been granted planning permission.

BMNP response: Noted. The approach taken provides information for the local community. Just because a site has planning permission does not mean that it will be built out in line with that permission. However, delete the two sites which are under construction (Sites 2 and 3).

52 BMNDP Site 1: locally
known as Boughton Mount

Amendment: If the policy is retained, the site should be allocated for 25 dwellings because there is no justification to depart from Local Plan strategic policy H1(52).

Reason: To conform to strategic policy H1(52) of the Maidstone Borough Local Plan 2017.

BMNP response: It is considered that development should be confined to the area shown in the Neighbourhood Plan in order to respect the historic environment, and this could result in a small reduction in the number of houses which could be provided on the site. In contrast BMNDP Site 2 is considered to be capable of accommodating more development than set out in the Local Plan, more than compensating for the reduction on BMNDP Site 1. Therefore the amount of housing development provided across the four BMNDP Sites is considered to be in general conformity with the strategic policies of the Local Plan.

53	BMNDP Site 2: locally known as Fridays Chicken Farm (and map)	<p>Amendment: If the policy is retained, it is agreed that it should reflect the recently granted planning permission for 80 dwellings, as opposed to Local Plan strategic policy H1(54). The map attached to the policy reflects the Local Plan allocation boundaries, and it should be amended to reflect the planning permission.</p> <p>Reason: Correction.</p>
56	RH6(vii): Design of new housing development	<p>BMNP response: Delete as site is now under construction.</p> <p>Amendment: Change text. "... colourways and native natural landscaping species and layout".</p> <p>Reason: For clarity, because all plants could be considered 'natural'.</p> <p>BMNP response: Noted. Change wording as proposed.</p>
61	LRE2(a) and (c)(i): Development relating to existing businesses	<p>Amendment 1: Change text of LRE2(a). "... from key vantage points in the surrounding open countryside and the impact of development on the landscape".</p> <p>Reason: The impacts of development are often more than just visual, so impacts on the landscape and therefore landscape effects may also need to be considered.</p> <p>BMNP response: Agree, change wording.</p> <p>Amendment 2: Delete text for LRE2(c)(i). "Development is located ... near existing established built or landscape features.</p> <p>Reason: It is unclear why development would be located near landscape features because, for example, there are issues about potential adverse effects of development too close to existing trees or hedges.</p> <p>BMNP response: The intention is to use landscape features, as with existing built development, to contain and screen development and minimise sprawl. It is not suggested that any development should take place where it would damage existing trees and hedges. No change.</p>
62	Paragraph 3: Nature Reserve	<p>Amendment: Clarify whether the proposed Nature Reserve relates to a local parish-level classification or an ambition to create a Local Nature Reserve (LNR).</p> <p>Reason: Local authorities can create LNRs, but parish councils can only create LNRs if the Borough Council has given them the power to do this.</p> <p>BMNP response: Noted. This is intended as a parish level classification, though in time it may merit greater recognition. In any event, it is a parish aspiration rather than a land use policy.</p>
66	Appendix 1: Relationship between vision, objectives and policies - Objective 1, bullet point 2	<p>Amendment: Re-word sentence.</p> <p>Reason: It is unclear what is meant by 'sustainable visual impact'.</p>

BMNP response: It is considered that the word "sustainable", in its general meaning regarding not harming the prospects of future generations, is appropriate. No change to the plan.

76 Appendix 5: Boughton
to Monchelsea Masterplan –
80 landscape enhancement
proposals

Observations:

- There are several references to 'corner woodland' that need clarification.

BMNP response: See comment regarding response to page 43 above.

- Ivy removal is not always the preferred management option because of its biodiversity value. It should only be considered where ivy has become a nuisance or is preventing inspection/appropriate management of trees.

BMNP response: Noted, to be considered on a case-by-case basis.

- There are several recommendations for the planting of Common Elm. This is not one of the Borough Council's recommendations due to the repercussions of Dutch Elm Disease. If an appropriate native disease-resistant variety is being promoted to enable the re-population of this species, then it might be acceptable.

BMNP response: Noted, to be considered on a case-by-case basis.

Appendix 2 Response by Kent County Council

The County Council has reviewed the Neighbourhood Plan and for ease of reference, has provided comments structured under the chapter headings and policies used within the Neighbourhood Plan.

Section 3: Background to the Neighbourhood Plan

3.1 A brief history

KCC welcomes the fact that the historical context of Boughton Monchelsea includes archaeological aspects of Parish's past. However, there are additional items, set out below, which KCC recommends should be included within this section of the Neighbourhood Plan.

"Boughton Monchelsea has considerable potential for the discovery of Palaeolithic archaeological remains. Pleistocene mammalian remains have been found in loam-filled fissures in the Lower Greensand (Hythe Beds) at the Quarries. These include bovid, red deer, horse, hyena, mammoth and woolly rhinoceros. Mesolithic flints have been found at Furfield Quarry and Neolithic axes and knives have been found in the parish.

It was during the Iron Age that the area began to be used more intensively. The Iron Age enclosure at Quarry Wood Camp had extensive outlying remains, including earthworks that still exist along Back Lane. An Iron Age ditch, possibly part of a wider earthwork complex, has been found at Roman Way. There are possible Iron Age features at Pested Bars Road, a late Iron Age occupation site at Furfield Quarry and at Amber Green Cottage and there have been numerous discoveries of Iron Age coins from across the parish.

The area was well used during the period, partly perhaps due to a fork in the Roman road in the Flour Wents area, but also probably due to the presence of Ragstone quarries. In addition to the bath-house mentioned in the Plan, there was a walled cemetery at Lockham Wood, a building at Roman Way and occupation at Furfield Quarry and Pested Bars Road. There is less evidence of Anglo-Saxon activity in the area, but features have been found in the Pested Bars Road area. Medieval activity would have focused on the village of Boughton Monchelsea and there are numerous medieval buildings, mostly farmhouses, in and around the village which also includes St. Peter's Church."

BMNP response: As the title of the section suggests, this is intended to be a brief history. Inclusion of this amount of text will unbalance the section, which is not intended to be a full history of the parish.

No change.

3.2 Why do we need a Neighbourhood Development Plan?

KCC recognises that this section of the Plan considers the need to maintain the parish's rural character and plan settlement growth carefully. There are now a number of tools to help with this. KCC has worked with Historic England and the Kent Downs and High Weald AONB to prepare guidance on how historic farmsteads in Kent can be assessed for their suitability for new development or change of use. Where such development is permitted, it is important that it is in keeping with the existing character in terms of size, layout, routeways, massing and materials and that any archaeological remains associated with former phases of use are treated appropriately in the development management process.

BMNP response: Noted.

Add reference to the tool (www.highweald.org/look-after/buildings/farmsteads-and-hamlets.html) as footnote to third paragraph of page 13.

3.4 The relationship between the draft Neighbourhood Plan and Maidstone and National Planning Policies

With regards to the reference within the Neighbourhood Plan to the adopted Kent Minerals and Waste Local Plan – detailed technical comments from the County Council, as Minerals and Waste Planning Authority can be found in Appendix 1.

BMNP response: See comments on this document below.

No change to the plan.

Section 4: About our Parish

4.4 Designated and non-designated assets in the parish

The text states that Appendix 3 contains a list of non-designated heritage assets in the parish and that these have been identified by the local community. All of the items on the list, however, are architectural features and buildings. KCC considers that for the list to provide a comprehensive record, it should include any archaeological sites or historic landscape features that are also eligible to be considered as heritage assets.

KCC recognises that the list of non-designated heritage assets can never be truly comprehensive as new assets are being identified all the time. However, to ensure the list is as comprehensive as possible, it should state that the list presented only comprises architectural assets and other heritage assets that can be found on the Kent Historic Environment Record.² Appendix 3 should also state that the list is not fully comprehensive, to ensure that newly identified assets can be considered. With these suggested modifications, the County Council is supportive of Policy PWP3.

BMNP response: Noted.

Add suitable wording to page 26 and to Appendix 3 making reference to Kent Historic Environment Record, and to fact that list is not fully comprehensive.

4.5 Parish landscape character & landscape assessment

Boughton Monchelsea is a historic landscape that contains many surviving historic features, such as the patterns of tracks, lanes and hedgerows that give character to the parish. When considering the impact of either development or intensive agriculture on the countryside, it is important to understand the historic development of the landscape so that its essential character can be conserved. The Kent Historic Landscape Characterisation (2001) has identified the broad historic character of the landscape of Kent. Where it is to be applied locally, further study is needed to refine its conclusions. However, it remains an essential tool for understanding of the landscape of the Parish.

To be fully effective in local planning and development management, the Historic Landscape Characterisation should be backed up by more detailed case-by-case analysis at a parish level, to add greater detail through secondary sources. The County Council recommends that this would make a good volunteer project for the Parish Council and would be happy to discuss this further.

BMNP response: the Parish Council will consider this suggestion, meanwhile using the landscape evidence provided by landscape architects Colvin and Moggridge, as well as other published information, to support the management of the landscape in the parish.

Section 5: Policies and Proposals

5.1 Parish Wide Policies

PWP 5 - Improving landscape and amenity access between South Maidstone and Boughton Monchelsea

The County Council requests that paragraph A is strengthened by including the wording 'Public Rights of Way' (PRoW) as an example of suitable recreational uses. The inclusion of a specific PRoW policy reference would support the work of the County Council to deliver network improvements that fulfil wider transport, environment, health and social objectives across the Parish.

The Parish Council will be aware that there are gaps in the existing PRoW network. The County Council may have powers to address this network fragmentation (e.g. creation of new paths), however, the support of the Parish Council and residents will be required to successfully deliver this work. The inclusion of a PRoW reference within this policy would therefore be welcomed, as it would support and enable delivery of PRoW network improvements.

BMNP response: Noted.

Amend wording of policy PWP5 paragraph A to refer to Public Rights of Way as a suitable use.

Map 11 Indicative amenity & access improvements

The PRoW network is a valuable component of the movement network, providing significant opportunities for walking and cycling across the region. Considering the importance of this access resource, the inclusion of a map showing PRoW recorded in the Parish is welcomed. It is understood that the 'proposed footpaths/bridleways/cycleways' on this map are aspirational routes that have been requested during the consultation process for this Neighbourhood Plan. KCC would welcome any suggestions for improvements on the PRoW network that the Parish Council or local stakeholders may have.

BMNP response: Noted. The Parish Council will consider this suggestion, drawing upon both the neighbourhood plan and the Boughton Monchelsea Management Plan.
No change to plan.

PWP 6 - Sustainable connections

The County Council recommends that this policy should include the need for development to be well-connected to public transport services where possible, given their potential role in travel to/from key destinations such as Maidstone town centre.

It is noted that this policy seeks to ensure that new development provides opportunities for walking and cycling, which would encourage active lifestyles. However, it is requested that additional text is inserted within this section, stipulating that applicants for new development are encouraged to engage with the County Council as Local Highway Authority to develop sustainable transport links and contribute towards PRoW network enhancements to achieve this objective.

BMNP response: Noted. Agree to add text to introductory section, but the policy itself is about very local connections which would not be served by public transport, so no change to the policy.

Add to the introductory text on page 36, after "Church Street", "and connect to public transport services where appropriate. Developers should engage in early discussion about how their proposals can achieve these aims."

Map 11 identifies much of the highway network as quiet lanes. It should be noted that KCC does not have an adopted policy in respect of quiet lanes, so the roads are not formally afforded this designation. It should also be noted that the existing cycle route network is not shown on Map 11.

BMNP response: Routes are identified as quiet lanes as an aspiration, as is indicated in the footnote to the map.

It is considered that the scale of Map 11 does not allow easy amendment to show existing cycle routes.

PWP 7 - Sustainable drainage systems and water management

Boughton Monchelsea does not have a significant area of flood risk, however, there are some very localised flood problems. Areas of flood risk are associated with the river Beult on the southern boundary of the Parish and the Parish itself is traversed by some significant overland flow routes. The northern Parish area should be suitable for infiltrating drainage, with understanding of the possible ground stability issues in Hythe Formation. The southern areas have underlying geology (Weald Clay), which is poorly draining. It is important that drainage provision within any new development is appropriately considered. KCC recommends that the Parish Council considers the importance of management of surface water within the Parish and how it is included within new development. KCC recommends that the Neighbourhood Plan includes a policy on surface water, including details of the type and form of drainage which should be included within new development. Housing delivery sites should prioritise integrating sustainable drainage systems within green infrastructure. This is supported by the latest revision to the National Planning Policy Framework (NPPF) paragraph 165, which requires that "major development should incorporate sustainable drainage systems...[and] should where possible, provide multifunctional benefits." KCC recommends that the Parish Council refers to KCC's Drainage and Planning Policy Statement (June 2017), specifically the drainage policies defined in Chapter 5.4 It is recommended that the natural drainage flow paths are maintained and KCC would encourage the incorporation of any existing natural drainage features within any landscape proposal.

BMNP response: It is considered that the policy as written provides sufficient overall guidance, given that detailed KCC material also exists.

No change to plan.

PWP 9 – Local fibre or internet connectivity

The County Council is broadly content with the wording put forward with respect to broadband. The development sites within the Parish are of a suitable scale to be attractive to the industry to provide broadband at nil cost to developers at the point of build, as long as the Connectivity Statements prepared identify the correct provision at the optimum time.

BMNP response: Noted.

No change to plan.

PWP 11 - Protecting woodland areas and planting native tree and hedge species / PWP 12 - Biodiversity in new development

The County Council is generally supportive of these policies relating to biodiversity and the need to maintain current features within the Parish, such as mature trees/hedgerows and enhance the site for biodiversity. However, it must be clear that the identification of features/habitats beneficial to biodiversity must be acknowledged through ecological surveys.

There is a need to ensure that a Preliminary Ecological Appraisal (PEA) is carried out for all planning applications. The PEA includes recommended specific/habitat surveys and mitigation strategies and must be submitted with all applications. The results of these surveys must help inform the detailed site layout to ensure the areas of ecological interest are maintained.

BMNP response: MBC's Validation List for planning applications specifies that ecological and tree information be submitted with appropriate applications.

No change to plan.

PWP 13 - Traffic impact studies and increased parking provision

The County Council considers that this policy should require development to have an acceptable impact on the highway network and an adequate level of parking provision. This would acknowledge that there may be scope for any impacts to be mitigated.

The County Council requests clarity as to why specific reference is made to Church Street, the need to avoid unacceptable impacts is equally applicable on other roads.

In referring to evidence, KCC recommends that the policy states that Transport Assessments or Transport Statements will be required to identify the transport related impacts of a development proposal.

Rural lanes provide useful connections for Non-Motorised Users (NMUs) travelling between off-road PRow routes. Increased vehicle movements could introduce safety concerns for NMUs and potentially deter public use of the PRow network. Where negative impacts are identified within submitted traffic impact studies, developers should provide or contribute towards appropriate mitigation measures.

BMNP response: Noted. Church Street is mentioned specifically because the local community consider it to be a particular problem area on a day to day basis. It is considered that the policy itself does not require to be changed, but the reference to Transport Statements should be included.

Amend title and final sentence of policy to refer to "Transport Assessments" rather than "traffic impact studies".

PWP 15 - Planning obligations and Community Infrastructure Levy (CIL)

The increased population, as a consequence of future development, will undoubtedly add to the pressure and importance of KCC infrastructure and services, including the surrounding PRow network. It is critical therefore that some wording is included within this policy to secure funding to ensure necessary infrastructure is delivered.

New development provides opportunities to secure investment in the PRow network, which could enhance opportunities for active travel and outdoor recreation across the Parish. Developer contributions could be used to upgrade existing routes or create new path links that address existing network fragmentation issues. Consideration should therefore be given to the investment of planning obligation contributions and CIL funding into the PRow network. KCC would welcome future engagement with the Parish Council to consider local aspirations for access improvements, which could be delivered through development contributions.

BMNP response: Noted. The priorities for allocation of the parish's portion of CIL funding are a matter to be considered by the parish and reviewed from time to time. However, the reference to the BMAT Management Plan in the policy encompasses improvements to the PRow network.

No change to plan.

Section 5.2 Health and Wellbeing Policies

HWB 1 - Supporting local community facilities

Additional wording should be included within this policy text to ensure that new or improved community facilities are easily accessible to everyone. There should be sustainable transport connections available to the community facilities so that visitors are not dependant on private vehicle use to access the sites. New development should be expected to provide or contribute towards the creation of sustainable transport links.

BMNP response: While agreeing the sentiment, the character of the parish and its public transport services is such that it is not practical to expect that visitors to community facilities will not, in some cases, be dependent on private vehicles for access. However, it is agreed that in the case of new facilities the location should if at all possible be accessible by public transport, and that adequate parking should be provided.

Add to policy “f) provides adequate access and parking, and in the case of new facilities, are located so as to be accessible by public transport if possible”

HWB 1 - Supporting local community facilities

The County Council recommends that the policy makes reference to the imperative of suitable access and parking provision.

BMNP response: see above response and additional wording recommended.

Section 5.3 Rural Housing Policies

RH 6 - Design of new housing development / RH 8 - New dwellings in open countryside

There should be a requirement for applicants to show recorded PRoW on their development plans. Where PRoW would be directly affected by development proposals, plans should clarify intentions for accommodating, diverting or enhancing paths. It is recommended that the policy should clearly state that planning applications that would adversely affect the existing PRoW network will not be permitted.

The policy should state that new developments must provide sustainable transport choices, with walking and cycling routes available that provide realistic alternatives to short distance car journeys. New development should provide for a rich movement network and choice of routes that incorporate active frontages.

BMNP Response: It is considered that policy PWP 6 Sustainable Connections, covers this issue, given the general lack of public transport in large parts of the parish.

RH 5 C - BMNDP Site 3: Locally known as Thomas Cooke’s field Maidstone Borough Council ref: H1 (53)

It should be noted that the upgrade of the pedestrian crossing is a requirement of planning permission ref: 15/509961.

BMNP Response: Noted.

No change to plan.

Policy RH5 D - BMNDP Site 4: Kent Police Training School Maidstone Borough Council ref: H1 (28)

It should be noted that the section 106 agreement associated with planning permission ref: 12/0987 secures contributions towards ‘highway capacity improvements at the Loose Road/Sutton Road junction and approaches to the Town Centre Bridge Gyratory traffic signals junctions.’

BMNP Response: Noted.

No change to plan.

Section 6 - Other matters

Where required to make a new development acceptable and meet the requisite tests on necessity, relevance and proportionality, improvements to the public realm, bus services/stops and traffic management should be considered.

BMNP Response: Noted.

No change to plan.

Appendix 5 - Boughton Monchelsea masterplan – landscape enhancement proposals

The Parish is encouraged to engage directly with the County Council in relation to the access related improvements they want to bring forward. Several projects within the appendix are focused on improvements to the PRow network, including the creation of new routes, enhanced user accessibility and higher quality signage. KCC would welcome engagement with the Parish Council to consider the delivery of these projects and potential sources of funding for the works

BMNP Response: Noted, the Parish Council will liaise with KCC on these projects.

KCC response - Appendix containing comments on Minerals and Waste

The adopted Kent Minerals and Waste Local Plan 2013-30 (KMWLP) safeguards economic land-won minerals in Kent and any minerals and waste infrastructure. This is in line with the National Planning Policy Framework (NPPF) and National Planning Policy for Waste (NPPW) 2014 requirements to ensure that the County has sufficient mineral supply and waste management provisions.

Mineral Safeguarding

The Neighbourhood Plan does not propose any new development areas other than those defined in the now adopted Maidstone Local Plan 2011-31. The allocations (for housing) that are in the Plan area are:

- • Boughton Mount (Local Plan designation H1(52))
- • Fridays Chicken Farm (Local Plan designation H1(54))
- • Thomas Cooke's Field (Local Plan designation H1(53))
- • Kent Police Training School (Local Plan designation H1(28))

All are within the Mineral Safeguarding Area for the economic mineral Limestone Hythe Formation (Kentish Ragstone) and the mineral is safeguarded from sterilisation by Policy CSM 5 of the KMWLP. The following are exempt from mineral safeguarding given that they are within the defined urban area:

- • Kent Police Training School (Local Plan designation H1(28))
- • Boughton Mount (Local Plan designation H1(52))

Therefore, the following allocation sites are the subject of mineral safeguarding as defined by Policy CSM 5 of the KMWLP:

- • Fridays Chicken Farm (Local Plan designation H1(54))
- • Thomas Cooke's Field (Local Plan designation H1(53))

However, the adoption of the Maidstone Local Plan specifically excludes the need for a Minerals Assessment for non-mineral development allocation that may potentially sterilise the safeguarded Limestone Hythe Formation (Kentish Ragstone).

The Boughton Monchelsea Neighbourhood Plan clearly states that the non-mineral development allocations referred to above are allocations in the adopted Maidstone Borough Local Plan, and by implication they are now exempted from mineral safeguarding, the document (on page 16) states:

Much of the parish is also covered by Mineral Safeguarding Areas, for gravel and Kentish Ragstone, under the Kent Minerals and Waste Local Plan 2013-2030. This does not prevent development which is allocated in an adopted development plan, and a variety of small scale developments.

The County Council agrees with this statement. However, it should be noted that KMWLP Policy DM 7, that addresses when an exemption from mineral safeguarding can be invoked, is being reviewed at this time, as part of an Early Partial Review of the KMWLP. This Review relates to exemption criterion (7) of the policy and is proposed to be re-worded to clarify that for an allocation to be exempt from the presumption to safeguard from needless sterilisation (Policy CSM 5 of the KMWLP) mineral safeguarding has had to have been part of the process of the allocation's justification in a local plan that was subsequently found sound. Therefore, the situation may change, in that the safeguarded mineral that affects Fridays Chicken Farm (Local Plan designation H1(54)) and Thomas Cooke's Field (Local Plan designation H1(53)) may require a full Minerals Assessment to justify any exemption. This will be determined as part of the Inspector's examination of the Early Partial Review of the KMWLP which is currently with the Planning Inspectorate.

BMNP response: Noted. As Friday's Chicken Farm and Thomas Cooke's Field are under construction at the time of writing, no change to the neighbourhood plan is required to reflect the Early Partial Review of the KMWLP.
No change to plan.

Waste Management Facility or Minerals Infrastructure Processing/Handling Safeguarding

The Boughton Monchelsea Neighbourhood Plan does not affect any safeguarded waste management facility or minerals processing or infrastructure.

The County Council produced a Supplementary Planning Document (SPD) on minerals and waste safeguarding,¹ which should be referred to when preparing the above evidence of a Minerals Assessment.

The County Council welcomes an active dialogue when approaching safeguarding matters and is happy to provide further advice. The Minerals and Waste Planning Policy Team can be contacted on 03000 422370 or mwlp@kent.gov.uk

Appendix 3 MBC Additional Response in response to queries raised by BM NP Steering Group

Page 1 of 3

Anna Cronin
Director
Mole Ember Ltd
26 Seymour Road
East Moseley
Surrey KT8 0PB

6 August 2019

By email only

Dear Anna

Boughton Monchelsea Neighbourhood Plan

Thank you for your telephone call last week, explaining that the Parish Council has concerns over two matters raised by the Borough Council (MBC) in its representation on the Boughton Monchelsea Neighbourhood Plan (Regulation 14 consultation). The two issues we discussed included: the plan's proposed refinement of the Loose Valley and Greensand Ridge Landscapes of Local Value (LLVs) (Maidstone Borough Local Plan strategic policy SP17); and the identification of non-designated heritage assets in the plan. Following consultation with MBC's Team Leader (Heritage, Landscape and Design) and Principal Conservation Officer, I set out a response below.

Refinement of LLVs.

During our telephone conversation, you referred to the criteria MBC used to designate the LLVs set out in the MBLP:

- i i. Part of a contiguous area of high quality landscape;
- ii ii. Significant in long distance public views and skylines;
- iii iii. Locally distinctive in their field patterns, geological and other landscape features;
- iv iv. Ecologically diverse and significant;
- v v. Preventing the coalescence of settlements which would undermine their character;
- vi vi. Identified through community engagement;
- vii vii. Providing a valued transition from town to countryside.

The Maidstone Landscape Character Assessment (LCA) formed part of the assessment, but LLVs were not exclusively based on landscape character areas. A full explanation was given in MBC's representation. The approach the neighbourhood plan has taken is to seek to amend the LCA as the justification for refining the LLVs. Map 9 and the supporting text of Section 4.5 focus on the landscape character areas only, and there is no mention of how the proposed change meets the above criteria.

As we discussed, rather than trying to amend the LCA through the neighbourhood plan, I would recommend that the plan focuses on a refinement of the LLVs, using the Colvin & Moggridge (C&M) study as part of the evidence base and applying the criteria for designating LLVs set out in the MBLP. Map 9 should clearly show the two existing LLVs as per the MBLP Policies Map and separately identify the Parish Council's proposed designation, instead of reproducing the character areas from the LCA on the map. The cross-boundary issue will also need to be addressed. Given the borough-wide scale in the approach to designating LLVs, it is reasonable to expect variations following more detailed local assessments. It would be preferable for the new designation to be distinguished from the MBLP LLVs. The 'Boughton Monchelsea Valued Landscape' is a suggested title, but this is a decision for the Parish Council. As discussed, I am happy to review any draft changes to Section 4.5 that the Parish Council wishes to make.

Changes to the LLVs can be sought through reviews of the local plan. A review is currently underway, closing on 30 September 2019, and documents can be viewed and downloaded at <https://maidstone-consult.objective.co.uk/portal/>. The published Technical Document (page 48) explains that MBC does not propose to alter the LLVs as part of this review. However, the Parish Council can of course make representations seeking a review of LLVs based on additional evidence (the C&M study together with a justification of how the new area of landscape value meets the criteria for LLVs). Consideration can then be given to publishing the C&M study as a supplement to the Maidstone LCA. A 'made' neighbourhood plan that includes a policy to amend/extend an LLV boundary would be incorporated into the MBLP at the first review following the neighbourhood plan's adoption.

Non-designated heritage assets

Updated National Planning Practice Guidance (Paragraph: 040 Reference ID: 18a-040-20190723) states: "There are a number of processes through which non-designated heritage assets may be identified, including the local and neighbourhood plan-making processes and conservation area appraisals and reviews. Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence ... This includes information on the criteria used to select non-designated heritage assets and information about the location of existing assets."

Hence, non-designated heritage assets can be identified through neighbourhood plans, provided the site selection criteria that has been applied (overall and to each site) is clear. As highlighted in MBC's representation, you may find 'Historic England Advice Note 7' useful in this respect

<https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag018-local-heritage-listing/> - page 9 lists relevant criteria.

As an aside, although not raised in MBC's Regulation 14 representation, it may be worth adding in section 4.3 on page 26 of the neighbourhood plan that, in addition to the conservation area appraisals, there is a Conservation Area Management Plan for the three conservation areas combined (adopted 11/04/17).

I hope this letter allays the Parish Council's concerns, but please do not hesitate to contact me again should you wish to discuss matters further.

Kind regards,

Sue Whiteside

Principal Planning Officer (Strategic Planning)

t 01622 602338 Cc:

Lesley Windless

Clerk, Boughton

Monchelsea Parish Council

Deanne Cunningham

Team Leader (Heritage, Landscape and
Design), MBC

Paul Robertshaw

Principal Conservation Officer, MBC

APPENDIX K

BMC NHDP – OTHER ILLUSTRATIVE MATERIAL

Design South East meeting with BMNDP 23 April 2014 and walking/ travelling the parish bounds



Annual Parish Meeting May 2014




Parish Fete 2014 – Exhibition and timeline





Community-led landscape and built environment character assessment 6 September 2014




Boughton Monchelsea landscape character assessment

We would like your help to contribute to the Parish Neighbourhood Development Plan. When the weather is good and you are out and about this summer contribute to our self-guided community-led parish character assessment. All you need is this toolkit and to follow the next 5 easy steps.

1. Download a walkable area from the map of the parish that you would like to explore and survey at www.boughtonmonchelsea.org.uk, click on the link "Map for Boughton Monchelsea". Your map extract needs to be big enough to make notes on it.
2. Read through all the questions before starting. Take a pen and camera.
3. In each question you will see prompts. Circle the prompt that best describes what you see. Or write your own description.
4. Images speak a thousand words. So, take your camera and mark on the map where you took the photos and number them next to the following questions. (so that you know which photo relates to which area of enquiry).
5. And finally submit your completed forms and photos to the parish council office.
Parish Council, 80 Church Street, Boughton Monchelsea

Your evidence will contribute the parish wide characterisation study, which will in turn inform the Parish Neighbourhood Plan.

Be a bloodhound and discover your Parish.



1. General survey Name of Parish: _____ Name of Site: _____ Date: _____ Name: _____	2. Landscape (see prompt) (see prompt) (see prompt) (see prompt) Description, condition & quality: _____ Photo Ref: _____	3. Field Boundaries (see prompt) (see prompt) (see prompt) (see prompt) Description, condition & quality: _____ Photo Ref: _____	4. Buildings and Structures (see prompt) (see prompt) (see prompt) (see prompt) Description, condition & quality: _____ Photo Ref: _____
5. Landmarks (see prompt) (see prompt) (see prompt) (see prompt) Description, condition & quality: _____ Photo Ref: _____	6. Other (see prompt) (see prompt) (see prompt) (see prompt) Description, condition & quality: _____ Photo Ref: _____	7. Field Boundaries (see prompt) (see prompt) (see prompt) (see prompt) Description, condition & quality: _____ Photo Ref: _____	8. Buildings and Structures (see prompt) (see prompt) (see prompt) (see prompt) Description, condition & quality: _____ Photo Ref: _____
9. Landmarks (see prompt) (see prompt) (see prompt) (see prompt) Description, condition & quality: _____ Photo Ref: _____	10. Other (see prompt) (see prompt) (see prompt) (see prompt) Description, condition & quality: _____ Photo Ref: _____	11. Field Boundaries (see prompt) (see prompt) (see prompt) (see prompt) Description, condition & quality: _____ Photo Ref: _____	12. Buildings and Structures (see prompt) (see prompt) (see prompt) (see prompt) Description, condition & quality: _____ Photo Ref: _____



Parish Fete 2015

Boughton Monchelsea

Village Fete

& Dog Show

Village Hall & Recreation Ground

12pm Sat 4th July

ADULTS £1
CHILDREN FREE

- ★ Welly Wanging
- ★ Giant Bouncy Castle
- ★ Farmers Markets
- ★ Real Ale & Cider Bar
- ★ Craft Stalls
- ★ Face Painting
- ★ Cream Teas
- ★ Classic Cars
- ★ Pony Rides
- ★ Coconut Shy
- ★ Ice Cream
- ★ Burgers & Hot Dogs
- ★ China Smashing
- ★ Ferret Racing
- ★ Archery
- ★ Applause Outdoors
- ★ Traditional Childrens Games & Sideshows

World Tight Stretching Competition

Why not try for a **New World Record**

For more details please contact Angela Whybrow
Telephone 0797 089 8054 or email bmonvillagefete@hotmail.co.uk



Example Exhibition Board first draft of Neighbourhood Plan 2015, shown at Parish Fete

Boughton Monchelsea Neighbourhood Development Plan

This exhibition shows the story of our Plan – leading Boughton Monchelsea’s development until 2031:

It is the culmination of the extensive work that you as individuals, part of working groups and steering groups have achieved over the last 18 months.

The policies have been drawn from analysing everyone’s contribution. They will be starting point for deciding what development should take place, and the type and quality of that development.

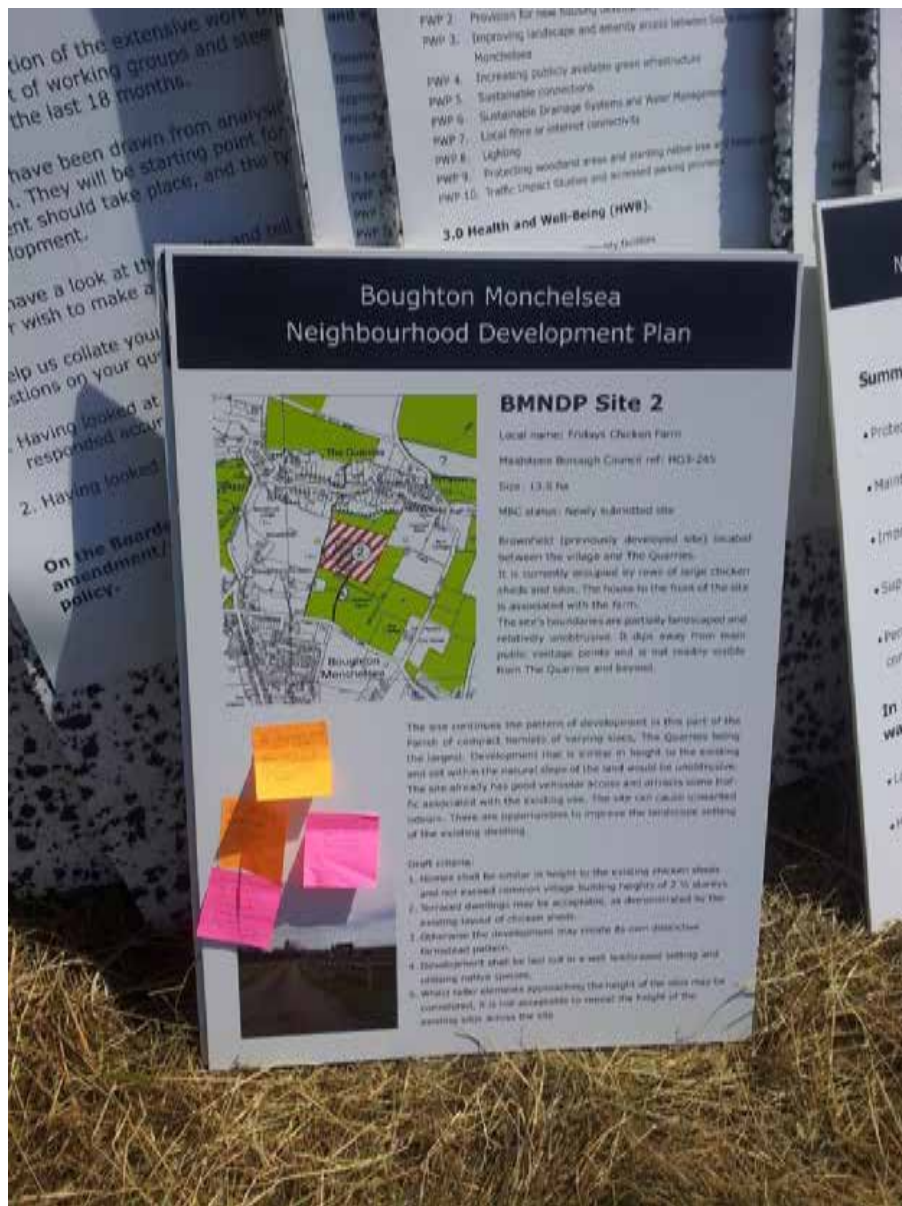
Please have a look at the results and tell us if you agree and/ or wish to make any amendments.

To help us collate your responses, please answer the two questions on your questionnaire for each policy:

1. Having looked at the policies I agree these have responded accurately to my wishes
2. Having looked at the policies I would like to add

On the Boards themselves, please also suggest any amendment/s using the post-it notes next to each policy.

Exhibition board with public comments on post-it notes



Be a Bloodhound and contribute to your Neighbourhood Plan

Saturday 6th September at 12pm

Meet with us at the village hall at 12pm where members of the Boughton Monchelsea Neighbourhood Plan group will lead small groups of 3 to 5 people to walk parts of the Parish, taking notes and photographs as we go.

After the walkabouts we will meet up again in the village hall for refreshments and to discuss the results of our surveys, which will be used to create the Parish-wide characterisation study, in turn informing the basis of our Neighbourhood Plan.

If it's raining - still come! We will do a 'virtual' characterisation study. If you don't know what one is then do turn up and see. Your local knowledge will be very valuable.

Please see the Parish Council website for further information, or to talk with one of the Councillors contact Cllr Doug Smith, Cllr Sara Evans or Cllr Jonathan Gershon.

Be a bloodhound, discover the Parish and help with our Neighbourhood Plan!



www.boughton-monchelsea-pc.org.uk

Cllr Doug Smith	01622 749077
Cllr Sara Evans	01622 749246
Cllr Jonathan Gershon	01622 743072

Interested in the future of Boughton Monchelsea?



Following on from the very successful Annual Parish Meeting on 15th May, please visit our website to download the presentations, a copy of the draft Neighbourhood Plan and the consultation questionnaire.

To see the draft Neighbourhood Plan and Landscape Assessment displays that were up in the village hall during the meeting, please drop into the parish office (north end of the village hall) where you can look over the display boards, read through the draft plan and pick up a copy of the questionnaire. The exhibition will be open from 9am to 8pm until Sunday 27th May.

Your views are really important to us and will help shape the future of our parish - please fill out a questionnaire or get in touch for more information

bmpcclerk@outlook.com

www.boughtonmonchelseapc.kentparishes.gov.uk

Neighbourhood Plan exhibition

OPEN NOW

Please come in and look around



Interested in the future of Boughton Monchelsea?



Please drop in to our Neighbourhood Plan exhibition in the parish office (north end of the village hall) which is open every day from 9am to 8pm until Sunday 27th May. You can look over our display boards, read through the draft plan and give us your comments by completing a questionnaire.

Alternatively you can download the draft plan and questionnaire from the Parish Council website and return your comments to the Parish Clerk via e-mail bmpcclerk@outlook.com or deliver to 80 Church Street, Boughton Monchelsea.

All questionnaires containing considered comments will be entered into a prize draw for a £50 voucher for a meal at the Curious Eatery.

Your views are really important to us and will help shape the future of our parish.

www.boughtonmonchelseapc.kentparishes.gov.uk

Help shape our future and be in with a chance of a £50 win at the same time!



BOUGHTON MONCHELSEA NEIGHBOURHOOD DEVELOPMENT PLAN

Over the last few years local people have been helping shape the future of the parish through the development of a Neighbourhood Plan for Boughton Monchelsea.

We will soon be consulting on the draft Neighbourhood Plan, to make sure that it reflects the issues which matter to local people, in a way which meets the legal requirements for neighbourhood plans.

**The consultation starts on Friday 26th April 2019
and ends on Friday 7th June 2019.**

There will be a short presentation of the draft neighbourhood plan at the Annual parish meeting on Tuesday evening 21st May at the Village Hall.

You can see the draft neighbourhood plan online at www.boughtonmonchelseapc.org.uk and download a comments form to return to us.

You can also see a hard copy at the following locations and pick up a form for your comments which you can return to the Parish Office at the Village Hall:

- The Village Shop/ Post Office
- Costa Coffee at Langley Park Farm
- The Curious Eatery
- The hairdressers
 - Hair by the Green in the village
 - Scissor Handz at Langley Park Farm
- St Peters Church
- The Cock Inn public house
- Marlpit Farm Shop