

CHESTFIELD PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD AT 7.30 pm on 14 November 2022

Present:

Parish Cllr Steve Bailey (Chairman)
Parish Cllr Chris Brealy (Vice Chairman)
Parish Cllr Tricia Chapman
Parish Cllr Pat Gibson
Parish Cllr Anne Loder
1 x vacancy
Amanda Sparkes, Clerk to the Council
CCC Cllr Ben Fitter-Harding
KCC Cllr Robert Thomas
Four residents

76. Opening of the meeting

Cllr Bailey welcomed everyone to the meeting.

77. Apologies for absence

Apologies for absence for this meeting were received and formally accepted from Parish Cllr Bob Todd (family commitment), Cllr Lorraine East (family commitment) and Cllr David Fitzpatrick (unwell).

78. Vacancy on the Council

The vacancy is to be advertised in the December magazine with a view to co-opting a candidate at the January 2023 meeting (after informal meetings with candidates beforehand in early January if necessary if more than one candidate puts themselves forward.) Cllr Bailey commented that the main criteria will be what a candidate can bring to the community.

79. Members' Interests

Cllr Chapman declared her usual interest in Grasmere Gardens due to the proximity of her home.

80. Minutes of the parish council meeting held on 10 October 2022

Cllr Chapman proposed, Cllr Brealy seconded and all Cllrs were happy that the Minutes be accepted as a true record of the meeting and the Chairman duly signed them.

UPDATES:

- CCC agreed that the Molehill Road/Shrubhill Road dog bin will be replaced with one of a different style. The Clerk sought an update after the last meeting and will chase again.
- UPDATE re the Maydowns Road rosebed – Cllrs resolved at the 10 October 2022 parish council meeting to proceed with removing the bed altogether and grass/reseed instead. Removal of most of the beds and slabs, except those leading to the existing bench, is in hand, the contractor having been appointed after the last meeting.
- UPDATE re the replacement of the noticeboard on the footpath to Sainsbury's in Primrose Way – the noticeboard has been ordered with estimated delivery w/c 19 December 2022. Cllr Bailey confirmed he has been in touch with the previous installer for replacement when able.
- NOTED a new side wall position has now been agreed with the WI for defibrillator and cabinet at the WI hall – the Clerk has taken delivery of it, and added it to both the insurance schedule and Fixed Asset Register. The contractor is to install it on 15 and 16 November 2022. Signage is in hand. The Clerk will arrange the zoom awareness training for its use.

81. Adjournment of the meeting

The meeting continued. A resident queried the junction/highways improvements linked to the Grasmere Pasture development. Cllr Brealy offered to research the final scheme.

82. City Councillor report – Cllr Ben Fitter-Harding

Cllr Ben Fitter-Harding advised that consultation on the draft Canterbury District Local Plan to 2045 (CDLP) is now running until 16 January 2023. He explained the two strategic sites for Chestfield (detailed later in these minutes.) He commented that for the proposed secondary school for Bodkin Farm, if KCC don't progress the school, then the proposal for the 250 homes to fund the school will

be dropped. CCC would not agree to more housing as the site is designated as green gap. The proposed strategic layout tries to keep the feeling of openness. If necessary, the site would roll forward for future secondary school provision at some point in the future.

Cllr Bailey commented that the school is much-needed. He has been talking to several residents who are generally supportive of a secondary school provision. Disabled access at the Swalecliffe station could be problematic though. Cllr Fitter-Harding commented that the aspiration is there and it would be a sustainable asset for Chestfield if done right.

Cllr Brealy advised another secondary school is also proposed at Greenhill in the CDLP. Cllr Fitter-Harding confirmed this is being proposed as an additional one. This and the Bodkin Farm site are the only two available and favourable sites by KCC for the coast at present.

Cllr Fitter-Harding advised there are several public briefings on the whole CDLP being offered, with one on 06 December 2022 at Whitstable Umbrella at 6pm and this is for any interested residents to attend.

CCC is budget setting, with a 2.24% increase in the Council tax proposed - a real term cut. The priority is to keep services protected against inflation. Some budgets have been increased – for streetlights owned by CCC – and for any bins broken during doorstep collections to be replaced free of charge rather than have to be paid for. £2m will be drawn from CCC's reserves. Cllr Fitter-Harding commented that the CCC budget for 2024-2025 will be challenging.

83. KCC Cllr Robert Thomas report

KCC Cllr Robert Thomas' report had been circulated prior to the meeting as follows:

Kent County Council is holding a consultation on a new primary school at Thanington. Details at <https://letstalk.kent.gov.uk/thanington-primary-school>

At last week's Joint Transportation Board two Active Travel proposals, in (Longport) Canterbury and Herne Bay (town centre), were recommended for approval.

<https://democracy.canterbury.gov.uk/ieListDocuments.aspx?CId=126&MId=13085>

You will of course be aware of the Local Plan consultation and the circulation plan for transportation movements around Canterbury. Please do check out the subset of consultations and submit your response(s) before 16 January. <https://news.canterbury.gov.uk/news/main-item/cabinet-urges-public-to-have-its-say-on-draft-planning-blueprint/>

Further to this there are two drop in sessions for associated strategies which are:

Tree and Woodland Strategy Thursday 1 December, 10am to 12pm

The Guildhall, St Peter's Place, Canterbury CT1 2DB

Open Space Strategy Monday 5 December, 2pm to 4pm

The Guildhall, St Peter's Place, Canterbury CT1 2DB

There is no need to register to attend, you can simply come along on the day.

An update about cycle lockers too <https://news.canterbury.gov.uk/news/cycle-lockers-available-at-watling-street-car-park/>

The council has unveiled its parking/park and ride initiative in the build up to Christmas <https://news.canterbury.gov.uk/news/free-park-and-ride-as-the-city-lights-up-for-christmas/>

Flytipping is always a scourge on the countryside. A small win announced but if there are other hotspots that need bringing to the council's attention do let me know. <https://news.canterbury.gov.uk/news/woolage-green-flytipper-pleads-guilty-in-court/>

To keep abreast of the upcoming decisions by the council's cabinet there is a forward plan detailing what, when and who etc. The latest version can be viewed at <https://democracy.canterbury.gov.uk/mgListPlanItems.aspx?PlanId=302&LLL=0>

Nasons redevelopment given the go ahead overcoming Stodmarsh issues. <https://www.kentonline.co.uk/canterbury/news/green-light-for-drastic-26m-high-street-transformation-276671/>

Kent County Council has a consultation on a country parks strategy <https://letstalk.kent.gov.uk/countryparksstrategy>

Through my open space contacts, at East Kent Parks Forum, we're hoping to hold a briefing session in the first week of December.

Cllr Thomas also advised the Highways Improvements Plans Short Focus review is just concluding its recommendations.

84. Use of Section 101

Use of section 101 Scheme of Delegation to the Clerk in conjunction with a minimum of two councillors since the last meeting: None.

85. Authorisation of Accounts

The Clerk presented finance sheets detailing the further online payments for October of £952.48, and payments for November to date totalling £4,865.21. The finance sheets were signed by the Chairman.

86. Financial matters

RECEIVED the bank statement and bank reconciliation for October and RESOLVED the signature of a councillor other than the Chairman thereon;

NOTED that on 17 October 2022 the Clerk submitted an inline VAT refund claim for the period 01 June 2022 to 30 September 2022 totalling £563.25.

RECEIVED the report from the Internal Auditor for the six-monthly audit undertaken on 17 October 2022. There are no areas of concern. Cllr Bailey commended and thanked the Clerk.

Community Quiz held 14 October 2022

Income and expenditure figures were detailed and reported on a Supplementary Finance appendix to the meeting. Cllr Bailey commented that the event was successful and brought people together again. Overall profit is £136.53. The event was done in conjunction with Hackington Parish Council. Cllr Chapman proposed, Cllr Brealy seconded and all councillors agreed that half the profit should be allocated to the Chestfield bulb planting project and half be paid to Hackington PC for their climate change initiatives.

Advertisers' annual renewal

NOTED:

22 advertisers have now renewed and paid bringing income totalling £2,490

3 advertisers wish to renew and are yet to make payments totalling £250

One new advertiser is to run from December 2022 edition at £50.

4 advertisers chose not to renew.

Local Government Pay claim 2022-2023

NOTED that the NJC Trade Unions have now agreed new pay scales for 2022-2023 backdated to 01 April 2022. The new monthly salary for the Clerk will therefore to be implemented in the December 2022 pay along with a one-off taxable and pensionable back pay payment.

More new trees at the CCC owned Radfall Recreation ground

As previously reported, there are several gaps that could be filled with trees, possibly up to 12 trees. CCC officers felt that although non-native from a biodiversity point of view, species could include White Walnut, Eucalyptus gum, and magnolias. (At the July 2022 meeting Councillors agreed to accept this in principle. When the information is to hand this will be progressed under Section 101 delegation to the Clerk in conjunction with councillors.)

However, the officer concerned who had agreed to map out a site layout with costs has now left CCC. The Clerk heard from a new contact on 14 November who has requested a virtual meeting to move this forward again.

87. Grant application from Maydowns Road Residents Association

Councillors considered a grant application for £250 from Maydowns Road Residents Association for 5 x new trees in Maydowns Road, against total project costs of £400 to replace 8 trees that have died. Cllr Bailey proposed, Cllr Loder seconded and all councillors agreed the £250 grant.

88. Grant application for Kendal Meadow roundabout replanting

Councillors considered a grant application from Kendal Meadow residents: For the small raised roundabout on the Kendal Meadow development outside number 16 (left hand part of the development) a group of residents would like to replant this with a central evergreen fir tree with surrounding flowers/shrubs such that it looks appealing all year round and especially can be festively decorated at Christmas when the entire development tends to get together for a central event. Grant sought is £600 against total project costs of £850 with residents to do the initial planting work themselves and undertaking future maintenance. If approved this project would become a joint venture with the parish council applying for a highway's cultivation licence etc and covering insurance liabilities for volunteers.

Cllr Loder commented that it does need doing and would approve the appearance but there is a query about the current and long-term maintenance. The estate has a Management Company – should it be their responsibility along with grass cutting etc? She will get details of the management company for the Clerk to make enquiries about responsibilities, levels of reserves, etc. This grant will be revisited at a future meeting.

89. Replacement of wooden Seats on footpath CW69

Cllrs resolved at the October 2022 meeting to replace the two wooden seats on CW69 (one has a broken arm) with recycled material benches. Cllr Todd had kindly research alternatives and these options were presented. Cllr Bailey proposed one, Cllr Chapman seconded and all councillors agreed with the preferred choice. The Clerk will progress this.

90. Community event for 2023

Cllrs considered whether to undertake another community event like the Jubilee event at the cricket club in 2023. Cllr Bailey commented that the Jubilee event was a huge success and people have asked for another one. All councillors resolved that the Clerk should speak to the cricket club for a date in June or July 2023 and book the inflatables etc.

91. Chestfield grounds maintenance contract 2023-2024

Cllr Chapman proposed and Cllr Brealy seconded and all councillors RESOLVED to reappoint AJL Garden Services as the parish council's public right of way maintenance contractor for 2023-2024 based on the company's retender specification. The Clerk was asked to confirm this with AJL Garden Services and offer a six-month review during the 2023-2024 season. For the PROWs maintenance and odd jobs requested adhoc such as weeding of the outdoor gym there is an uplift of 10% / £35 per month from the 2022-2023 season. For the summer planting and winter planting refurbishment of the play park Planters AJL Garden Services will provide separate quotations at the relevant times to reflect market conditions and costs at the prevailing times. For any other jobs/projects that may arise during 2023-2024 AJL Garden Services to provide quotations as per specification given by the parish council at the appropriate time and the parish council will follow its financial regulations as appropriate.

92. Community Infrastructure Levy (CIL) payment

Community Infrastructure Levy (CIL) is a charge on most new development, charged per square metre based on fixed rates set out in the CIL Charging Schedule. CCC charges and collects CIL and splits the levy receipts into 3 pots: 80% Strategic Allocation, 15% Neighbourhood Portion and 5% administrative costs. The 15% Neighbourhood Portion is passed to parish councils. NOTED notification from CCC on 21 October 2022 of a bank transfer for the first CIL payment for the period April-October 2022 of £3,744.68. This was discussed against the parish council's previously agreed "CIL Wish List". Monies should be spent within 5 years. It could be spent now or saved in the Accounts under a CIL schedule to add to future payments for a larger project.

Cllr Bailey commented he would like to see what, if any, challenges the development of Grasmere Gardens may bring. The Clerk explained that CCC has confirmed that provision of a new noticeboard would be classed as CIL expenditure. It was agreed that the Clerk should speak to Kitewood about this idea, ask if a location could be suggested and found now – a noticeboard would be welcoming for the new residents and it could also be used by Kitewood too. Cllr Chapman advised landscaping at the entrance is happening now. The Clerk was asked to make enquiries with Kitewood about whether they would arrange installation through their contractors – or even meet the purchase costs too.

Cllr Brealy commented that he would like to see improvements to the condition of the unadopted part of Grasmere Road as part of the upgrade to the cycling provision linked to the CCC cycling strategy and linked to the Brooklands Farm strategic development, but CIL monies of 3744 would not be enough yet. He advised a barrier has now been installed at the top end of Grasmere Road now.

93. **Budget and Precept for 2023-2024**

Three options for a precept for 2023-2024 were presented: OPTION 1 – a precept of £70,582, a 9.15% increase on 2022-2023; or OPTION 2 – a precept of £67,582, a 4.5% increase on 2022-2023, with some budget items if required/progressed to be met from a grant and/or unrestricted reserves already held; or OPTION 3 – a precept of £64,673, a 0% increase on 2022-2023 level, with unrestricted reserves together with potential grant(s) balancing the budget. A decrease is not considered an option in case of referendum principles being applied to the parish and Town councils' sector.

The parish council has healthy unrestricted reserves; there is the cost of living crisis for many at the moment, and the tax base will increase next year as the new homes at Grasmere Garden become occupied enabling a rise in the precept to be shared over more households. Cllr Bailey proposed, Cllr Loder seconded and all councillors were unanimously agreed and RESOLVED to adopt a budget as set out in the supporting document of £70,582 for 2023-2024 as a forecast of where the parish council plan to spend the money, and RESOLVED Option 3, keeping the precept the same amount as last year and supplementing from unrestricted reserves and potential grant(s) eg for the community event, as the favoured option for a precept for 2023-2024.

94. **Christmas Activities**

i) **CHRISTMAS TREE, LIGHTS and BANNER**

Cllr Bailey and Cllr Brealy will install the Christmas tree, lights and advertising banner at St Joseph's Catholic Church as in previous years. The Clerk will ask Cllr Todd if he is available to help them too.

Cllr Bailey proposed and Cllr Brealy seconded the purchase of armoured sleeping policeman-style cable holders to make the installation safer – Cllr Bailey will buy this.

Cllr Brealy proposed and Cllr Loder seconded and it was RESOLVED that the Clerk order a new date sticker for the banner.

ii) **CHRISTMAS LIGHTS JUDGING COMPETITION**

Cllr Bailey proposed and Cllr Gibson seconded and all councillors agreed to carry out the Christmas Lights competition again this year. Cllr Gibson and the Clerk draw up the shortlist and Cllr Bailey plus either Cllr Chapman, Cllr East or the Clerk, depending on availability to do the final judging

Authority was given to the Clerk to purchase/make up a Christmas Hamper as the prize, and Cllr Bailey as Chairman will make a presentation speech at the Christmas carol event and award the hamper.

Cllr Bailey advised that he would like to use some of his Chairman's allowance to purchase an extra hamper this year for a resident/previous winner who is leaving the village soon and who has given many years of enjoyment to the community through her spectacular Christmas lights display.

iii) **CHRISTMAS CAROLS EVENT**

This is confirmed as Wednesday 21 December 2022 at 7pm on the green outside St Joseph's Catholic Church. Authority was given to the Clerk to do the shopping for the event. The Clerk will write to Rev. Simon Tillotson, St John's Baptist Church Swalecliffe & Chestfield, and Canon Philip Glandfield at St Joseph's to ask them for programme amendments; and she will write to the organist to confirm details.

Once programme amends are confirmed that the Clerk will arrange the printing.

Cllr Loder offered to help in the kitchen on the night. As in previous years the Clerk will contact the Rotary Club to see if they would supply any volunteers too.

Payment donations – one for each Church and one for the organist were discussed and £45 for St Joseph's (to be higher for this year and future events as they supply electricity for the lights etc) – and £35 for St John's church and £35 for the organist – were agreed.

95. Clerk's Report

Southern Water's draft Water Resources Management Plan

Southern Water will soon be consulting on its draft Water Resources Management Plan (WRMP) – setting out proposals for securing the water needs of customers and businesses, while protecting and improving our environment for future generations.

For the first time, its draft plans have been informed by a region-wide plan to futureproof our water supplies. Through Water Resources South East (WRSE), Southern Water has worked with the other five companies supplying water to the South East to propose a truly regional solution – considering the needs of the environment, public water supply and crucial sectors such as energy and agriculture.

Its WRMP includes substantial reductions in demand and leakage, as well as significant investment in infrastructure. This includes new reservoirs, water recycling, desalination plants, and transferring water from other regions around the network.

To help explain the plans and how they link together, Southern Water is hosting webinars with colleagues from other water companies during the consultation.

NOTED the Clerk and Cllr Fitzpatrick have booked to attend a webinar on 22 November 2022 hosted by WRSE. This webinar will provide an outline of the regional plan as well as an overview of each company's plan and how they are connected.

CCC's Member's Code of Conduct and Arrangements for dealing with Councillor Conduct Complaints

The CCC's Head of Legal Services & Monitoring Officer emailed all parish clerks on 14 October 2022 to advise she is submitting a report to CCC's Standards Committee on 21 November 2022 proposing some amendments to CCC's Member's Code of Conduct and Arrangements for dealing with Councillor Conduct Complaints. Both documents form part of the Council's Constitution. It will also be presented to CCC's Council meeting on 5 January 2023.

The suggested amendments to these documents have been prompted by recommendations in various reports and government responses/guidance to those reports, including the Committee on Standards in Public Life report from January 2019, the Local Government Association's Model Code of Conduct and the government's guidance for dealing with councillor conduct complaints.

The Kent Secretaries group, a forum for Heads of Legal and Monitoring Officers across the county, set up an officer's working group to review all the reports and guidance documents recently issued in order to produce a recommended Kent Member's Code of Conduct and Arrangements for dealing with Councillor Conduct complaints to provide a consistent approach across Kent with the advantage of providing consistency to dual hatted members and also assist MO's (monitoring officers) and IP's (independent persons) if they assist other authorities, safety in numbers due to input from numerous Heads of Legal and any issues arising for one authority can be raised with the group and solutions sought to improve the documents further. However, ultimately it is for each authority to adopt their own Code of Conduct and Arrangements for dealing with complaints. Parish Councils have the flexibility to adopt their district Council's Member's Code of Conduct or any other version they consider appropriate. Complaints regarding the conduct of Parish Councillors will be dealt with by the District/City Council's Monitoring Officer in accordance with that authority's Arrangements for dealing with such complaints.

The Kent Secretaries group have adopted the majority of the LGA's Model Code of Conduct save for some introductory and explanatory paragraphs and the civility/respect section. "Disrespect" was included in a previous Model Code but later removed due to concerns that the definition of "disrespectful" was subjective and resulted at the time in an increase in the number of petty complaints. The Kent Secretaries Group considered it would suffice for this aspect to be covered by the existing sections of the Code re bullying and bringing the council into disrepute.

As a starting point CCC's Monitoring Officer has made suggested amendments to CCC's Member's Code of Conduct and Arrangements for dealing with councillor conduct complaints. The Clerk will download the CCC report when available and circulate to councillors.

96. Highways

NOTED that the Clerk's partial write-up of the virtual KCC Parish Seminar held on 13 October 2022 was circulated to Cllrs prior to the meeting – some presentation slides are awaited to be able to finalise this – the final version will come to the next/future meeting.

NOTED a request on 12 October 2022 was emailed to CCC for a length of double yellow lines at the junction of Polo Way with Chestfield Road, on safety grounds.

The Clerk was asked to request a refresh of the 30mph roundels on Radfall Hill which are very worn away.

Update of the parish council's Highway Improvement Plan

The Clerk and KCC Cllr Robert Thomas attended a virtual meeting with two Kent Highways officers on 03 November 2022 to update the parish council's Highway Improvement Plan.

There are three things to report:

- i) **For the Railings repeatedly hit at the roundabout adjacent to petrol filling station and Swalecliffe Train Station** - Red reflectors have now been attached (October 2022) to the Pedestrian Guard Rail to highlight the radius of the kerbline.
- ii) **Dukeswood junction with Radfall Hill** - The parish council has had a long held desire for the provision of a new "Right Hand Turn" pictorial hazard warning sign on the approach from Canterbury to Dukeswood entrance. Speedwatch statistics back this request up. Cars travel at speed down the hill, and a car wanting to turn right can be stationary waiting to cross in. It has been witnessed that cars going too fast overtake the stationary car on the wrong side of the road. The land is SSSI designated on either side – whereby KHS cannot just cut back vegetation. Additionally, there is no highways owned land here.
KCC has agreed to install a "SLOW" road marking. And also investigate the installation of a "Junction Ahead" road sign, depending on verge ownership (KCC own the carriageway but not the verge land)
- iii) **For possible drop kerbs on the Allied London CW69 footpath route** - KHS do not install additional dropped kerbs if there are suitable ones existing (eg household driveways) – nor would they install a new dropped kerb directly opposite a junction. Plantation Road and Share and Coulter Road have existing dropped kerbs/driveways that can be utilised. But Polo Way can be improved and KHS has offered to install a dropped kerb here: The Clerk confirmed to KHS that CW69 to the east of Polo Way has cycle barriers x 2 and a stretch of double yellow lines across it – but there is a junction opposite – so KHS can locate a new dropped kerb on the east side between the footpath and the junction with Beechcroft. Only one dropped kerb is necessary as a dropped kerb/driveway exists on the opposite (The Russets) side of the road at No.17 Polo Way.

Concerns re parking near Radfall Recreation ground

At the October 2022 parish council meeting, a resident raised issues about parked cars for those attending matches at the Radfall recreation ground at weekends – Saturdays for juniors, but a bigger problem on Sundays for adults matches. This issue has been going on for years. The resident explained KCC had given him three cones but drivers ignored these and parked on the unmarked area for the bus to stop at the bus stop, causing the bus to have to stop in the middle of the road. Cars are also parked on the junction of Molehill Road, in Cherry Orchard and on Chestfield Road grass verges. There is a problem too of cars reversing out of the recreation ground car park into Chestfield Road – made more dangerous by the cars parked on the opposite side.

UPDATES:

The Clerk, Cllrs Fitzpatrick and Todd, met on-site on 19 October 2022.

i) *Car park extension*

There is scope to extend the car parking by a round 40m x 17m approximately, to create 30 or so additional spaces – almost double the current capacity. Whilst a car park extension was explored with CCC in 2011, this proved very unpopular with Chestfield residents living nearby and was not pursued. There may now be a change of opinion and Cllr Fitzpatrick offered to do a revised drawing for a car park extension, with an in and out access incorporated this time. A double entrance would probably mean the loss of one tree. It might also mean the loss of a small marked out pitch?

RESOLVED to ask Cllr Fitzpatrick to progress this and then submit details to CCC officers and the CCC Ward councillors for comment/consideration.

The extension will need funding if CCC is in agreement. As the Brooklands Farm site next door has been selected for housing, a primary school and a SEND school, a car park extension could ultimately benefit the schools and their need for parking? There might be developers' contributions negotiable as a car park extension could benefit the proposed primary and SEND school?

RESOLVED that the Clerk discuss this at the meeting with Brooklands Farm planning team.

NOTED that consultation with residents will be required.

II) *TO CONSIDER lowering the hedge height on the Chestfield Road frontage:*

One of the reasons residents were opposed to any car park extension in 2011 was because of reported anti-social behaviors taking place in the car park. The parish council could offer to pay for the hedge height to be reduced to around 2.5 foot in height to improve natural surveillance? This would need CCC agreement.

RESOLVED that this suggestion be added to residents' consultation questions.

III) *Request for provision of a stretch of double yellow lines*

At the October 2022 meeting, CCC Cllr Fitter-Harding explained the resident has shared photos with him over the worst recent occasions and CCC has added a proposal on next year's annual parking review for single or double yellow lines to be considered, although the locations and lengths are not yet specified.

At their site meeting on 19 October 2022, the Clerk, Cllrs Fitzpatrick and Todd also looked at a short stretch of double yellow lines opposite the recreation ground to be put to CCC.

Cllr Thomas commented that yellow lines may speed traffic up? He also suggested that an alternative could be for a single yellow line with waiting restrictions at weekends only.

RESOLVED that the Clerk speak to Cllr Fitzpatrick to now do a drawing for double yellow lines or a single yellow line with weekend only restrictions. And one for a bus waiting box – CCC is responsible for marking out bus stop boxes – just marking this out might be preferable to either yellow lines proposals? And for this detail to be added to the next agenda to give residents a chance to give views prior to the parish council submitting this to CCC for the next annual parking review.

IV) *Highway Code and parking at/on junctions*

The Clerk emailed the PCSO on 03 November 2022 to see if anything can be done or if he has any comments/ideas, and also, to give definitive information on the law when it comes to people parking on, at, or near, to junctions.

With regards to parking on, at, or near, to junctions. The Highway Code (Rule 243) states motorists should not park "opposite or within 10 metres (32 feet) of a junction, except in an authorised parking space. Rule 243 isn't criminal law though. The PCSO also commented that if a vehicle is parked at the junction or near to the junction and believed to be in a highly dangerous position likely to cause an accident, then the police may be contacted and asked to look to deploy a patrol to assess the vehicle and try to locate its owner. If the owner of the vehicle cannot be located and the police have a strong belief the vehicle is likely to cause an accident, they may seek authorisation from a supervisor to have the vehicle removed by a flatbed truck.

97. Environment

NOTED volunteers have or are now planting bulbs in some of the villages' road verges.

NOTED a community litter pick has been arranged for Sunday 04 December from 11am at the play park.

Resident's suggestion to extend the line of hedging at the Rugby Club

Councillors discussed a Resident's suggestion to extend the line of hedging at the Rugby Club alongside Primrose Way leading to Lavender Close perimeter. This would enhance the view from the road and be good for wildlife and biodiversity. It was RESOLVED to explore this possible hedge extension – along with a gap – on this perimeter with the Rugby Club and CCC as the landowners, mindful of future maintenance costs not just one-off installation / provision. Agreement from the Rugby Club would need to be given in writing that they approve any installation and would undertake its future maintenance in perpetuity in the future.

Cllr Bailey commented that a hedge could also be extended on the other opposite boundary leading to Sainsbury's steps and replace the broken low wooden fencing there.

98. Change of date for the May 2023 parish council meeting and residents' surgeries

08 May 2023 has now been made a bank holiday so the surgery/parish council meeting date has been changed to 22 May 2023.

99. Planning

Current planning matters and planning applications are contained in Appendix 2 of Cllrs meeting paperwork - that had been previously circulated to all Cllrs. Decisions reached and latest information is now attached as an appendix to these minutes.

The Clerk recorded thanks to Cllr Fitzpatrick and Cllr Todd for all their help with the new planning applications.

The draft Canterbury District Local Plan (CDLP) to the year 2045

NOTED the draft Canterbury District Local Plan (CDLP) to the year 2045 is now out to consultation until 16 January 2023. Online maps of all proposals at www.canterbury.gov.uk/localplanmap

More information is contained in the planning appendix to these Minutes.

NOTED CCC proposes two strategic housing/mixed use sites for Chestfield – at Brooklands Farm (1,300 dwellings, a primary school and a Special Educational Needs school) and Bodkin Farm (for a secondary school with sixth form, and 250 houses). A letter from Cllr Fitter-Harding with more details of these sites and the CDLP as a whole has been received – this letter is contained in the planning appendix to these Minutes and will run in the December magazine for all residents.

NOTED as part of the consultation, CCC held a briefing session for parish councils on 02 November 2022. Cllrs Bailey, Todd and East and the Clerk attended this. The Clerk's writeup of this presentation is attached to these Minutes as a separate appendix.

NOTED that the Clerk met with two Maydowns Road committee members on 07 November 2022 to advise them.

NOTED a site meeting with the planning consultants at the cricket club is now arranged for later in November 2022 in relation to the Brooklands Farm proposals.

NOTED that to inform the consultation on the Canterbury District Local Plan to 2045, and the two strategic sites proposed for Chestfield, that an article in the December magazine invites residents to give details and evidence by 31 December 2022 of any locations/junctions in the parish where they feel unsafe driving/walking/crossing the road, and where there might be needs for improved lighting, dropped kerbs, crossings, cycle lanes, and/or junction improvements.

CCC is also currently consulting until 16 January 2023 on its **draft Cycling and Walking Implementation Plan**

<https://news.canterbury.gov.uk/wp-content/uploads/Local-Cycling-and-Walking-Implementation-Plan.pdf>

NOTED Cllr Fitzpatrick, Cllr Brealy and the Clerk have drafted a response to this which the Clerk will type up and circulate to all councillors for further comments prior to submission.

There was no confidential session.

The meeting closed at 9.10pm.

Signed: Date:
Chairman

Please note these Minutes remain as draft Minutes until they are approved by the parish council at their next parish council meeting

Dates of planned full parish council meetings: 14 November 2022, 09 January, 13 March 2023 And Monday 20 March 2023 for the Annual Electors' Meeting, 22 May (delayed by May elections and bank Holiday 08 May), 10 July, 11 September, 13 November 2023. Christmas Carols event 21 December 2022.

Councillor surgeries for residents - Come along informally between 6.30pm and 7.30pm to the WI hall in Chestfield Road to voice any concerns or give any comments to a councillor. Dates of surgeries for residents: from 6.30pm - 7.30pm - 14 November, 12 December 2022, then 09 January, 13 February, 13 March, none in April due to Easter bank holiday clash, 22 May (delayed by May elections and bank Holiday 08 May), 12 June, 10 July, none in August, 11 September, 09 October, 13 November and 11 December 2023. (AND Monday 20 March 2023 for the Annual Electors' Meeting. AND Christmas Carols Event to be Wednesday 20 December 2023.

CHESTFIELD PARISH COUNCIL PLANNING REPORT, 14 November 2022

APPENDIX 2

Canterbury District Local Plan to 2045

CCC Cabinet unanimously resolved at its meeting of 19 October 2022 (under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012) that the draft Canterbury District Local Plan to the year 2045 should go out to consultation until 16 January 2023.

The paperwork and an audio recording of the meeting may be found at [Agenda for Cabinet on Wednesday, 19th October, 2022, 7.00 pm | Canterbury City Council](#)

There was a concern regarding the largest strategic site allocation – Policy R1 Land at Cooting Farm, Adisham for 3,200 new homes, where the major landowner has said their land is not and will not be made available, although CCC's response is that there is a reasonable prospect that this will change during the lifetime of the plan.

When the consultation closes, it will take some time to analyse the results and adapt the draft where it is considered necessary. Further work on phasing and timing is also needed, such as exploring options for forward funding of key infrastructure.

It is anticipated the revised plan will be presented for consideration by the Cabinet in autumn 2023 before Council is asked to adopt it in summer 2024, following its public examination by the Secretary of State-appointed Planning Inspector.

The Canterbury District Local Plan details and the link to respond to the online consultation are available at <https://news.canterbury.gov.uk/consultations/canterbury-district-local-plan-to-2045/> or alternatively comments may be emailed to consultations@canterbury.gov.uk or write to the Policy and Strategy team, Canterbury City Council, Military Road, Canterbury, Kent, CT1 1YW.

Online maps of all proposals at www.canterbury.gov.uk/localplanmap.

[This map shows the sites that were suggested](#)

The draft Canterbury District Local Plan To 2045 includes the following proposals:

- six new primary schools
- two new six-form entry secondary schools with sixth forms on the coast
- a new Special Educational Needs and Disabilities school to serve the district
- land and transport links for a new or improved Kent and Canterbury hospital
- new and improved waste water treatment works with major developments building their own waste water treatment works to clean water and innovative schemes such as wetlands in place to clean water emanating from smaller sites
- 22.79ha of new publicly-accessible sports pitches and new and improved facilities for Canterbury Rugby Club and Canterbury City Football Club - an international-sized football pitch is about 0.8ha
- two new country parks
- 105.93ha of natural and semi natural open space, 63.93ha of amenity open space including green corridors, 21.51ha of parks and gardens, 14.79ha of play facilities and 393 allotment plots covering 9.83ha
- developers told to incorporate measures to deliver a minimum 20% biodiversity net gain
- new developments of 300 homes or more told to incorporate a minimum of 20% tree cover across the site and all developments should incorporate new trees and hedgerows
- new developments at relatively low average densities outside of the city and town centres, with open space requirements met in full within the site for large proposals, providing spacious and well-designed new communities

- measures to ensure the district's heritage assets, which make a significant contribution to the economy, culture and quality of life in the district, are preserved and enhanced
- the delivery of the highest-quality digital infrastructure including Fibre to the Premises (FTTP) broadband and support the highest possible standards of mobile data networks
- that urban Canterbury will be the principal focus for development in the district
- that an average of 1,252 new homes per year are built including affordable housing, older persons' housing and a range of sizes and types of housing to meet local needs - this figure is a combination of the targets set out in the 2017 Canterbury District Local Plan and the draft Canterbury District Local Plan To 2045
- working with partners, including Kent County Council, the council will deliver a comprehensive programme of sustainable transport infrastructure measures Page 9 to improve neighbourhoods, accommodate new growth and to facilitate a significant shift to low-carbon and active travel journeys, particularly for short trips.
- a new Canterbury Circulation Plan (CCP) will enable the reallocation of road space on the inner ring road for active travel journeys and faster, more reliable public transport to remove congestion, improve air quality and enhance the city centre environment and its heritage
- the delivery of a comprehensive city-wide network of segregated cycle lanes and cycle parking infrastructure, with links to the coast and rural areas
- enhanced public realm and pedestrian environment on key routes and within the city centre
- improved public transport connectivity across the city, with bus priority measures and enhanced park and ride infrastructure and upgrades at Canterbury West and Canterbury East railway stations
- upgrades at the A2 junction at Harbledown and at Rough Common Road
- new A2 access to the Kent and Canterbury Hospital and links to the A28 at Thanington
- a new Eastern Bypass, also known officially known as the Eastern Movement Corridor, to connect the A28 at Sturry with the A2 at Bridge
- improvements to the coastal towns, including the provision of a park and bus facility and new A299 access at Whitstable, completion of the Crab and Winkle Way to the harbour and improvements to traffic management to reduce congestion and help to improve the town centres
- new developments should ensure easy and safe pedestrian and cycle connectivity is available including segregated cycle lanes with high levels of connectivity to the wider network, including within and between neighbourhoods
- new development should be designed to help improve the air quality of the district as a whole
- measures, such as the provision of electric charging infrastructure, shared transport initiatives, improved active travel connectivity as well as green infrastructure such as green roofs and walls, hedges and street trees to help to reduce air pollution and exposure
- a new reservoir at Broad Oak.

An online map showing all of these proposals can be found at www.canterbury.gov.uk/localplanmap

A message received 11 October 2022 to Chestfield residents from our ward councillor and Leader of Canterbury City Council, Cllr Ben Fitter-Harding

On 11 October 2022, Canterbury City Council released its draft Local Plan to 2045, and asked Cabinet on 19th October to commence the Regulation 18 consultation to gather feedback on the proposals. This feedback will be considered and amendments made ahead of the final Regulation 19 consultation before the Plan goes off to the inspector late next year.

The Local Plan to 2045 includes two significant allocations in Chestfield and we need to start work now on formulating our response as a community, weighing up the pros and cons of the developments and identifying those who will be most impacted if they go ahead. We must also consider the environmental impacts, and ensure that any new infrastructure delivered is both sufficient for new residents whilst also benefitting our existing residents and improving their lives.

Brooklands Farm

The first and largest development area is focussed around South Street, nearly 80 hectares, about 30 hectares of which would be protected as open space, green corridors, parks, cricket grounds and allotments.

About 10 hectares would be shops and community space, a three form entry primary school, and a special educational needs school.

The remainder is proposed to be housing, 30% affordable (affordable rent, social rent, shared ownership and first homes), plus at least 10% bungalows, then self-build plots and 130 properties specifically for older persons accommodation.

GP provision would come via the NHS's local assessment and new waste water facilities and capacities would need to come via Southern Water.

Primary car access would be via new junctions onto the A299.

Bodkin Farm

The second development area is on part of the land known as Bodkin Farm, south of the Thanet Way and to the north east of Maydowns Road. The proposal is that the rest of the land here be 'green gap,' with a significant green buffer between the development and existing Maydowns Road residents. The site is about 25 hectares in total, of which only 7 hectares is identified for housing. 8 hectares is identified for a new, six forms of entry secondary school and playing fields with the rest being protected open space and allotments.

Finally, I want to touch on the proposals for transport in the city of Canterbury. Where the last Local Plan failed to address the challenges of congestion, pollution and stagnation of the city, this Plan challenges them head on. It looks to create new road connectivity spanning from new A2 slips at Harbledown, new slips on the A28 to bypass Thanington, road space back up to the A2 at the new hospital site and continuing to new slips to the A28 Thanet-bound.

This new two-thirds outer ring for the city will enable the city itself to be separated into distinct neighbourhoods, four surrounding the Rheims Way inner 'ring road' and one in the centre. Rat runs between these neighbourhoods would be closed to traffic using ANPR cameras save for blue badge holders, residents, taxis and public transport, allowing significant amounts of road space and the Rheims Way itself to be reallocated for a new generation of buses that will improve travel times and costs across our district and beyond.

The plan will span some 22 years with many of the biggest changes coming later in the plan period, so there will be plenty of time to prepare. Some changes we will like. Some we won't. I'd like to work as closely as possible with the Parish to ensure our collective voice is heard.

Cllr Ben Fitter-Harding

The evidence that CCC has based the draft Canterbury District Local Plan To 2045 on can be found at www.canterbury.gov.uk/localplanevidence

One document found there is **The Natural Environment and Open Spaces Topic Paper 2022**. Extracts from that on Page 28:

3.37. Based on these assessments, additional green gaps have been included in draft policies map and under ***Policy DS19 - Habitats, landscapes and sites of local importance***, between:

- Canterbury and Chartham;
- Sturry and Fordwich;
- Hersden and Westbere; and
- Whitstable and Radfall.

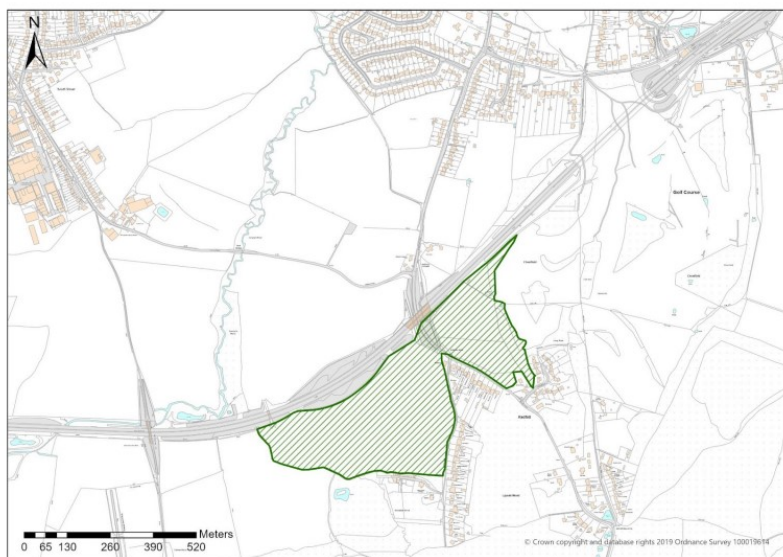


Figure C.9: Proposed Green Gap between Radfall and Whitstable

Draft Infrastructure Delivery Plan Topic Paper

Page 13 of the Infrastructure Delivery Plan Topic Paper details Whitstable infrastructure:

Whitstable

- 10.13. Whitstable has seen more limited growth compared with Canterbury and Herne Bay under the Canterbury District Local Plan 2017, however this has also meant more limited investment in infrastructure. New Local Plan growth in Whitstable is focused where it can unlock opportunities for significant infrastructure investment, this is principally in the new strategic development area at South Whitstable. A new eastbound only on/off slip at A299 Thanet Way will be provided as part of the proposed Brooklands Farm development (Policy W5), as well as a proposed realignment to South Street. This will improve queuing and congestion at the A299/ Long Reach interchange, and will provide direct access to the development. The new slip roads will also improve congestion at the Thanet Way/ Chestfield Road roundabouts, which helps unlock land at Bodkin Farm for the delivery of a new secondary school for the district (discussed in Section 11), although this site will still need to consider it's impact on the highway network through a Transport Assessment and provide additional mitigation as required.
- 10.14. Whitstable town centre suffers from congestion and residents struggle to be able to park when the town is busy. A reduction in on street parking opportunities for non residents coupled with an out of town car park would reduce some of these congestion issues. It is proposed that a new car park will be provided by strategic development on land on the south side of A2990 Thanet Way (Policy W6), with connections to bus services providing alternative parking options for visitors to the Whitstable.
- 10.15. A network of cycle route improvements is proposed and set out in the cycling and walking implementation plan, as set out in the draft LCWIP. The most significant of the proposed schemes is the completion of the extension of the Crab & Winkle Way walking and cycling route to the harbour.
- 10.16. Southeastern and Network Rail have identified that Chestfield and Swalecliffe station is most likely to be impacted by new Local Plan growth. A number of upgrades have been identified, including improved waiting facilities, anti-trespass measures and new cycle parking. There is limited land within the existing leased station to provide additional cycle parking and the council will work with Southeastern to identify possible solutions.

CA/21/01430 | Details submitted pursuant to conditions 19 (Surface water drainage strategy), 20 (Detailed surface water drainage strategy) and 22 (Foul drainage) of planning permission CA/17/02907/FUL | Land South Of Greenhill Road Herne Bay Kent

This new, as yet undetermined, planning application CA/21/01430 details the surface water and Foul drainage for the Greenhill development of 450 new dwellings – this proposal involves new pipework running from the new development in Greenhill, in and along Molehill Road, past the solar systems, across open fields and then the new connection for waste removal into the network in Maydowns Road.

Due to the Stodmarsh water quality constraints the connection has to be at Maydowns Road.

Update: Southern Water has now undertaken, in writing to Canterbury City Council, that no connection will be made at Maydowns Road until network reinforcements are in place. There is now a document on the CCC planning portal dated 17 October 2022, giving email dialogue between Southern Water's Future Growth Planner, and the CCC Case officer – this confirms the Greenhill site will not be able to connect to Maydowns Road until network reinforcements are in place. In the interim Southern Water need to find an alternative method to dispose of the foul flows. Additionally, the CCC case officer shared the build profile/phasing plan for the site which gives indicative build-out rates for the development, and which will be passed to the Southern Water's Construction Team.

Southern Water has a Position Statement document titled “Provision of Network Reinforcement.”

A developer has a right to connect with 21 days' notice to the public sewerage network, regardless of capacity. The Provision of Network Reinforcement position statement explains there are two mechanisms for funding new wastewater infrastructure, in brief, as follows:

- I) *Strategic Infrastructure* – Business Plan, funded through domestic customer bills, for assets like treatment works, water or sewerage mains, larger pumping stations. Water companies are financed only in 5 yearly cycles so not all works required in a five year period may get planned in.
- II) *Network Reinforcement of local infrastructure* – funded by charges to, and contributions from developers. Network Reinforcement is work that is needed to be carried out to the existing water or wastewater network to support housing development-related growth to ensure sufficient capacity. Network Reinforcement work is paid for through a New Infrastructure Charge. Every new property connected to the existing network is subject to this charge payable by the applicant.

Southern Water's Position Statement goes on to say where there is insufficient capacity any necessary network reinforcement will be provided by Southern Water.

It is unclear how Southern Water's Position Statement document titled “Provision of Network Reinforcement” will relate to the enforced use of the Maydowns Road pipe, which as we know is scheduled ultimately to handle foul water for 450 dwellings – 430 more than Southern Water's own capacity assessment of being capable of handling just 20 new dwellings (email with Southern Water's Future Growth officer dated 21 September 2022 to the Chestfield Parish Clerk refers).

The Clerk contacted the Future Growth Planners at Southern Water on 30 October 2022 to ask some more questions.

Q1. Network Reinforcement may include enlarging existing pipes or installing larger pipes; upsizing pumping stations; separation of surface water from existing networks to create headroom, etc – what specifically does Southern Water intend to do by means of Network Reinforcement at Maydowns Road or to increase capacity within Maydowns Road?

Q2. Does this mean that Southern Water will upgrade/replace the existing pipe and resolve the regular known flooding issue at the junction with Chestfield Road too?

Or even provide larger separate pipes for the separation of foul and surface water – and these being laid to the junction with Chestfield Road? and then some form of "reinforcement" introduced to prevent flooding there too?

Q3. Through reading **The Provision of Network Reinforcement position statement** the funding mechanism seems to be Network Reinforcement of local infrastructure rather than Strategic infrastructure?

- If so, it seems that the cost will be met by Developers and/or the New Infrastructure Charge – is that the case here?

Q4. May we know Southern Water's anticipated/working to timescales to complete the Network Reinforcement measures? And when a First connection may be scheduled?

Is it possible that the proposed connection will be some years away by which time the whole of the Greenhill development will be completed?

Q5. The statement raises questions, and it is important, for transparency, that the Southern Water undertaking is posted on the CCC planning portal and that the officers ask for that to be done. For that reason, the Clerk copied in the CCC case officer also.

New Applications

CA/22/01806 - 12 Grasmere Road, Chestfield, CT5 3LX

Single-storey dwelling following demolition of existing single-storey outbuilding.

The parish council's initial representation to this application was reported in the October 2022 parish council meeting Minutes. The Clerk received a letter since then that elevations had now been received. A further comment was uploaded to the CCC Portal on 19 October 2022:

CA/22/01806 - 12 Grasmere Road, Chestfield, CT5 3LX

Single-storey dwelling following demolition of existing single-storey outbuilding.

Our previous comments referred to the lack of elevations. Now that these have been received our objection still stands and we firmly believe this application should be refused.

Should CCC be unable to refuse it on valid planning grounds then a condition must be imposed that the new dwelling remain in the curtilage of the existing house and not be allowed to be sold off separately. To do so would set a very unwelcome precedent.

Furthermore, whilst this proposed new dwelling has been designed and raised to protect itself from flooding, we support some other commenters' concerns at the increased risk of flooding to other nearby existing properties, and the detriment to off-road parking availability and difficulty with on-road parking in the vicinity.

Fire Access to the site is a requirement under B5 of The Building Regulations 2010 and needs to be satisfied. Furthermore, provision of disabled Access to the building appears not to be met from the elevations with both the front and rear access doors having raised steps access.

35.	CA/22/02120 - 25 Chestfield Road, Chestfield, CT5 3LF Single-storey rear extension following partial demolition of existing workshop and store	The parish council has no issues with this one, the off street car parking is okay for the 4 bedroom property.
36.	CA/22/02124 - Scottish Lodge, Radfall Ride, Chestfield, CT5 3EW Single-storey rear extension and first-floor front extension.	The parish council has no major issues with this one except that the off-street car parking looks a little tight for a 4 bedroom property.
37.	CA/22/02208 – 15 Cherry Orchard Application for lawful development certificate for replacement garage doors to windows	The parish council has no comments.

Notifications

CA/22/01315 - Chestfield Medical Centre, Reeves Way, Chestfield, CT5 3QU Construction of additional staff car park with associated pedestrian and cycle route.	GRANTED by CCC
CA/22/01914 – Chestfield Filling Station, Thanet Way Forecourt canopy raised from 3.9m to 5.1m between ground level and underside of canopy	GRANTED by CCC

SEPARATE APPENDIX:

Canterbury District Local Plan to 2045 – Parish Councils Briefing Session 02 November 2022

CCC presented a PowerPoint Presentation with the following summary:

Benefits of Draft Plan

- Much-needed homes – affordable, older persons housing, etc, while managing site densities and securing high levels of open space
- Much-needed secondary schools on the coast, plus new primary schools and a SEND school to serve the district
- Laying the groundwork for a possible new hospital
- Jobs and flourishing economy
- Protecting Canterbury's World Heritage Site assets
- Cutting congestion and air pollution in the city – without implementing a congestion charge
- New policies to control proliferation and concentration of holiday lets
- Promotion of Active Travel and a public transport system that works
- Boosting biodiversity
- Protecting valued open space into the future
- Carbon neutrality
- Improved sports facilities and a home for Canterbury City Football Club
- No need for a western link road
- An eastern bypass that avoids the SSSI (Site of Special Scientific Interest)

Other Policies and Strategy Consultations

- [Open Space Strategy](#)
- [Canterbury District Tree and Woodland Strategy](#)
- [Local Cycle and Walking Implementation Plan](#)

Evidence Based Process

- Housing and economic needs assessment
- Call for Sites and Strategic Land Availability Assessment
- Transport Modelling
- Economic viability
- Landscape and biodiversity studies
- Sports, open space and community facilities
- Infrastructure Delivery Plan
- Topic Papers for Transport, Development Strategy, Climate Change

Housing Needs

- The 2017 Local Plan provided for an average of 800 homes each year
- Government “Standard Methodology” introduced in 2019 has increased the current “need” figure to **over 1,250 homes each year**
- Canterbury has limited brownfield/regeneration opportunities within the district
- Limited land availability across the district
- Spatial strategy directs development to the most sustainable settlements
- Policies require zero-carbon, high quality design, low density, open space, green infrastructure and biodiversity benefits – don't just want to meet government targets, developments need to be well designed and places where people want to live
- New draft Local Plan allows CCC to specify what developments will be supported and what policies need to be met for these individual sites
- Development outside of defined settlement boundaries will be resisted. Villages and hamlets are considered “countryside” and therefore development will be resisted in these areas

Settlement Categories

Settlement Category	Settlement
Urban Areas	Canterbury, Herne Bay, Whitstable
Rural Service Centres	Blean, Bridge, Chartham, Hersden, Littlebourne, Sturry
Local Service Centres	Adisham, Barham, Broad Oak, Harbledown, Hoath, Lower Hardres, Petham, Rough Common, Stuppington, Westbere, Wickhambreaux
Villages	Bossingham, Bekesbourne, Bishopsbourne, Bramling, Bullockstone, Chartham Hatch, Chislet, Fordwich, Ickham, Herne Common, Kingston, Maypole, Patricbourne, Pett Bottom, Stodmarsh, Tyler Hill, Waltham, Womenswold, Woolage Green, Upper Harbledown, Upper Hardres, Upstreet

Hamlets	Anvil Green, Blooden, Boyden Gate, Breach, Cooting, Garlinge Green, Highstead, Ilenden, Marshside, Out Elmstead, Radfall, Woodlands, Woolage Village, Wraik Hill, Yorkletts
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Rural Service Centres and Local Service Centres

- Within settlement boundaries
 - Appropriate housing infill / redevelopment acceptable
 - Support for new community facilities, business space and sports/open spaces and protection of existing
- Outside of settlement boundaries
 - Resists new housing but supports new community facilities, business space and sports/open spaces subject to criteria

Canterbury, Herne Bay and Whitstable

- Growth focused on Canterbury with key transport movements and the possibility of a new hospital
- More limited growth at the coast, including new secondary schools (reduces travel into Canterbury for school from residents on the coast)
- Broad Oak Reservoir
- Public realm, open space and heritage enhancements
- Regeneration Opportunity Areas identified for period of Local Plan
- Rationing of city centre car parks
- Focus on public realm and active travel for both coastal towns
- Whitstable Harbour as a separate Supplementary Planning Document (SPD)

South West Canterbury

- 3,000 homes including older persons housing
- New A2 slips and link road
- New hospital
- Sports hub
- Park and Ride
- Community and business space

East Canterbury

- 2,500 homes including older persons housing
- Eastern Movement Corridor (bypass) – A28 through to A2 Bridge with bridge over rail line
- New primary school
- Community and business space

South Whitstable

- 1,800 new homes including older persons housing
- New A299 slips
- New primary school and SEN school (district-wide)
- Park and Bus
- Community and business space

Coastal Secondary School Allocations

- Bodkin Farm, Chestfield – 6FE school plus 250 homes to finance
- Thornden Close, Green – 6FE school plus 150 homes to finance

Cooting Farm Garden Community

- 3,500 homes including older persons housing
- Should be considered a separate community to Adisham
- Improvements to Adisham Railway Station
- New primary schools
- Community and business space
- Comprehensive masterplan approach to be taken through a Supplementary Planning Document (SPD)

Rural Proposed Developments

Rural Service Centres

South Aylesham

- 420 homes on Site R20
- Links to DDC (Dover District Council) allocation
- Creation of Country Park (50ha) to ensure separate from Womenswold

Canterbury Business Park (Highland Court, A2 Bridge)

- 50,000 sqm storage and distribution
- Viticulture hub
- Aware sensitive AONB (Area of Outstanding Natural Beauty) location but no other alternative sites considered suitable to meet current need

Blean

- 36 homes on Site R4
- Opportunity to improve links to local shops and community facilities and provide some affordable housing

Bridge

- 13 homes on Site R6 (brownfield)
- Opportunity to improve links to village and provide some affordable housing

Chartham

- 170 homes on Site R8
- Local shopping and community facilities and open space
- Employment allocations at R9 and R10
- New Green Gap to Canterbury to ensure separation from Canterbury

Hersden

- 150 homes on Site R12
- 18 homes on Site R13
- Opportunities to improve links and provide new open space
- New Green Gap between Hersden and Westbere to maintain individual village identities

Littlebourne

- 300 homes on Site R15
- Local shopping and community facilities, open space and link road
- 50 homes and business space on R16

Sturry

- 110 homes on Site R18
- Extension to Green Gap between Sturry and Broad Oak to maintain individual village identities
- 50 homes on Site R19
- New Green Gap to Fordwich

Local Service Centres

Adisham

- 10 homes on Site R22
- Development fronting onto Station Road only

Barham

- 9 homes on Site R23
- Development at south east of site only (majority of site is in a Flood Zone)
- Opportunity for public open space on remainder of the site

Broad Oak

- 26 homes and business space on Site R24
- 8 homes on Site R25

- Extended Green Gap to Sturry
- Reservoir proposed to the north (expecting planning application from South East Water shortly)
 - Key strategic infrastructure needed to support growth and respond to environmental drivers
 - Opportunities for leisure, education and sports facilities

Hoath

- 17 homes on Site R27
- Local shopping and community facilities and overflow parking for Primary School

Transport Vision

Context

- Canterbury already suffers from traffic congestion and poor air quality
- We need more people to travel sustainably (cycle, walk, public transport)
- Barriers: cycling is not safe, buses not convenient or too expensive
- Solutions: segregated cycle routes, bus lanes, cross-city hopper buses

Constraints

- No spare road space, so removing space for vehicles would be needed
- Just re-allocating space would cause more congestion and KCC won't support this approach

Canterbury Circulation Plan

- Creation of an outer ring road – A2 requires new junctions, Eastern Movement Corridor (bypass), upgrade to Rough Common Road
- Reallocate road space for segregated cycle lanes and bus lanes
- Divide city into **five** zones based on radial routes and the central area
- Any minor roads that link neighbouring zones are closed except for cycles, delivery vehicles, taxis, blue badge holders, buses and some residents
- Access controlled by virtual permits and ANPR camera enforcement
- All through traffic and all traffic needing to access another zone is redirected to the outer ring road
- Need to reallocate parking supply to areas outside of the city wall/ring road
- Parking re-provided on a zonal basis and at Park and Ride sites

Summary

- Radical long-term solution – provides a potential vision for 2045 and will take 15-20 years to implement
- Will require people to completely change the way they travel
- New road infrastructure would be required before zoning implemented
- Benefits: less traffic congestion, better air quality, better places to live, protect the historic core of the city

Waste Water and Sewage

- Development within Stour Catchment subject to 'Nutrient Neutrality' advice from Natural England as may affect Stodmarsh
- Ongoing work with partners to find solutions to the problem
- Draft Local Plan requires on-site Water Treatment Works for large sites (more advanced technology than existing infrastructure)
- Also identifies "wetland" areas, which could help to offset nutrients from new developments on smaller sites
- Ongoing work with Southern Water to accelerate upgrades to storm overflows and drainage infrastructure

*Please refer to separate document on CCC Briefing on 21st September 2022 relating to Stodmarsh for further information.

Environment and Open Space

- Draft Local Plan sets ambitious targets for carbon and biodiversity
- Clear policies for the protection of existing public open spaces
- Large sites required to provide 20% tree cover

- New open spaces for large sites to be legally protected in perpetuity
- Support for Stour Valley Regional Park and extension at Blean Woodland Complex

The evidence that CCC has based the draft Canterbury District Local Plan To 2045 on can be found at www.canterbury.gov.uk/localplanevidence

This map shows the sites suggested

Question and Answer (Q&A Session)

1. How is CCC defining “sustainable”? CCC is using the definition of sustainable from the NPPF (National Planning Policy Framework), which is a balance of social, economic and environmental impacts.
2. How much collaboration is ongoing with DDC, especially for sites bordering such as the proposed development at Cooting Farm? CCC confirmed DDC are one step ahead in the development of their new Local Plan. CCC have regular meetings with DDC and other stakeholders, especially in relation to cross-border areas.
3. Comment made that a site has been put forward in Sturry which has had development refused in the past due to various constraints. CCC aware of site constraints and have been working with KCC to address these. Transport Assessment will be required prior to any development being approved on the site.
4. How will net zero carbon target be achieved for new homes? Policies created will assist developers with ideas but each site will be considered on a case by case basis as there are a variety of methods to achieve carbon neutrality.
5. Concern expressed at loss of village identities. CCC aware of concerns which is why they are looking to create and preserve Green Gaps between villages.
6. Clarification was sought on the route for the Eastern Bypass and why it was chosen. CCC advised three routes were initially consulted on and, following consultation feedback and further investigation into the routes, the Eastern Bypass has been chosen as the preferred method with a revised route to avoid the SSSI. Evidence for choice has been included in supplementary consultation documents.
7. CCC is encouraging greater use of public transport. What are they going to do about bus services in rural areas? Current service levels are not sufficient for regular use. CCC aware bus services in rural areas are either not suitable, expensive or non-existent. CCC does not expect residents in rural areas to catch public transport, cycle or walk where not appropriate or convenient but by encouraging greater usage of public transport in general, there should be less congestion in the city centre for rural residents needing to travel in by car. CCC not waging a “war on cars”.
8. Bridge Parish Council requested further individual consultation with CCC regarding proposals for Bridge given disparities with draft Neighbourhood Plan. CCC agreed to separate discussions with Bridge Parish Council.
9. What criteria does CCC use for determining whether an area has become “saturated” for new development? Pressure likely to permit development in protected areas such as Green Belt or AONB. CCC responded that there is no specific criteria; will be considered on a case by case basis. CCC is looking to create carefully designed communities. Protected areas already have constraints which will limit development outside of defined settlements.
10. Will sites already approved as part of current Local Plan be obliged to follow policies in the new Local Plan? As new Local Plan is developed, policies will gain more weight. Will consider each site on a case by case basis but will endeavour to hold all sites to the same standard.
11. Comment made that more detail regarding costings and funding for large infrastructure improvements, in particular the Eastern Bypass, needed at this stage of consultation to give residents confidence can be achieved. Depending on when large infrastructure is due to be delivered will also have an impact on likely costs, i.e. material and labour costs likely to be higher in five years’ time. CCC confirmed that KCC has accounted for inflation in its cost estimates for the Eastern Bypass and most of the information can be found already in the supplementary consultation documents.
12. Concern expressed that zoning could negatively impact on city centre shops with regards to parking arrangements. CCC responded that shopping trends changing over time due to more online shopping but will keep reviewing policies in relation to the High Street.
13. Littlebourne Parish Council advised that 98% of residents surveyed in Littlebourne do not want Site R15 development. CCC advised these sites are part of the early consultation process and not “set in stone”. Each site put forward will have to meet policy requirements – “development for this site is subject to X, Y and Z being met in advance of approval being granted”. These policies will be site specific to respond to individual site constraints and sensitivities. CCC open to discussions regarding individual sites.
14. Why has bus services been removed from the Rural Settlement Hierarchy Study and point based criteria changed? CCC confirmed methodology has been changed in line with the NPPF. All applications will need to be weighed against potential harm and sustainability of an area, whether in or outside of defined settlements.
15. Comment made that housing numbers quoted this evening do not appear to meet the government targets. If new Plan does not meet targets, it could be considered “out of date” and allow previously considered unsuitable developments to get in on appeal. CCC confirmed housing numbers within the draft Plan meet government targets. Any sites that are removed following the consultation process will need to be replaced with alternative sites to ensure housing numbers are met. Inspector will review the Plan and will determine whether government targets are achievable. Separate Topic Paper in supplementary consultation documents outlines housing numbers in more detail.