



BOUGHTON

MONCHELSEA

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

**SUBMISSION VERSION
MARCH 2020**

BASIC CONDITIONS STATEMENT

Basic Conditions Statement: Boughton Monchelsea Neighbourhood Development Plan – Submission draft March 2020

**Prepared in accordance with paragraph 8 of Schedule 4b of the Town and Country Planning Act 1990
(as amended)**

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1. Legal Requirements

1.1 The Submission Draft Plan is being submitted by a qualifying body

Boughton Monchelsea Parish Council, which is submitting this proposed neighbourhood plan, is a qualifying body in terms of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended). This is confirmed by decision of Maidstone Borough Council dated 29th October 2012, see Appendix 1 and 2. This also confirms the whole area of the parish as being covered by the proposed plan. The Parish Council approved the submission of the Neighbourhood Plan on 3rd March 2020.

1.2 What is being proposed is a Neighbourhood Development Plan

The proposed neighbourhood plan relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012 (as amended).

A number of documents are submitted to demonstrate this, including:

- Submission Draft Neighbourhood Plan – containing the Vision for the area and proposed land use planning policies for its achievement.
- Consultation Statement demonstrating how the community and stakeholders have influenced the content of the plan. During its evolution the Neighbourhood Plan has been consulted on as required by the Neighbourhood Planning Regulations 2012 and responses have been recorded and changes made as set out in the appendices to the Consultation Statement.

- This Basic Conditions Statement, which demonstrates how the Submission Draft Neighbourhood Plan complies with regulations and is in general conformity with strategic local planning policy set out in the development plan, as well as having regard to national planning policy.
- Supporting evidence as listed in Appendix 3.

1.3 The proposed neighbourhood plan states the period for which it is to have effect

The Boughton Monchelsea Neighbourhood Plan Vision, policies and delivery extend to 2031, to align with the Maidstone Borough Local Plan (adopted 2017). This is clearly stated in Section 2.0 of the Submission draft Neighbourhood Plan. The plan will be in force from the time it is formally “made” until 2031, and will be regularly monitored to ensure its continued effectiveness for the local community and reviewed as necessary (see Section 3.5 of the Submission Draft Neighbourhood Plan).

1.4 The policies do not relate to excluded development

The Submission Draft Neighbourhood Plan does not deal with ‘excluded development’ defined as county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

1.5 The proposed Neighbourhood Plan relates only to Boughton Monchelsea parish as the neighbourhood area, it covers the whole parish area, and there are no other neighbourhood development plans in place within this area.

2 Basic Conditions

2.1 Have Appropriate Regard to National Policy, and be in General Conformity with Strategic Local Policy

This statement demonstrates how the Submission Draft Boughton Monchelsea Neighbourhood Development Plan (BMNDP) has appropriate regard to national planning policy as set out in the National Planning Policy Framework 2019, (NPPF), and also how it generally conforms with strategic local planning policy as set out in the development plan, principally the Maidstone Borough Local Plan 2011-2031, adopted 2017.

Proposed policies in the BMNDP seek to refine and add to the interpretation of Local Plan policies to suit specific local circumstances, to ensure development is delivered efficiently and to the benefit of local people.

The Submission Draft Neighbourhood Plan contains a large number of policies, and in order to avoid repetition the approach is to:

- set out each policy using the reference number in the Submission Draft Neighbourhood Plan,
- and then cross refer to the most relevant section or paragraph of the NPPF,
- and to local strategic policy as set out in Section 4 of the Maidstone Borough Local Plan 2017,
- and provide commentary on how each policy has regard to national policy and generally conforms to local strategic policy.

The NPPF states that “The purpose of the planning system is to contribute to the achievement of sustainable development” (para 7) and states that achieving sustainable development has three overarching objectives (social, economic and environmental) for the planning system. It may be considered that cross referencing policies in the BMNDP to particular sections or paragraphs of the NPPF is to ignore the totality of the NPPF. However, the approach is practical and overall it gives a good view of how the BMNDP has taken on board, and relates to, national policy and translates this to the local level with the support of the local community and evidence. This is supplemented in Section 2.2 of this Statement, which considers how the plan contributes to sustainable development overall.

Where no local strategic policy in the Maidstone Borough Local Plan is considered to be relevant, none is referenced. As the role of the Neighbourhood Plan is to fine tune national and local planning policy to the very local circumstances of Boughton Monchelsea it is not considered problematical that not every neighbourhood plan policy has a direct relationship with a local strategic policy. The key issue is that the Submission Draft BMNDP is in general conformity overall with the Local Plan, and the conclusion is that it is.

Neighbourhood Development Plan policies need to meet the basic conditions in the opinion of the independent Examiner. They do not need to be agreed with the local planning authority or any other body. They will be subject to a public referendum if they meet the basic conditions. Maidstone Borough Council have offered helpful informal and formal advice at different times during the evolution of the Plan, the vast majority of which is reflected in the Submission Draft. While it is helpful to have Maidstone Borough Council's input and support, not least because they will use the policies in the Plan once it is "made", the approval of the Borough Council is not part of the Basic Conditions test.

Relationship between Submission Draft Neighbourhood Plan Policy and National and Local Planning Policy

Policy No.	Policy Title	NPPF ref.	MBC Local Plan ref.	Commentary
PWP 1	Ensuring a sustainable and resilient community	Section 8, esp. paras 91, 92. Section 14, esp. paras 148-154.	SP11, SP12, ID1	The policy seeks new infrastructure provision in line with the approach of the NPPF and is in general conformity with the relevant Local Plan strategic policies, including detailed policy DM23 of the Local Plan.

Policy No.	Policy Title	NPPF ref.	MBC Local Plan ref.	Commentary
PWP2	Priority Local Landscape	Section 15, esp. paras 170, 171	SP17	The policy identifies an area of Priority Local Landscape, based on up to date professional landscape assessment which identified an area of high quality landscape in the parish which is not protected through existing local policy.
PWP 3	Protection of Non-Designated Heritage Assets	Section 16, esp. paras. 184, 189, 192	SP 18	The policy identifies and seeks the protection of heritage assets of local value in line with national and MBC policy.
PWP 4	Provision for new housing development	Section 5	SS1, SP11, SP12, SP17	The policy makes provision for new housing in line with the NPPF and is in general conformity with the relevant Local Plan strategic policies. The NP makes provision for new housing development in line with its position in the spatial hierarchy, on sites allocated within the Local Plan which have not yet been developed, as well as through windfalls/conversions.
PWP 5	Improving landscape and amenity access between South Maidstone and Boughton Monchelsea	Paras 91,96,98	SS1, SP17	The policy has regard to the NPPF in encouraging the multiple benefits of use of open and undeveloped land and encouraging recreational use serving the wider area. This is in line with the Local Plan's spatial strategy (SS1), in particular paras 9 and 10, and Countryside policy SP17, and takes account of the particular opportunities offered by the location of Boughton Monchelsea relative to Maidstone.
PWP 6	Sustainable connections	Section 8. Para 91,98, Section 9	SS1, SP23	The policy has regard to the NPPF in regard to sustainable transport provision, and the extension of rights of way, and is in general conformity with the relevant Local Plan strategic policies regarding the provision of infrastructure to serve new development. In particular this policy focuses on linkages to

Policy No.	Policy Title	NPPF ref.	MBC Local Plan ref.	Commentary
				facilities for pedestrians and cyclists, as they are poorly served by the current network and improved provision will contribute to sustainable development aims.
PWP 7	Sustainable Drainage Systems and water management	Section 14, esp. paras 149, 150, 155-165		The policy has regard to the NPPF in regard to the need to increase resilience against climate change and in particular surface water flooding. It takes into account the particular characteristics of Boughton Monchelsea as evidenced by Environment Agency material.
PWP 8	Energy Efficiency & Renewable Energy	Section 14 esp. paras 150-153		The policy has regard to the NPPF in relation to the need to support moves to a low carbon future, as supported by the community.
PWP 9	Local fibre or internet connectivity	Section 10, para. 112 and para. 83	SP21	The policy has regard to the NPPF's support for high quality telecommunications to support sustainable economic growth, including in rural areas, and is in line with the Local Plan's strategic approach to encouraging flexible working and appropriate economic development in the countryside.
PWP 10	Lighting	Para 180	SP17	The policy has regard to the NPPF's support for limiting light pollution and for energy conservation, as well as the Local Plan's approach to development in the countryside. It takes into account the particular characteristics of Boughton Monchelsea as evidenced by community participation.
PWP 11	Protecting woodland areas and planting	Section 11 esp. para. 118, Section 14, Section	SP17	The policy has regard to the NPPF's support for increasing biodiversity and is in line with the Local Plan's approach to protecting the countryside and its landscape character. It takes

Policy No.	Policy Title	NPPF ref.	MBC Local Plan ref.	Commentary
	native tree and hedge species	15 esp. para 170		into account the particular characteristics of Boughton Monchelsea as evidenced by professional landscape analysis.
PWP 12	Biodiversity in New Development	Section 15 esp. para. 170	DM3	The policy has regard to the NPPF's support for minimising impacts on biodiversity and providing net gains in biodiversity where possible. While the Local Plan does not contain a specific strategic policy on biodiversity, DM3 does provide some support for this approach.
PWP 13	Transport assessments and increased parking provision	Section 9	SS1, SP12, SP23, ID1	The policy has regard to the NPPF's general approach to sustainable travel, and is line with the Local Plan's general approach to infrastructure provision, which identifies transport as a priority and seeks provision of infrastructure in line with development. It takes into account the particular characteristics of Boughton Monchelsea as evidenced by community participation.
PWP 14	Separation of settlements, Gateways and Long Views	Para. 79. Section 12 esp. para 125, 127	SS1	The policy has regard to the NPPF's general approach to design, creating and maintaining a sense of place and the integration of new development into its surroundings. It is in line with the Local Plan's spatial strategy which in SS1 para 9 seeks to protect rural character and prevent coalescence of settlements.
PWP 15	Planning Obligations and Community Infrastructure Levy	Para. 28. Section 8. General approach in paras. 54-57.	SS1, SP11, SP12, ID1	The policy has regard to the NPPF's general approach to supporting provision of community facilities and promoting healthy communities. It is in line with the Local Plan's general approach to infrastructure provision, and mechanisms as detailed in ID1 including the use of Community Infrastructure Levy.

Policy No.	Policy Title	NPPF ref.	MBC Local Plan ref.	Commentary
HWB 1	Supporting local community facilities	Section 8 esp. paras 91,92	SP11, SP12	The policy has regard to the NPPF's general approach to supporting provision of community facilities and promoting healthy communities, as well as good design. It is in line with the Local Plan's general approach to provision for community facilities as set out in policies SP11 and SP 12. It takes into account the particular characteristics of provision in Boughton Monchelsea as evidenced by community participation.
HWB 2	Allotments	Section 8, esp. paras 91, 96, 97	SP11, SP12	The policy has regard to the NPPF's general approach to supporting provision of open space of all types. It is in line with the Local Plan's general approach to the provision of community facilities as set out in policies SP11 and SP12.
RH1	Location of new residential development	Section 12, esp. paras 125, 127, and paras 13 and 29	SS1, SP17	This policy locates new development with particular attention to the character of the NP area, as set out in NPPF Section 12 paras 125 and 127 and in line with para 29 which enables communities to shape and direct development. It is in line with the Local Plan's general approach to the location of development as expressed in policy SS1, especially paras. 9 and 10, and the Key Diagram, and protection of distinctive landscapes as set out in paras 6 and 7 of policy SP17. It also takes into account the particular characteristics of Boughton Monchelsea as evidenced by community participation and professional landscape analysis.
RH2	Affordable housing – local priority	Section 5, and para 77 in relation to rural housing		The policy has regard to the NPPF's encouragement of housing provision to meet the needs of the community. As explained in the NP, and supported by community engagement, the local community consider it important that affordable housing provision should be positively related to local need, in order to

Policy No.	Policy Title	NPPF ref.	MBC Local Plan ref.	Commentary
				support social and economic sustainability. For this reason it is proposed in the NP that preference should be given to people with a local connection in allocating affordable housing.
RH3	Redevelopment and/or remodelling of existing affordable housing provision	Section 5		The policy has regard to the NPPF's encouragement of housing provision to meet the needs of the community. Existing affordable housing stock will need to be adapted to meet social needs and changing expectations of building sustainability, and this policy supports this approach, as well as requiring occupation by those with a local connection, in order to support community sustainability.
RH4	Housing allocations and phasing	Section 5	SP12	The policy has regard to the NPPF's encouragement of housing provision to meet the needs of the community. It is in line with policy SP12 in the Local Plan, which allocates sites for new housing in the NP area, several of which have yet to be developed.
RH5 A	BMNDP Site 1, known locally as Boughton Mount	Section 5 Section 12 esp. para 127	SP12 H1 (52)	The policy has regard to the NPPF's encouragement of housing provision to meet the needs of the community, and the importance of good design. It is in line with Local Plan policy H1(52) and reflects issues considered to be important in the local context.
RH5 D	Kent Police College	Section 5 Section 12	SP12 H1 (28)	The policy has regard to the NPPF's encouragement of housing provision to meet the needs of the community, and the importance of good design. It is in line with Local Plan policy H1(28).

Policy No.	Policy Title	NPPF ref.	MBC Local Plan ref.	Commentary
RH6	Design of new housing development	Section 12 esp. para 125 Section 14, esp. paras 149-150		The policy has regard to the NPPF's encouragement of housing provision to meet the needs of the community, and the importance of good design, including design to meet a low carbon and climate change resilient future. The policy makes explicit reference to the Local Plan's non-strategic policy DM1 Principles of Good Design.
RH7	Residential annexes	Section 12		The policy has regard to the NPPF's statement of the importance of good design.
RH8	New dwellings in open countryside	Para 79	SS1 SP17	The policy makes explicit reference to the criteria set out in para 79 of the NPPF, regarding the provision of new bespoke high quality dwellings in open countryside. It is in line with the overall approach of Local Plan policy to protect the character of the countryside.
RH9	Provision for gypsies and travellers	Planning Policy for Traveller Sites Aug. 2015	GT1 GT1 (2)	This policy takes into account Policies B and C of national policy published in 2015. This policy is in line with Local Plan policy.
LRE1	Rural economy	Section 8, Paras 83 & 84.	SS1 SP21	This policy has regard to national encouragement for appropriate types of economic development in the countryside. It is also in line with Local Plan policy on economic development, and takes into account the particular characteristics of Boughton Monchelsea as evidenced by community participation and supporting professional evidence regarding landscape and tranquillity.

Policy No.	Policy Title	NPPF ref.	MBC Local Plan ref.	Commentary
LRE2	Development relating to existing businesses	Section 3 Paras. 83 & 84.	SS1 SP21 SP17	This policy has regard to national encouragement for appropriate types of economic development in the countryside. It is also in line with Local Plan policy on economic development, and takes into account the particular characteristics of Boughton Monchelsea as evidenced by community participation and supporting professional evidence regarding landscape.

2.2 Contribute to the Achievement of Sustainable Development

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. According to the NPPF, at a high level “Sustainable” means ensuring that better lives for ourselves doesn’t mean worse lives for future generations. There are three overarching and interdependent objectives for the planning system, which are set out in para 8 of the NPPF: economic, social and environmental, which should be delivered through the preparation and implementation of plans and the application of policies in the NPPF.

NPPF para 9 requires that plans and decisions take account of local circumstances so that they respond to the different opportunities for achieving sustainable development in different areas. This is an acknowledgement that what constitutes sustainable development will be different in different areas.

Submission Draft BMNDP policies rely on evidence of local circumstances, both social, economic and environmental, derived from work on the Neighbourhood Plan and other evidence produced for Maidstone Borough Council to support its Local Plan.

As Section 2.1 of this Statement has demonstrated, the NPPF has been taken fully into account in preparing the Submission Draft Neighbourhood Plan and the Neighbourhood Plan therefore contributes in an appropriate way to the achievement of sustainable development through planning across the country.

The Maidstone Local Plan, adopted 2017, has been through an extensive Examination process to assess its adherence to sustainable development principles. The Submission Draft Boughton Monchelsea Neighbourhood Development Plan is required to align itself with the relevant strategic policies of the Local Plan, and in doing so it is considered to provide a positive, development orientated plan that is sustainable.

The Submission Draft BMNDP Vision is to ‘Meet the demands of the modern community whilst protecting and enhancing a sustainable rural environment’. This is elaborated in five Objectives which have a strong “sustainable thread” running through them. These support the unique opportunities offered by the local landscape and topography for both wildlife and sustainable business activity, as well as ensuring the local community can continue to thrive in appropriate housing with facilities to support its social and personal well-being. Carbon reduction and adaptation to and mitigation of climate change are also considered, with policies to support maintaining and increasing biodiversity, sustainable development techniques, low carbon transport as far as is practicable, and mitigate surface flooding. Appendix 1 of the Submission Draft

BMNDP sets out the relationship between the Vision, Objectives, and policies to help achieve them.

This Basic Conditions Statement demonstrates a positive overall alignment with the NPPF and Local Plan. Any variance is considered minor, and intended to support local interpretation of the concept of sustainable development, for example in relation to Boughton Monchelsea parish's location straddling both the urban area of Maidstone and a more deeply rural part of the district.

2.3 Be Compatible with EU Obligations

A screening process has been carried out by Maidstone Borough Council, as local planning authority, to determine whether a Strategic Environment Assessment or Habitat Regulations Assessment would be required in support of the plan in order to comply with EU Directives. In both cases it has been determined that the Boughton Monchelsea Neighbourhood Plan will not have significant environmental effects and that no European Sites will be affected by the policies described in the Neighbourhood Plan. (Appendix 3). The Submission Draft Neighbourhood Plan does not differ in significant respects from the version assessed by MBC in June 2019.

There is no requirement for strategic environmental assessment of a land use plan for a small area at local level unless its environmental effects are expected to be significant. While the Submission Draft Boughton Monchelsea NP contains policies for housing sites, all are allocated in the Maidstone Local Plan, which has itself been subject to environmental assessment and examination.

The Consultation Statement accompanying the Submission Draft BMNDP demonstrates thorough and inclusive public involvement in generating this plan and its supporting documents. The events and activities have been publicised widely through different media. Leaflet drops have covered all residential and business premises in the parish, and local facilities used by all parts of the community have been used to advertise events. The gypsy and traveller community have been approached through face to face interview using a set questionnaire and their views included in the creation of the policies. Therefore this aspect is considered to satisfy EU Obligations and the Basic Conditions.

2.4 Public Sector Equality Duty

This section seeks to illustrate how the public sector equality duty which applies to the Parish Council has been met in the preparation of the Submission draft BMNDP. In addition it should be noted that the

Submission draft BMNDP has been produced in alignment with the NPPF and Local Plan, which will themselves have been subject to this duty. Public bodies must, in carrying out their functions, under the Equality Act 2010 have due regard to the three aims of the general equality duty in the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.

The equality duty covers the nine protected characteristics: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. Public authorities also need to have due regard to the need to eliminate unlawful discrimination against someone because of their marriage or civil partnership status. This means that the first aim of the duty applies to this characteristic but that the other aims (advancing equality and fostering good relations) do not apply. Having due regard to the aims of the general equality duty is about using good equality information and analysis, at the right time, as part and parcel of the decision-making processes. In the process of producing the Submission draft BMNDP the general duty was met in the following ways.

Eliminating Unlawful Discrimination

The demographics of the area were taken from the 2011 Census and diversity monitoring data was collected at key points during plan preparation. Respondents were generally representative of the community with the exception of the protected characteristic of race, with the Gypsy and Traveller Community being missing or under represented. Steps were taken therefore to additionally engage with this group in a more focused and appropriate way at an early stage and their views influenced the development of policies.

The five plan Objectives identified through the consultation process reflect the wishes and needs of the whole community, and are linked to policies as demonstrated in Appendix 1 of the Submission draft BMNDP.

Advancing Equality

The Consultation Statement which accompanies the Submission Draft BMNDP demonstrates how different methods of engagement have been used over the evolution of the plan in order to engage the whole community as far as possible.

These steps include:

- Arranging events at varied times of day to suit different needs

- Combining BMNDP events with village events and groups to broaden the engagement base and allowing participants to feel comfortable in their normal environment
- Using both simple and more complex methods of capturing information to ensure that people were included and empowered to participate
- Feeding back information to demonstrate how people's contributions were being taken forward
- Using clear descriptions of the process so that people would not self-eliminate from the process
- Using visually attractive material hand delivered to all premises in the parish to advertise key stages

Fostering Good Relations

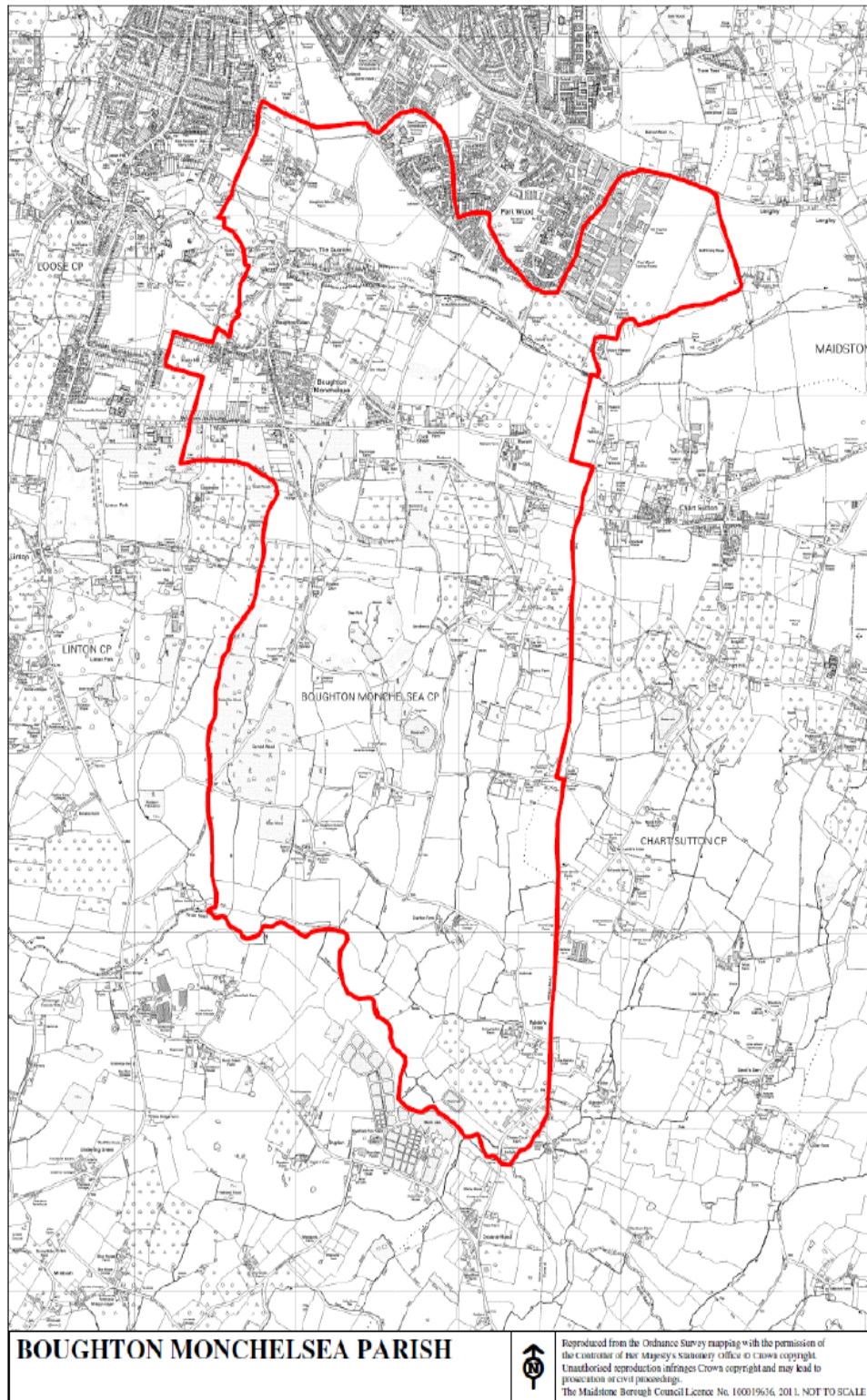
The process of producing the Submission draft BMNDP has required good relations to be fostered across the community in order for there to be an agreed Vision and Objectives, and general support for the document, while acknowledging that there will never be complete agreement on everything. A 'yes' vote at the final referendum can only be achieved if the members of the community agree with what has been developed on their behalf. The fostering of good relations between groups is therefore a positive outcome of the NDP process.

Appendices

Appendix 1 Designation of Neighbourhood Plan Area

On 29th October 2012 Maidstone Borough Council (MBC) formally confirmed that Boughton Monchelsea Parish Council is a qualifying body under the Localism Act 2011, and designated the whole parish as the neighbourhood plan area. In its decision MBC states "The Parish Council states that the parish is appropriate as a Neighbourhood Plan Area because a community led planning exercise has already been carried out in respect of the area, which resulted in the publication of the Boughton Monchelsea Community Plan in 2011. Indeed, the parish council works to include residents from all parts of the area in the life and activities of the parish. No representations were received during consultation and the proposed plan area (see Appendix 2) meets the criteria set out above. The plan area is considered acceptable in planning terms and the parish council has followed due process in line with the Neighbourhood Planning (General) Regulations, Part 2, S. 5(1)."

Appendix 2 Neighbourhood Plan Area approved 29 October 2012



Appendix 3 List of Supporting Evidence and Location

Maidstone Borough Local Plan 2017 and Proposals Map

https://maidstone.gov.uk/_data/assets/pdf_file/0005/171149/Local-Plan-v2-November-2017.pdf

Kent Minerals and Waste Local Plan

<https://www.kent.gov.uk/about-the-council/strategies-and-policies/environment-waste-and-planning-policies/planning-policies/minerals-and-waste-planning-policy#tab-1>

2011 Census Parish Profile

<https://www.kent.gov.uk/about-the-council/information-and-data/Facts-and-figures-about-Kent/population-and-census#tab-4>

Maidstone Landscape Character Assessment March 2012, Amended July 2013 - Jacobs

[http://services.maidstone.gov.uk/docs/Maidstone%20Landscape%20Character%20Assessment%20012%20\(July%202013\).pdf](http://services.maidstone.gov.uk/docs/Maidstone%20Landscape%20Character%20Assessment%20012%20(July%202013).pdf)

Borough wide Landscape Character Map

https://www.maidstone.gov.uk/_data/assets/pdf_file/0003/19749/Figure-12-Borough-Wide-Landscape-Character-Area-Map.pdf

Detailed Landscape Character Area Map

https://www.maidstone.gov.uk/_data/assets/pdf_file/0011/19748/Figure-13-Detailed-Landscape-Character-Area-Map.pdf

Maidstone Ancient Woodland Inventory 2012 – Weald and Downs Ancient Woodland Survey

https://www.maidstone.gov.uk/_data/assets/pdf_file/0015/12084/Maidstone-Ancient-Woodland-Inventory-2012.pdf

Maidstone Landscape Capacity Study 2015 - Jacobs

https://www.maidstone.gov.uk/_data/assets/pdf_file/0007/90475/Maidstone-Landscape-Capacity-Study-Sensitivity-Assessment-January-2015.pdf

Landscapes of Local Value Map 2015

https://www.maidstone.gov.uk/_data/assets/pdf_file/0007/99547/Landscapes-of-Local-Value-October-2015.pdf

Conservation Area Appraisals and Management Plan for Cock Street, The Green and The Quarries conservation areas

<https://www.maidstone.gov.uk/home/primary-services/planning-and-building/primary-areas/heritage-and-landscape/tier-3-primary-areas/conservation-areas>

MAGIC open access interactive map information about the environment provided by:

<https://magic.defra.gov.uk/>

The following documents can be seen on the Parish Council website at
www.boughtonmonchelseapc.org.uk.

Boughton Monchelsea Neighbourhood Development Plan Consultation Statement and Appendices

A-K

Boughton Monchelsea Landscape Management and Masterplan – Colvin and Moggridge 2018

Boughton Monchelsea Priority Local Landscapes - Colvin and Moggridge 2019

Boughton Monchelsea Housing Needs Survey 2018, Action for Rural Communities Kent

Various Evidence Documents:

Flood Risk in Boughton Monchelsea 2020

MBC Housing Register analysis for Boughton Monchelsea 2018

Boughton Monchelsea Housing Density Assessment