

CHESTFIELD PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING HELD AT 7.30 pm on 13 May 2024

Present:

Parish Cllr Steve Bailey (re-elected as Chairman at the meeting)
Parish Cllr Chris Brealy (re-elected as Vice Chairman at the meeting)
Parish Cllr Lorraine East
Parish Cllr Mike Poole
Parish Cllr Bob Todd
Parish Cllr David Fitzpatrick
Parish Cllr Tricia Chapman
Parish Cllr Anne Loder
Amanda Sparkes, Clerk to the Council
CCC Cllr Peter Old (for part of the meeting only)
KCC Cllr Robert Thomas (for part of the meeting only)

Two residents/Four members of the public (four for part of the meeting only)

1. Election of Chairman for 2024-2025

This is the Annual Meeting of the Parish Council – the first item of business is to Elect a Chairman for the year 2024-2025. Cllr Fitzpatrick nominated Cllr Bailey, this was seconded by Cllr Brealy and unanimously accepted. Cllr Bailey accepted the role and signed the Declaration of Acceptance of Office.

2. Election of Vice-Chairman for 2024-2025

Cllr Todd nominated Cllr Brealy as Vice-Chairman for the year 2024-2025, this was seconded by Cllr Loder and agreed by all. Cllr Brealy accepted the position.

3. Chairman's Opening remarks

Cllr Bailey welcomed everyone to the meeting. For members of the public in attendance he drew attention to the parish council's website and its Minutes as a record of past work and decisions. He confirmed the Bodkin Farm outline planning application was formally responded to by the parish council and it is now with CCC for a determination. For the Brooklands Farm strategic site there is no application yet. Chestfield Parish Council acts as a between residents and CCC. The Brooklands development site will in part affect the Chestfield parish and in part not (the South Street/Whitstable part) but the parish council will be actively involved for the whole site.

4. Audience with Rosie Duffield MP

Cllr Bailey explained he had had an audience with Rosie Duffield MP on 10 May 2024 re the upgrades to the Swalecliffe Waste Water Treatment works, foul drainage capacity concerns, and infrastructure, in particular, in the village, in light of all the planned development. He had had to agree to confidentiality so had to be careful what he said. He initially wrote to the MP after her visit to the Southern Water pumping station in Swalecliffe – an article in the December 2023 magazine ran about this and all past magazines may be viewed on the parish council's website. Cllr Bailey's and the parish council's concern is if future drainage capacity requirements have been taken into consideration – and he was invited to meet in-person with the MP. Cllr Bailey commented that he suspects a meeting with Southern Water may be offered next.

Development sadly is something that is going to happen but it needs to work for the people. Housing numbers are put forward by government, not CCC. The main concern is hidden infrastructure ie foul drainage and (the lack of) capacity.

Cllr Bailey advised the MP has taken concerns onboard. Other people have also raised concerns with her about the draft Canterbury District Local Plan. Everyone can comment to CCC on the draft CDLP – Cllr Bailey encourages everyone to do so:

5. CDLP Handout

In light of all the enquiries being received about the Canterbury District Local Plan, RECEIVED a Clerk handout designed for members of the public with key links and background information about

the CCC consultation on the Regulation 18 draft [Canterbury District Local Plan to the Year 2040](#) – consultation closes 5pm on 03 June 2024.

(This handout is appended in full to these Minutes).

It was agreed that this handout would be adapted to run in the June magazine which would go to print early in the hope that most residents could meet the 03 June CCC deadline. Cllr Todd offered to run something on social media to encourage responses and Cllr Bailey will put something on the village's noticeboards.

6. Apologies for absence

Apologies for absence were received from CCC Cllr James Flanagan.

7. Members' Interests

None.

8. Minutes of the parish council meeting held on 11 March 2024

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.

And RECEIVED the Minutes of *the Annual Electors' Meeting held Monday 25 March 2024* (NOTE these Minutes get approved at the 2025 Annual Electors' meeting)

UPDATES:

- NOTED location for new noticeboard to be installed by Kitewood in Grasmere Gardens is still not ready.
- NOTED that on 15 March 2024 the Clerk did a response to the Local Government Boundary Commission consultation re draft recommendations for new wards, ward boundaries, and ward names for Canterbury City Council –
 - (i) in support of a two-member ward,
 - (ii) support for a change of name of the ward to Chestfield and South Tankerton Ward, and
 - (iii) to request a change of ward boundary to include the allocated land for a school at the Bodkin Farm site, to be in Chestfield in future, rather than Greenhill ward as now.
- NOTED the community quiz was held on 19 April 2024 and profit from the event totalled £216.80 – all councillors agreed and RESOLVED that the profit should go towards the 26 August 2024 community Fun Day event.

9. Adjournment of the meeting

A resident present commented that the CCC draft Transport Plan pushes improvements to bus services and asked if the parish council could consider improvements to some of the bus stops in the village that have grass/mud/flooding issues – they felt some simple improvements could enhance them. The Clerk and Cllr East will meet with the resident to explore this.

The adjournment then focused for 30 minutes or so on the Brooklands Farm strategic development site - members of the public included South Street residents who have set up a save Brookland Farm group and have and are mass-leafletting the area urging people to comment on this in the CCC consultation on its draft Local Plan. They have also spoken to SOS Whitstable and the MP. Discussion included a new clause in the NPPF around a local authority seeking exceptional circumstances around imposed housing numbers – the Clerk explained CCC officers have said a high student population for Canterbury does not count, most local authorities could state a case for exception, and CCC feels it is too risky to not adhere to the government requirements as those numbers are what an examining inspector will look for – and CCC Cllr Old explained there has been no changes to legislation or regulations and no local authority has yet been granted exceptional circumstances, and he will chase officers for documentary evidence around housing numbers.

Members of the public questioned that the original planning permission for the new Thanet Way has a clause that there would be no further infill development – Cllr Old advised that CCC Cllr James Flanagan is researching this.

The residents felt there was a perceived lack of parish council involvement which Cllr Bailey addressed – the parish council has been actively involved for over 2 years in both the Bodkin and Brooklands strategic sites. Minutes and magazines – all viewable on the website detail this. The parish council is non-political and has a good working relationship with CCC and KCC. There have been several emails received and answered. After the current CCC CDLP consultation any outline planning applications will afford a further opportunity for residents' feedback.

The meeting continued.

10. KCC Cllr Robert Thomas report

KCC Cllr Robert Thomas advised:

- He has met with members of The Save The Blean campaign for a new strategic site for development on university land north of the University.
- Any planning application for Brooklands Farm doesn't have to wait for the CDLP to be approved – like Bodkin Farm an outline application could come forward before adoption.
- KCC is working through its response to the CDLP. KCC look at waste, education, waste management, heritage and archaeology, etc.
- CCC is working with Jacobs re Transport and a document should be due next month.
- In regard to the KCC request for a SEN school at Church Street Playing Fields, Cllr Thomas held another meeting with the friends' group who have submitted a village green application, and there is a meeting with the Department for Education later in May.
- A Press Release goes out on 14 May re the highways works on the Thanet Way, which had been due to continue until July but will finish on 01 June, earlier than anticipated.
- Cllr Thomas shared with the clerk a resident complaint about mud on the footway adjacent to the A2990 Thanet Way, on the stretch of path near the Oyster Bed, Whitstable, which highways officers have contacted the landowners about.
- Cllr Thomas advised he is pushing the political leadership and the planning team re the sites for secondary schools, including Bodkin Farm, and appreciated that the parish council want the land safeguarded for educational use not a further tranche of housing, and felt that the land gifted in time could be publicly accessible space in the meantime prior to any build out.

11. City Councillor report – Cllr Peter Old

Cllr Old advised that he and Cllr Flanagan have delivered 3000 leaflets urging residents to have their say on the Canterbury District Local Plan. They are still chasing lighting repairs in The Drive and old Thanet Way. They are also trying to get litter cleared from Broomfield Gate – this will need a road permit. Cllr Flanagan met PCs Powell and Stirrup for a police surgery last Sunday – they spoke about speeding issues on the Thanet Way and on Chestfield Road.

12. 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: To book and pay the 50% deposit for the outdoor band "SixFold" for the Community Fun Day.

13. Authorisation of Accounts

The Clerk presented finance sheets detailing the further online payments for March of £220.92, payments for April totalling £10,054.69 and payments to date for May 2024 totalling £979.85. The finance sheets were signed by the Chairman.

14. Financial matters

RECEIVED the bank statement and bank reconciliation for March and April 2024 and RESOLVED the signature of a councillor other than the Chairman thereon;

NOTED a payment from Canterbury City Council by BACS on 11 April 2024 for the precept for 2024-2025 totalling £74,854.

NOTED a payment of £35.00 to be taken by direct debit on 13 June 2024 for the Information Commissioner's Office (ICO) annual fee.

The Clerk explained she'd sought an alternative supplier to print the quarterly magazine whose quote is over £100 a quarter cheaper – all councillors resolved to trial the new company for the June magazine.

Cllr Bailey proposed and Cllr Todd seconded and all councillors RESOLVED that for the parish council's older projector – that the clerk is to try to buy a new connector for different PCs/devices to connect to it

Online banking with HSBC

C/fwd: The parish council has online banking with its Unity Trust bank. The council is to try getting online banking set up with the HSBC bank with Cllrs Breal, Chapman and Poole as signatories, and with a view to adding Cllr Bailey at a later date.

Grant request from St John's, Swalecliffe with Chestfield Church of £549 towards a compostable toilet in the community garden

The Church has been developing St John's Rectory Garden for use by the Swalecliffe and Chestfield community. The garden is already in regular use but there is much more they want to do. There is a regular weekly 'Explorers' group - for children and parents to enjoy outdoor activities together on Tuesday afternoons and after school - plus occasional weekend events for families – and they would like to do more.

There is a big nature area that has been left to go 'wild' (includes a fox den), and the Church would also like to use some of the space to create a community kitchen garden type of thing so that more people of all ages can visit and enjoy the space.

One of the things that has been on the wish list since the start of the project is a compostable toilet. As there are no facilities at the garden this puts some people, particularly older people, off from visiting.

The compostable toilet is costed at £1,549. The Church has received a donation of £1,000 towards this from Canterbury City Council through Keith Boswell (Councillor for Swalecliffe).

Cllrs considered a grant request for the further £549 required. Cllr Bailey proposed and all councillors agreed and the council resolved to fund the full £549 requested on the understanding that this would be a one-off payment towards the compostable toilet, and that any future maintenance and the sundries such as cleaning and toilet paper etc were met by the Church or other means in the future

CIL payment

Canterbury City Council transfer the Community Infrastructure Levy (CIL) Neighbourhood Portion to parishes twice yearly (where levy receipts have been collected in a parish). The Neighbourhood Portion is 15% of the levy receipts CCC receive in any parish, which must be passed to the parish council to support the development of the parish council's area by funding the provision, improvement, replacement, operation or maintenance of infrastructure (e.g. open space, community facilities, sustainable transport, or anything to address the demands that development places on the area).

The Neighbourhood Portion amount collected up until April 2024 for Chestfield Parish and due to shortly be transferred to the Parish Council is **£6,362.06**, from the following developments;

CA/23/00903 Little Haven Radfall Ride Chestfield Kent CT5 3EW - £2,027.33

CA/21/01912 Billmeir, Molehill Road, Chestfield CT5 3PA - £4,334.73

This makes CIL accumulated payments as yet unspent at a total of **£14,676.64**.

The Clerk has done an updated CIL Monitoring Report for these. The parish council has 5 years to spend CIL money.

There are possibilities for spend, such as the improvement to the surface of the circular walk (detailed below). Cllr Todd asked to review the previous CIL 'Wish List' that the parish council has and revisit this at the next meeting.

The parish Circular Walk:

NOTED Cllr Todd, Cllr Poole and the clerk reviewed the Circular Walk on 23 April 2024.

NOTED Cllr Todd will review the brochure wording and photographs for the circular walk.

There is a fallen/leaning tree across the public right of way in the middle of the golf club/circular walk which needs to be cut back to clear the path – parish councillors Poole, Todd and Brealy kindly volunteered to undertake this.

NOTED that the middle section of footpath through the wooded area of the golf club that was top-dressed to improve it in 2017 will need attention again at some point in the future – it is not needing to be done imminently. It was agreed that the Clerk should seek a quote and RESOLVED that budget provision be considered in November 2024 for the precept budget for 2025-2026 for works to be done (with both KCC PROW department and golf club's agreement to undertake this)

Possible accessibility Improvements to PROW CW38

At the request of residents and the parish council clerk, Kitewood has agreed to explore possible improved accessibility of Public Right of Way CW38 at the junction of the Public Right of Way on the Grasmere Gardens development site and with Grasmere Road.

There is a possibility of modifying the public right of way route between Grasmere Road and the Kitewood development site and moving it slightly to make it more accessible – as the footpath at this junction currently is very narrow and restricted making it impossible for wheelchair access. Kitewood's Planning department has communicated with the PROW Officer to see what can be put in place.

Kitewood has agreed to explore with the KCC PROW team that when that part of the site is developed to seek a modification order if required and to move that section of the path over slightly and therefore increase the width of the PROW at that point - in order to make it more accessible. The parish council welcome this.

Maydowns Road planting bed

RESOLVED to weed and add more bark to the Maydowns Road flower beds – Cllr Brealy, Poole and Todd volunteered to help the Clerk to undertake this.

Two replacement benches at Fern Close perimeter of the playpark

The parish council made £1,690 budget provision in this year's precept for the replacement of the two benches at the Fern Close perimeter of the play park – RESOLVED to now progress their replacement with a recycled material rather than wood (and discuss/notify CCC of intention and discuss with CCC a favoured choice of style and material – the councillors favour a material other than wood as the ground is very wet here).

The city councillor and county councillor left the meeting at this point.

15. Bank Holiday Monday 26 August 2024 Fun Day

Bank Holiday Monday 26 August 2024 is booked at the cricket club for a Community Fun Day event to run from 12.30pm-5pm. The inflatables and games are booked, "Sixfold" Band is booked to perform from 1.30pm – 4pm, three Portaloos booked, caterer and ice-cream van booked, Ambulance/First Aid company booked, pétanque club demonstration arranged, and stalls are offered and being advertised.

Cllrs considered ordering a banner to advertise the Fun Day event – to be put across St Joseph's Church frontage, with permission. And then seeking 3 quotes and proceeding with a favored one under S101 authority to the Clerk.

Cllrs also considered purchasing small prizes for all children taking part in the organised races and games – and felt a selection of sweets would work.

Cllr Bailey confirmed he would deal with getting Tombola items and would also try to seek some forms of sponsorship for the event.

16. Annual Subscriptions

For the council's Annual subscriptions, Cllr Todd proposed and Cllr Loder seconded and it was RESOLVED to renew:

- (a) Kent Association of Local Councils;

- (b) Society of Local Council Clerks; and The Association of Local Council Clerks;
- (c) Campaign for the Protection of Rural England;
- (d) The Information Commissioners Office
- (e) Satswana Ltd – for the annual data protection officer service
and RESOLVED that payment be by variable direct debit for the HSBC bank and Unity Trust bank service charges, and the annual subscription to the Information Commissioner's Office (ICO).

Financial Regulation 15.5 states: All appropriate members and employees of the council shall be included in a suitable form of security or fidelity guarantee insurance which shall cover the maximum risk exposure as determined annually by the council. NOTED that this has been reviewed – the Insurance renewal from 01 June 2024 has the Fidelity Guarantee set at £250,000. (And the parish council is in a long-term agreement to 31/05/2027)

17. The council's Internal Auditor

RESOLVED TO REAPPOINT Lionel Robbins as the parish council's Internal Auditor for 2024-2025 for six-monthly internal audit inspections (September/October and April/May for year end AGAR sign-off)

18. Cllr responsibilities for 2024 – 2025

RESOLVED that the Clerk should resend all councillors the latest list of Cllr responsibilities and this be repopulated if necessary for 2024 – 2025 and revisited at the next meeting.

19. Standing Orders

Model Standing Orders - NOTED that there have been no changes since the last review and adoption of the parish council's Standing Orders. Cllr Bailey proposed and Cllr Brealy seconded and all councillors RESOLVED to continue with them as last adopted until changes are made to the NALC Model.

20. Financial Regulations

Model Financial Regulations – The Clerk advised that there are to be changes imminently to the NALC Model - Cllr Bailey proposed and Cllr Brealy seconded and all councillors RESOLVED to continue with Financial Regulations as last adopted and the Clerk to review against the new NALC Model with a view to revisiting revised Financial Regulations to reflect the NALC Model template at the July 2024 parish council meeting.

21. For Annual Return 2023-2024

The Chairman recorded thanks to the Clerk for the Year End pack.

RECEIVED AND APPROVED:

- i) The Year End Bank reconciliation to 31 March 2024 – year end balance is £114,766.25
- ii) Finance Risk Assessment
- iii) The Parish Council's Statement of Internal Control
- iv) The Parish Council's Statement of Accounting Policies
- v) The Internal Auditor's report. And NOTED the Internal Auditor has completed Section 4 of the Annual Governance & Accountability Return
- vi) Breakdown of Income, Staff Costs and All Other Payments in 2023-2024

The Annual Governance & Accountability Return (AGAR Form Part 3) for the financial year ended 31 March for submission to the external auditor Mazars:

- 22. Section 1 : the Annual Governance Statement** – Cllr Todd proposed and Cllr East seconded and all councillors RESOLVED to accept Section 1 in advance of approving Section 2. Section 1 was then duly signed by the Chairman at the meeting.

23. **Section 2 : the Accounting Statements** – Cllr Chapman proposed and Cllr East seconded and all councillors RESOLVED to approve Section 2 – and Section 2 was then signed by the Chairman.

AND RECEIVED and NOTED:

- Statement of Variances proforma and the explanations of significant variances.
- Ear Marked Reserves schedule up to 31 March
- The Parish Council's Register of Fixed Assets at 31 March
- Community Infrastructure Levy (CIL) Schedule of payments and receipts for 2023-2024

AND NOTED that the council will make arrangements for the exercise of public rights, publishing the Notice of Public Rights (and a declaration that the accounting statements are as yet unaudited), along with Publication of the Annual Governance & Accountability Return Section 1 and Section 2 (approved and signed), along with a copy of the Internal Auditor's report, on both its parish noticeboard(s) and website:

APPROVED dates for the period of public rights as Monday 03 June 2024 to Friday 12 July 2024.

24. NOTED that the Accessibility Statement on the parish council's website has been reviewed.

25. **Mature Drivers' Safety presentation**

NOTED a Kent Road Safety "Mature Drivers Safety Presentation" free of charge for residents from 6.30-7.30pm on Monday 22 July 2024 is now booked – and to be advertised to residents in the June magazine.

26. **Clerk's Report**

Nothing not detailed elsewhere in these Minutes.

27. **Consultation results for a Whitstable Town Council**

Canterbury City Council has considered the consultation responses from Stage 1 of the Community Governance Review and has published its draft recommendations.

The majority of those who responded did not support the creation of a town council in Whitstable. The findings were considered at a meeting of the General Purposes Committee on 16 April and at Full Council on 25 April 2024. (The full committee report detailing the draft recommendations as well as the final consultation report and other supporting documents can be viewed at canterbury.gov.uk/cgr.)

Using the electoral register as a guide, the proposals would have affected 23,499 residents. While the number of overall Whitstable residents on the electoral register is greater (by 2,648), this proposal does not affect those residing in the parished area of Chestfield.

A total of 1,809 responses were received - This only just exceeds the original petition threshold. Only 38% support the proposal for a town council so support for the proposal has dropped/not increased.

Overall figure for the CT5 area: Should Whitstable have a Town Council?

Yes: 38% (691 responses)

No: 56% (1,014)

Not sure: 5%(104)

For Chestfield Ward:

Yes: 23% (53 responses)

No: 71% (161)

Not sure: 5% (12)

- At ward level, over half of respondents in the Harbour and Tankerton wards are in favour of a town council. However, the majority of respondents in the other four wards said that Whitstable should not have a town council.

- Among those against the prospect of a town council, the main reasons cited for this include the financial burden it presents and an unwarranted level of bureaucracy.
- Those who feel Whitstable should have council state that locally-focused autonomy is needed. Many of these respondents feel that the precept would help improve facilities and address Whitstable-centric priorities as opposed to just Canterbury.
- Reasons for support and objection do not vary significantly across the different postcode areas.
- Approximately 98% of the respondents live in Whitstable, while only 1% work or visit the area.

There was a majority in favour of a town council in both Gorrell and Tankerton wards. However, it was also noted there was a substantive variance in Gorrell. The areas where support was highest are labelled Harbour (within Gorrell ward) and Tankerton ward on the map. A map illustrating the areas referred to in the recommendations is set out at

<https://news.canterbury.gov.uk/consultations/community-governance-review-for-whitstable-response-to-stage-1/>

The CCC report states, "The analysis showed a very clear rejection of the proposals in the Chestfield, Seasalter and Swalecliffe wards. This was corroborated by the postcode analysis of the consultation analysis and the heat maps, which clearly illustrate the communities in those areas do not identify with the perceived benefits of a town council. The group felt the community interests of Swalecliffe, Chestfield and Seasalter would not be best served by imposing a town council upon those communities given the very clear steer provided by the consultation results."

However, based on the findings of the consultation, the council has not recommended a town council covering the 'petitioned' boundary, nor has it recommended an alternative boundary for a smaller town council covering the areas in support, for the reasons outlined in the report. You can view the recommendations at [Full Council agenda supplement 1 25 April 2024.pdf \(canterbury.gov.uk\)](#)

A Community Governance Review requires that CCC now seeks views on the draft recommendations arising from the Stage 1 consultation. Feedback will assist the advisory group in making its final recommendations. The recommendations are:

- 1. That a parishing of the whole CT5 area does not represent the interest of the community given the lack of public support*
- 2. That the splitting of wards in Gorrell will damage community cohesion by forcing only some in an area to pay for largely shared services and resources*
- 3. That a smaller parished area covering 'Harbour' & Tankerton lacks community cohesion given the lack of public support and distinct unique identity of both settlements, therefore is not recommended*
- 4. That a smaller parished area covering 'Harbour' & Tankerton will neither be effective or convenient in achieving the original aims of the petition to create a single 'voice for Whitstable' and incapable of delivering the range of projects presented by the petitioning organisation."*

Give CCC views by 5pm on **Monday 24 June 2024** by emailing consultations@canterbury.gov.uk or writing to: Consultations Team, Canterbury City Council, Council Offices, Military Road, Canterbury, CT1 1YW. Include your name and full address as part of your representation.

Next steps/revised timetable:

8 weeks' publication period 29 April – 24 June 2024 - CCC will publish on its website and through social media; CCC will write to stakeholders and those who responded to this consultation (CCC will not write again to all households nor hold public meetings), and CCC will engage with the petitioners and consider any requests to attend other meetings.

Then 4 weeks' analysis/draft recommendations devised through 24 June – 22 July 2024.

General Purposes committee date tbc – August

Full Council on 17 October 2024 – for final decision and resolve to make a Reorganisation Order if required.

28. Highways

The Joint Transportation Board at its meeting of 19 March 2024 approved the two schemes in Chestfield in the Annual Parking review, to now be implemented:

- (a) an extension to double yellow lines opposite Primrose Way that the parish council requested - and
- (b) a second proposal for an extension to the lines with time restrictions, namely no waiting 8.30am – 6.30pm for the lines at the beginning of Molehill Road.

29. 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.

I) CA/24/00224 – Bodkin Farm, Thanet Way - Outline application with all matters reserved except vehicular access including a secondary school (including sixth form); 300 dwellings; an 80-bed care home and a Local Centre:

NOTED that the parish council's response to the Outline planning application submitted was both uploaded and sent to CCC officers on 20 March 2024 and is detailed in full in the planning appendix below to the Minutes of this meeting.

II) Potential development at Brooklands Farm –

Hallam Land Management have suggested a meeting with the parish council and 11 June has now been set. The Senior Land and Planning managers, drainage and flooding engineer, highways engineer and master planner will attend in order to provide the latest evidence updates and ability to ask any questions. A lot of technical work has moved forward, highways, drainage etc and they can provide an update on this. They are preparing another strategy/vision document to capture the latest position which will be shared in due course, as this will be submitted as part of their representations.

Secondary School with 6th Form at Land to the West of Thornden Wood Road (Policy HB4)

Lee Evans Partnership (Architects & Planning Consultants) have been appointed to prepare and submit an outline Application for a 6FE Secondary School and the erection of up to 150 new homes including new affordable housing in Greenhill. Additionally, the development will include sports pitches, a community hub, new landscaping, and access. The development of the site is in CCC's Regulation 18 version of the new Canterbury District Local Plan (Policy HB4). They anticipate submitting an Outline Planning Application (with all matters other than access reserved) in the summer, 2024.

Lee Evans Partnership has invited the parish council to attend their community planning event in Herne on 14 May 2024 regarding this development project as a key stakeholder in the local area. They have sent over 400 invitations out to residents in the local area too.

Cllr Todd, Cllr Poole and the Clerk will attend the event as there are foul drainage concerns (with the Oxenden Park development in Greenhill draining to Maydowns Road in Chestfield) and the development of the school on site is relevant to Chestfield too: see below:

30. Canterbury District Local Plan

CCC offered the parish council Chairman and Clerk a separate session for discussion on the CDLP on 08 April 2024 which they attended.

Consultation on the New Regulation 18 draft Canterbury District Local Plan

Canterbury City Council is consulting on

- [Draft Canterbury District Local Plan to 2040](#)
- [Draft Canterbury District Transport Strategy](#)
- [Draft Canterbury District Open Space Strategy](#)
- [Draft Sustainable Design Guide Supplementary Planning Document \(SPD\).](#)

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

There is an interactive map at:

<https://experience.arcgis.com/experience/1e8c61757821421e8dc7d1eab938ed98/?draft=true>

This is a quite complex map with multiple layers which you can switch on or off.

TO NOTE a New site submitted as part of the 'Call for Sites'

View a map of all the district's 'call for sites' at [Call for Sites \(arcgis.com\)](https://experience.arcgis.com/experience/1e8c61757821421e8dc7d1eab938ed98/?draft=true). Land to the east of Chestfield Road (Reference SLAA310) – a site opposite Brooklands Farm - was a 'late submission' in December 2023 to CCC since the previous consultation draft CDLP.

CCC has assessed it as suitable, available and achievable, but whilst it may be so, crucially CCC has not made it a 'chosen site for housing'.

New Schools provision: TO NOTE the CCC Draft Infrastructure Delivery Plan (February 2024) – for Education, the Schedule B page 38 gives indicative timeframes for:

- a) Primary School at Brooklands (Policy W4) – timescale for delivery: Medium term (years 6-10)
- b) SEND school at Brooklands (Policy W4) – timescale for delivery: Medium term (years 6-10)
- c) Secondary School with 6th Form at Bodkin Farm (Policy W6) - timescale for delivery: Long term (years 11-15)
- d) Secondary School with 6th Form at Land to the West of Thornden Wood Road (Policy HB4) - timescale for delivery: Medium term (years 6-10)

Therefore, the planned school at Bodkin Farm would be delivered after the new school at site HB4. KCC told CCC KCC's preference is for Thornden Wood school to come onstream first (over Bodkin Farm) because of the demand from Herne Bay and the Herne Bay strategic housing focus growth in the new CDLP. KCC do review every 5 years. CCC therefore anticipate Thornden Wood in 2030 and Bodkin in 2035.

Green Gap proposals in the draft CDLP

CCC has retained the proposed green gap at Radfall, Chestfield in this latest Regulation 18 draft Local Plan. CCC's view is that it is still valuable to stop coalescence.

This may be found on Page 80 of The CCC "Natural Environment and Open Space Topic Paper (February 2024)"

[Natural Environment and Open Space Topic Paper \(2024\) \(canterbury.gov.uk\)](https://www.canterbury.gov.uk/natural-environment-and-open-space-topic-paper-2024)

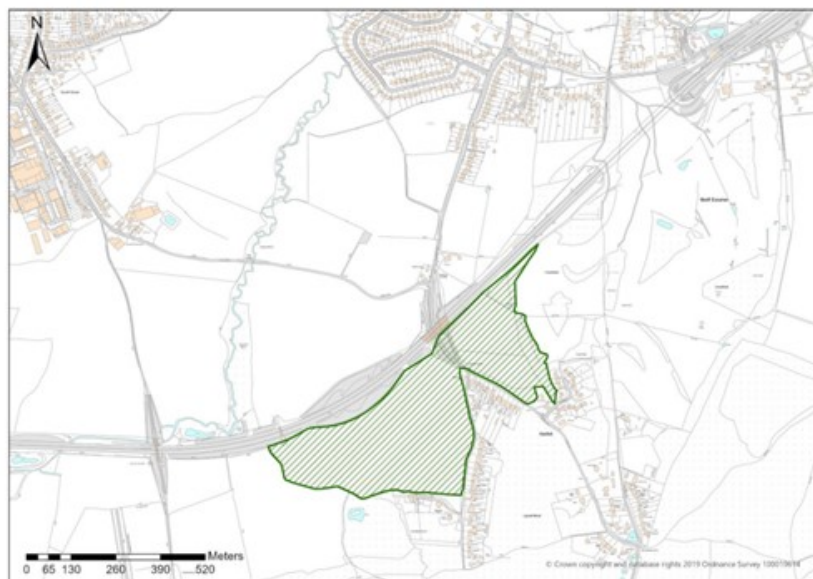


Figure C.9: Proposed Green Gap between Radfall and Whitstable

Chestfield Parish Council did not previously support this green gap proposal in the previous administration's draft CDLP, and asked for its removal.

The parish council considered it reactionary to Policy W4 Brooklands Farm, and that if designated as green gap this would alienate Radfall and Broomfield Gate from the main Chestfield village. The parish council did not feel that it is required - there is vast open space around these residents already – particularly to the rear of their respective properties – and with Thornden Wood and Clowes Wood nearby.

More importantly, it may also preclude deliverability of two more future slip roads on to the A299: The two new Eastern slip roads already proposed to help mitigate Policy W4 Land at Brooklands Farm are welcomed.

However, it would be good to go further and extend this site and build a further two slip roads to completely future-proof this junction/development; benefit the existing Chestfield village and wider region; bring cost economies of scale in both the planning and build process and disruption rather than add on at a later date; and increase CCC's housing numbers/housing delivery.

Chestfield Parish Council feel it is a missed opportunity not to have both East and West access and egress.

Even if there is no current highways need at present to provide a further two more West-bound slip roads, the need could come in the future.

Councillors REVISITED this and the parish council's previous comments. The Clerk explained she had reached out to Broomfield Gate/Radfall Hill residents via a resident contact, and those who answered confirmed that they agreed that the gap is meaningless and that residents of Radfall and Broomfield Gate in their opinion do feel part of Chestfield, albeit as a hamlet of Chestfield. The green gap is considered by them as useless and serves no useful purpose to give a division between the proposed Brooklands Farm Estate and their 'hamlet'.

It was RESOLVED therefore that the parish council remains unsupportive of the proposed green gap.

Representation/response to the CDLP

The deadline for consultation responses to CCC re the Canterbury District Local Plan is 5pm on 03 June 2024. The parish council will work up a response to not support this proposed green gap; to include a request for a Grampian condition for foul drainage for all of the district's sites to phase building with capacity in the network; to request the Bodkin Farm school be provided ahead of the Greenhill one, and in support of the Broad Oak reservoir.

The Transport Strategy confirms that the lengthening of the platforms at Sturry will also be included. *The parish council supports this platforms lengthening as it's not just the local development in that area that increases the vehicle numbers but sites such as at Herne and Greenhill – and ultimately potentially Chestfield's when built out too.*

The meeting closed at 9.55pm.

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

Appendix 1

CCC's Canterbury District Local Plan (CDLP)

April 2024

Background to planning policy

The planning framework has changed considerably since the 1980s.

There is a National Planning Policy Framework originally published in 2012. It has had several revisions since. It sets out government's planning policies and how these are expected to be applied. The latest version is [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/national-planning-policy-framework)

Every Local Authority is tasked by central government to consider and allocate strategic sites for housing – and the government assign ‘housing numbers’ to each local authority.

A local authority needs to

- have allocated sites for housing to meet the need specified
- meet delivery rates and
- demonstrate a 5 year housing land supply

If it does not, an Inspector may assign sites for housing development - and local policies become null and void and there becomes a ‘presumption to grant’ all applications.

At April 2024, CCC’s housing delivery rate has improved (delivery rate for 2022-2023 was 72%) but it can’t demonstrate the 5 year housing land supply – it has a 4.48 year supply (an under supply of 714 units over the 5 year period) – and remains in a ‘presumption to grant’.

For the Canterbury district the government state 1,149 new homes are required per year.

More details around housing numbers is given below for information, Footnote 1.

Canterbury City Council undertake ‘call for sites’ exercises – inviting developers, agents, landowners to submit sites for housing/development. These are then assessed by CCC against a number of factors. More information in Footnote 2 – Call for Sites. And Footnote 3 – other information.

Chosen sites will include those that are sustainable, deliverable, available and achievable within the life span of its Local Plan.

For Chestfield, two strategic sites have been chosen:

- **Bodkin Farm** – Policy W6 for 300 dwellings, an 80-bed care home and a secondary school with sixth form – outline application CA/24/00224 has been submitted (consultation has closed) – The parish council’s full representation/submission will be contained in its May meeting Minutes – with calls for conditions, if CCC is minded to grant the application, around foul drainage and securing the land set aside for school for educational use in perpetuity, rather than giving an opportunity for a second later submission for housing. Other relevant details can be read through recent meeting Minutes of 2022, 2023 and 2024 at [Parish Council Minutes – Chestfield Parish Council](#)
- **Brooklands Farm** – Policy W4 for 1,400 dwellings, a primary school, a SEND school and community hub. A strategic site being worked up but for which the parish council has had involvement in:

Early engagement

CCC encouraged all parish councils in the district to undertake ‘early engagement’ with developers of any strategic sites in their parishes.

As these are not adhoc planning applications but strategic allocation sites a ‘damage limitation’ approach and useful local knowledge may be brought to bear.

Chestfield resolved to do this in November 2021 and since that time has had dialogue/meetings in person, and virtual meetings with the teams for both Bodkin Farm and Brooklands Farm.

This has proved very useful and overall positive and meaningful.

Feedback from the parish council, and for Bodkin Farm from Maydowns Road residents, has been heard and responded to and improvements to the ‘Master Plan’ secured.

Drainage

Of utmost concern to the parish council is the capacity of the foul drainage network.

Cllr Steve Bailey has an audience with Rosie Duffield MP on 10 May 2024 re the upgrades to the Swalecliffe Waste Water Treatment works, foul drainage capacity concerns, and infrastructure, in particular, in the village, in light of all the planned development.

For surface water drainage, this is dealt with through a Sustainable Drainage scheme on the development sites – the parish council has studied and fed comments into the design of these schemes. If done well a SUDS scheme should improve surface water problems.

Grampian conditions re foul drainage

Foul drainage capacity is a major concern for the parish council. We know and have previous documentation from Southern Water about capacity issues locally. For these large planning applications the parish council consider it imperative, that CCC imposes a Grampian condition to align the build/phasing/occupancy with capacity in the Southern Water network. We understand that the Grampian condition must be imposed at outline planning application stage (rather than at a discharge of foul drainage condition application) – so this is the only opportunity to request this. A Grampian condition should mean that the potential risk of flooding to properties and/or environmental pollution can be mitigated in a timely manner.

The parish council urges residents to make their own representation to CCC:

CCC is consulting on its Canterbury District Local Plan Regulation 18 draft

Note the consultation closes at 5pm on 03 June 2024

Read Canterbury City Council's Canterbury District Local Plan to the Year 2040 at [Draft Canterbury District Local Plan to 2040](#)

CCC has also several related strategies and plans, including:

[Draft Canterbury District Transport Strategy](#)

[Draft Canterbury District Open Space Strategy](#)

[Draft Air Quality Action Plan](#)

How to respond

Residents can only make one response.

There is an online response form. This sets out every single policy in the order they appear in the Local Plan document. Since many of them will not be of interest, this makes it quite long-winded to complete. You can only respond once, so if you were to accidentally "Submit" instead of "Save" before you have finished, you will lose the ability to make additional comments. *The easiest way is for residents to respond by email.* You can submit general comments, or you can follow the structure of the online form but only referring to those aspects which are relevant to you. A copy of the questionnaire is downloadable here:

<https://news.canterbury.gov.uk/wp-content/uploads/2024-Local-Plan-2040-paper-version.pdf>

Email your comments to: consultations@canterbury.gov.uk

Footnote 1: Relevant Extracts for housing need/numbers from the CDLP [Development Topic Paper \(2024\)](#) ([canterbury.gov.uk](#)) (revised February 2024):

Local Housing Need

E2. Chapter 2 identifies the draft Local Plan's current Local House Need as 1,149 homes per year, creating a need for a total of 24,129 over the Local Plan period. *

E3. This figure is created by using the up-to-date household growth projection figures and affordability ratio in the government standard methodology. The NPPF (2024) clearly states that this methodology can only be deviated from in exceptional circumstances and gives the example of 'include areas that are islands with no land bridge that have a significant proportion of elderly residents'.

E4. The council cannot demonstrate exceptional circumstances, such as those exemplified in the NPPF, and are therefore required by national policy to plan for the need identified by the standard methodology.

Site Selection

E9. The draft Local Plan proposes to allocate land to deliver 9,346 homes including 775 older persons bedspace, 103,866sqm of employment floorspace, and retail / commercial floorspace, in addition to allocations carried forward from the 2017 Local Plan.

E10. A number of Call for Sites exercises have been undertaken by the council, and all sites submitted have been assessed in the Strategic Land Availability Assessment (2022, addendum 2023) and Sustainability Appraisal of the Strategic Land Availability Assessment (2023). These assessments take into account a number of factors including, but not limited to, the sustainability of the site (e.g. travel time to key facilities) and impacts on the landscape/townscape/seascape, heritage assets and the transport network.

E11. A total of 54 sites were assessed as being suitable, available and achievable, following the methodology outlined in Chapter 4. (Now 53 sites – Page 22 paragraph 4.3 refers)

Of these, 43 have been allocated in the draft Local Plan.

E12. Sites have been allocated in Canterbury, Whitstable, Herne Bay and rural areas of the district, in line with the spatial growth strategy. Wherever possible, the council has prioritised the redevelopment of previously developed land. Chapter 4 outlines the proposed site allocations, including the new settlement north of the University of Kent, and justifications for their inclusion in the draft Local Plan.

** This is 9,346 new homes plus the allocations from the 2017 CDLP (listed on pages 55-57) – and paragraphs E18 and E19 state:*

Meeting the district's housing needs

E18. Chapter 8 demonstrates that the draft Local Plan (2024) proposes a sufficient supply of deliverable and developable allocations to meet the identified housing need.

E19. Based on the identified housing land supply components, the draft Local Plan (2024) includes 26,466 dwellings against the need for 24,129 dwellings which means there is a 9.7% buffer across the draft Local Plan. 12.5% of these land supply components are on small sites, demonstrating that the draft Local Plan (2024) meets the NPPF requirement to provide 10% of the housing requirement on small sites.

Local Housing Need

2.6. The revised NPPF (December 2023) includes new policies on how local plans are expected to deliver a sufficient supply of homes.

2.7. In order to identify the number of homes needed, the NPPF states that a standard methodology to calculate the Local Housing Need (LHN) should be used, unless there are exceptional circumstances. Based on the example in footnote 25 of the NPPF, and the stringent nature of demonstrating an exceptional circumstance (e.g. a high student population would not be an exceptional circumstance relating to demographic characteristics of an area as many local planning areas have the same characteristics), the council does not believe an exceptional circumstance can be demonstrated.

2.8. Therefore, the draft Local Plan aims to meet the Local Housing Need calculated as per the standard methodology set out in the PPG on housing and economic needs assessment. The level of growth required under the standard methodology will help facilitate affordable housing, infrastructure and employment growth.

2.9. The Housing Need Assessment (HNA) 20211 was produced based on the standard methodology and in line with national guidance. This identified a need of 1,120 homes per year, creating a total need of 22,400 new homes over the Local Plan period of 2020-2040.

2.10. The draft district vision and Local Plan options consultation 2021 contained different scenarios in terms of housing need. There were 6 options with different spatial distributions. However, they all either aimed to meet the LHN or provide an additional 6,000 - 9,000 homes.

2.11. The Regulation 18 draft Local Plan (2022) aimed to meet the local housing needs for 2020 - 2045 using the affordability ratio published in March 2022. Using the standard methodology this meant a LHN of 1,252 homes per year, creating a need for a total of 31,300 in the Regulation 18 draft Local Plan (2022).

2.12. As set out in Chapter 3, having considered the results and differences between the previous SA, all consultation responses, including key stakeholders, and key pieces of evidence, the plan period has been reduced from 2044/45 to 2040/41. This means it is in keeping with the national policy requirement of a minimum 15 years from adoption, the best reflection of concerns and representations made, and minimises some of the significant negative impacts of the Local Plan.

2.13. In addition, in March 2023 revised affordability ratios were published. Canterbury district's local affordability ratio changed from 12.86 to 10.46, which is even lower than the 2021 affordability ratio.

2.14. The standard methodology includes a cap, which this year would put the LHN at 1,146 homes per year, on the basis that the adopted Local Plan became over five years old after 17 July 2022. Therefore, for Canterbury district, the highest of the two options in the PPG is '40% above the projected household growth for the area over the 10 year period identified in step 1.

2.15. However, as there is a high need for affordable housing within the district and the difference is only 3 dwellings per year, the council is not proposing to include a cap.

2.16. Therefore, LHN figure identified is currently 1,149 homes per year, creating a need for a total of 24,129 new homes over the Local Plan period of 2020-2041 - see Table 2.1:

Table 2.1: Local Housing Need calculation:

Steps	Result
Step 1: Household Growth ⁴	818 (per year)
Step 2: Affordability adjustment factor Local affordability ratio: 10.46 $\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$	1.40375
Canterbury LHN = Household growth x affordability adjustment factor	1,149
Step 3: Cap and Step 4: Cities and urban centres uplift	N/A

3.27. Having considered the results and differences between the previous SA, all consultation responses, including key stakeholders, and key pieces of evidence, it is considered that reducing the plan period from 2044/45 to 2040/41 to align with the **national policy requirement of a minimum 15 years from adoption**, and aligning the spatial growth strategy with Canterbury Focus A would be the best reflection of concerns and minimise some of the significant negative impacts of the Local Plan.

4.7. In order to maximise the potential of previously developed land, **all brownfield sites identified in the SLAA as suitable, available and achievable are proposed** for allocations or as broad locations/ opportunity areas for development. In areas where the council is seeking to allocate a limited amount of development, priority has been given to brownfield sites.

Footnote 2 – Call for Sites

[Call for Sites map \(arcgis.com\)](https://experience.arcgis.com/experience/1e8c61757821421e8dc7d1eab938ed98/?draft=true)

Footnote 3:

Associated site assessments and other information at

[Local Plan evidence library | Canterbury City Council](https://experience.arcgis.com/experience/1e8c61757821421e8dc7d1eab938ed98/?draft=true)

Interactive map

The early sections of the Local Plan set out what the Council describes as a “Spatial Strategy for the District” followed by area specific sites selected for development. Each of these sections sets out planning policies and contains relevant maps and layout plans. For detailed online maps you may find it helpful to look at the Council’s online “interactive” map:

<https://experience.arcgis.com/experience/1e8c61757821421e8dc7d1eab938ed98/?draft=true>

This is a quite complex map with multiple layers which you can switch on or off.

Temporary closure of PROW CW89 between Richmond Road and its junction with Public Footpath CW88 from 8 April 2024.

Kent County Council has made an Order to temporarily close Public Footpath CW89 between Richmond Road and its junction with Public Footpath CW88 from 8 April 2024.

The path will be closed for a maximum of six months, because of construction works associated with the Grasmere Pasture housing development.

The alternative route is via Richmond Road, Grasmere Road, Public Footpath CW88 and a diversion on site which will be signed for the duration of the closure.

For detailed enquiries please contact Louise Adams Contact Centre no. 03000 41 71 71



Key Public Footpath Public Bridleway Restricted Byway Byway Open to All Traffic Footpath Closed Alternative Route	Footpath CW89 Chestfield Closure Plan Produced by the KCC Public Rights of Way and Access Service Please note: this map extract is not a legal record of the alignment or existence of a public right of way. No measurements should be taken from it. © Crown Copyright and database right 2024. Ordnance Survey 100019238	N 1:6,000
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New Applications

36. CA/24/00351 – 87 Chestfield Road CT5 3JH Insertion of ground floor window to front and side elevation, rooflight to front elevation together with render to front, side and rear elevation.	The parish council has no comments.
37. CA/24/00422 – 104 Chestfield Road CT5 3R Two storey side extension and addition of rear dormer following the demolition of single storey rear extension and chimney together with cladding to front elevation and replacement of windows.	The parish council has no comments other than we would have preferred it if the gable end roof slopes had remained to match the street scene, however it is outside the conservation area.

Notifications

CA/24/00073 – 1 Longtye Drive, CT5 3NG Demolition of existing link extension to create two detached dwellings 1 and 1a Longtye Drive with associated parking and garden areas.	GRANTED by CCC
CA/24/00037 - Chestfield Business Park, Thanet Way, CT5 3JB Erection and display of 1 internally illuminated digital poster.	GRANTED by CCC
CA/23/02302 - The Garden House, 2 Grasmere Park, CT5 3PP Single-storey rear extension.	GRANTED by CCC
CA/24/00384 – Grasmere Gardens - Details submitted pursuant to condition 19 (verification report) of planning permission CA/17/00469/OUT for a partial discharge of Phase 1 only	This relates to the SUDS scheme – GRANTED
CA/24/00121 - 28 Ellison Close, Chestfield CT5 3JP - Single-storey detached outbuilding for use as ancillary accommodation following demolition of existing garage.	GRANTED by CCC
CA/23/02075 - Pine Cottage, New Road, Chestfield, CT6 7NZ Change of use to mixed use as office and hosting of educational events.	GRANTED by CCC

TO NOTE the parish council's representation re the Bodkin Farm outline application:

CA/24/00224 – Bodkin Farm, Thanet Way

Outline application with all matters reserved except for the means of vehicular access into the site from Thanet Way for the phased delivery of development comprising associated landscaping, open space, play areas and planting; drainage measures; boundary treatments; vehicular/pedestrian/cycle accesses; internal road network and parking; ground levelling (including a landscaped bund of up to 3m in height adjacent to Thanet Way); a pumping station;

all other associated works and infrastructure and the demolition of all existing buildings and structures for development including:

The Education Phase: a secondary school (including sixth form) (Use Class F1) including indoor and outdoor sports provision

The Residential Phase: the erection of up to 300 dwellings (use class C3);

a care home (of up to 80 beds in use class C2);

a Local Centre, comprising up to 500m² gross internal area (GIA) of ground floor retail space (Use Class E).

Whilst Class E does include retail, it also encompasses a range of other uses such as food establishments, professional services, indoor sport or recreation, medical or health services, nursery or offices.

The parish council's response to the Outline planning application submitted was both uploaded and sent to CCC officers on 20 March 2024 as follows:

Call for a Grampian Condition

Foul drainage capacity is a major concern for the parish council and Maydowns Road residents alike.

We know and have previous documentation from Southern Water about capacity issues locally. For this application we refer to Southern Water's letter dated 09 February 2024 in the "Drainage Documentation (Pages 57-58 of 59 pages) that states *"there is inadequate capacity within the foul sewerage network to accommodate a foul flow of 6.26 l/s for the above development at manhole reference TR14663401... and risk of flooding to existing properties and land."*

This is exacerbated in the area as a whole by the planned Brooklands Strategic site for a further 1400 new homes (Policy W4 in the latest Regulation 19 draft Canterbury District Local Plan) – adding stress to the local foul network.

This is further exacerbated in the immediate vicinity of Maydowns Road adjacent to the proposal site given that the foul draining for the Oxenden Park development on planning application CA/21/01430 of 450 homes at Greenhill is routed and discharging along Maydowns Road - with its new connection at the top of Maydowns Road now completed in 2024. (ICOSA initially connected to a different manhole in Maydowns Road to the one that was agreed with Southern Water.

ICOSA has now designed their connection to the correct manhole (TR14663401) which is an additional 50 meters up the road.)

For this outline planning application, we request, and consider it imperative, that CCC imposes a Grampian condition to align the build/phasing/occupancy of Bodkin Farm with capacity in the Southern Water network. Especially with an 80-bed care home proposed with its associated toilets, showers, potential laundry on site, and presumably catering on site.

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

We feel this request is justified.

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

In Southern Water's own Briefing Note to Local Planning Authorities – [briefing-note-for-lpas-on-infrastructure-provision.pdf \(southernwater.co.uk\)](https://www.southernwater.co.uk/briefing-note-for-lpas-on-infrastructure-provision.pdf) it states "Where Southern Water identifies infrastructure capacity issues and the developer indicates an intention to connect to the public sewer, Southern Water will ask the Local Planning Authority to make any planning permission conditional upon the Water and Sewage Company first taking any steps necessary to ensure that the public sewer will be able to cope with the increased load, through the use of planning conditions. The LPA can then determine any details submitted pursuant to such conditions in accordance with any views expressed by Southern Water. This condition will normally be "Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development."

Due to the legal right of a developer to connect, Southern Water will request conditions on the grant of planning permission. This is intended to enable Southern Water to agree with the developer the drainage strategy, the preferred point of connection, allow for existing capacity to be considered and upgrading work to be programmed. Such an approach allows the legal right to connect to be sensibly managed prior to implementation."

The purpose of Grampian style conditions is solely to enable Southern Water to manage the timing of connections to the public sewer so that it can comply with its statutory duties. It will allow Southern Water to agree a drainage strategy with the developer, the preferred point of connection, allow for existing capacity to be considered and upgrading work to be programmed. This allows therefore, the legal right to connect to be sensibly managed prior to occupation of the development. In essence therefore, such planning conditions are requested only for Southern Water purposes. The LPA has no further purpose in pursuing such a condition and indeed should not place itself in a position of trying to "second guess" or duplicate the WaSC's decision on strategy or capacity. That is Southern Water's statutory responsibility and scrutiny of such decision making is not by the LPA but through the statutory regulatory body, Ofwat. Ofwat's duties are set out in section 2 of the WIA 1991 and include ensuring the long-term resilience of water supply and wastewater systems and that WaSCs take steps to enable them, in the long term, to meet the need for water supplies and wastewater services. The Council itself has neither the legal remit, capacity, experience nor access to the relevant network data to perform any informed overview function.

Early engagement

Chestfield Parish Council undertook early engagement with Turleys who have undertaken this planning application on behalf of Parker Strategic Land.

Given the importance and weight we accord to the foul drainage capacity and the request for a Grampian condition (above) we have led with that as our first paragraph, however we would take this opportunity to thank Turleys for meaningful engagement with both the parish council and residents of Maydowns Road – the dialogue was extremely useful, and we thank Turleys for listening and responding positively to make changes to the master plan etc. We are grateful for the opportunities afforded and found it very constructive.

Sewer point in the old Thanet Way

We believe from communication with Turleys that there is to be an indicative new sewer connection in the old Thanet Way rather than Maydowns Road – which we welcome to protect our residents and would much prefer and seek please.

However, there is conflicting text in three documents – the Bodkin Farm Planning Statement; the Sustainable Drainage Statement, versus the Environment Management Plan:

There are seemingly different statements within the Application regarding the main connection point and clarification is requested:

- i) **In the Planning Statement** for the Foul Water Drainage Strategy paragraph 3.46 states, “It is proposed to drain used water from the development separately to surface water, with a connection expected to be made **to the existing combined sewer in Maydowns Road**. To achieve such a solution a foul water pumping station situated on the northern boundary of the site, will be required. A foul water pumping station is shown on the Parameter Plan.”
- ii) **In the BWB Sustainable Drainage Statement** for Foul Water Drainage, page 15, Point 5 has:
 - 5.1 There is no evidence of the existing site having a connection to the public sewer network.
 - 5.2 Following consultation with Southern Water via a Pre-development Enquiry it has been identified that there is insufficient capacity within the immediate surrounding network. The closest point of connection would be to a the 225mm diameter combined sewer within Maydowns Road, to the south of the site. However, the Southern Water response outlines that the expected peak flows circa 6l/s generated from the development, could not be accommodated at this point. Therefore, at this time an alternative point of connection has been proposed.
 - 5.3... a pumped solution is expected to be required, with a pumping station located on the northern boundary of the site... a rising main is required in order to make a connection to the 300mm diameter **combined sewer at manhole 5702, located within the roundabout at the junction of Chestfield Way and Thanet Way**, located approximately 570m to west, from the site’s western boundary.
 - 5.4 For clarity, the intent in proposing a connection downstream of Maydowns Road is to avoid exacerbating anecdotal flooding and capacity issues reported by residents.”
- iii) Compare to: **Environmental Statement Vol 3 Environmental Management Plan dated February 2024** where P23 on Page 8 states: “Foul water drainage strategy P23 The Proposed Scheme is proposed to be connected to Southern Water’s sewage system, and **discharge to a point of connection beneath Thanet Way (A2990) in the north of the Site**. Foul water flows will be pumped from the Proposed Scheme to this point of connection via an adjacent Pumping Station, which is to be offset from proposed dwellings by a distance of 15m.”

The parish council think it is an error about a proposed connection in Maydowns Road.

We welcome a new connection in the old Thanet Way.

Chestfield Parish Council recommends that planning approval **not be granted** until the foul drainage capacity has been addressed, resolved and approved by Southern Water.

However, as previously mentioned, if CCC is minded to grant then a Grampian condition must be implemented as a safeguard.

School – and parish council request for a condition

Chestfield Parish Council agrees that there is a recognised need for a coastal secondary school for various reasons – including that buses and other forms of to-and-from transport to Canterbury schools may be avoided, and that school places numbers and need will increase in future in Canterbury given all the planned Canterbury development in the latest draft Canterbury District Local Plan.

This school would serve several other new Policy development sites with each contributing S106 contributions towards education.

This is a good location for a secondary school, between Whitstable and Herne Bay, with good access routes and nearby train station, although the train station is not DDA compliant.

Chestfield Parish Council is happy with the positioning of the school to the east to respect the green gap.

However, the parish council wouldn't want just housing at Bodkin Farm – the parish council has said from the outset it supports housing here only if alongside a school provision, to strategically outweigh the land's importance as a green gap. Whilst the land would Transfer to KCC at commencement of development in Policy W6, **the parish council requests that there needs to also be a S106 condition to this effect (if CCC is minded to grant outline permission) – to avoid any future uncertainty of a school not being built after approval of planning – and an undesirable second tranche of housing on this land being applied for instead. The land conditioned for educational purposes only by condition, would secure against any further housing instead.**

QUESTION: There appears to be some conflicting text about the school – in the Planning Statement (February 2024) paragraph 3.3 states the development will comprise a Secondary School...across an area of 8ha. While paragraph 3.11 then states 'the proposed development makes provision for a new 8 form of entry secondary school (including sixth form) on an area of around 8 ha in size'. And yet paragraph 5.39 referring to the Secondary School report written by EFM that "EFM's report also explains that the approach of accommodating the school on a rectangular area of 8 ha is capable of accommodating 6 forms of entry, including a Sixth Form." **So, although we realise this is a reserved matters item, the question at this stage is – is it an 8FE or a 6FE?**

DDA access constraints of Swalecliffe Train Station

Swalecliffe Train Station is not DDA access compliant and it would be difficult and costly to enable this. This is a concern but which is outside of this application and for consideration at a higher strategic level.

It is a constraint that is unlikely to be rectified as would need a total rebuild and significant cost.

Pedestrian safety

There are concerns about the number of school children and their travel safety crossing the old Thanet Way without a footbridge designed in the scheme over the old Thanet Way - and there are concerns about the narrowness of the pavement under the Swalecliffe Railway bridge offsite – this really only enables single-file pedestrian traffic.

We would therefore welcome serious consideration be given to the erection/installation of a DDA compliant footbridge across the Thanet Way to enable safe crossing for all pedestrians, in particular the undoubted influx of children once the school is fully open and in use.

The pelican crossing by the Shell garage is welcomed – as long as it is with the new proposed path provided to the development entrance and school.

Reduction in speed limit

There is currently a 60-mph speed limit along Thanet Way, and the developer will be seeking to implement a 30-mph speed limit to the east of the site access, helping to improve road safety in this area. Chestfield Parish Council welcomes this.

Cycleway/ cycle paths

There is a Designated footpath proposed for the south side of the old Thanet Way which we believe is planned as 2m wide?

This most certainly will be used as a cycle path despite the northern side alternative.

Is there scope to increase the width to 3.5m minimum wide?

Unadopted status of Maydowns Road

No vehicular connection is proposed to Maydowns Road – which we welcome – Maydowns Road is an unadopted road, maintained at residents' own expense – and a dead end road.

There is existing difficulty in vehicles exiting Maydowns Road now.

We feel that there will, inevitably, be school drop off traffic in this unadopted and privately maintained Maydowns Road which in places is single track. This will result in additional wear and tear on the road surface and as a result increased cost of repairs/maintenance for residents. As a

counter, the Applicant's Agents have offered to close the Kissing Gate at the top of the road, thus directing traffic to the designated routes to the school. **It would, from a local residents' perspective, be important to have a suitably worded Condition so that access to the school is not possible via Maydowns Road.**

Permanent closure of the kissing gate on footpath CW68

Permanent closure is agreed as the best measure by the parish council and Maydowns Road residents that have shared thoughts with the road association for various reasons:

The main concern is the prevention of use of Maydowns Road as it is an unadopted road that is maintained directly by and at the residents' expense. Closure of the kissing gate will help unwanted vehicles undertaking school drop offs and pick ups.

As there will be no field for dog walkers to access, there will be no need to keep it open.

Re-routing the footpath further into the development will increase security of the gardens of the houses who currently have the footpath running next to their back gardens.

Closure of the kissing gate will help prevent unwanted litter from the top of and all along Maydowns Road.

QUESTION: how would the kissing gate be permanently closed? Will it be fenced off? Fencing would have the added benefit of softening visually.

QUESTION: how will prevention by people opening up an unofficial cut through be made?

The parish council would like fencing it off be made a condition

In the Planning Statement paragraph 3.27 states, "The diversion and realignment of the Public Right of Way is not controlled by the grant of planning permission, but via a separate regulatory process. The Applicant is willing to make a separate application... through that process, for the diversion of the PROW." **The parish council would like a condition imposed for such a separate application to be made as a condition of any outline planning permission**, prior to any reserved matters submissions - Reason – to enable alternative provision for pedestrians.

Bungalows planned for adjacent to the left hand side of Maydowns Road properties

Chestfield Parish Council welcomes these bungalows (with or without just north facing dormers only) to mitigate the impact of new building to the boundary with Maydowns Road.

We note that in the current Regulation 19 Canterbury District Local Plan just released that the policy wording for this site (on W6 rather than the previous W8) no longer stipulates 10% bungalow provision criteria.

For this reason – and additionally, as this is not a hybrid application with Phase 1 housing detailed, **could this bungalows element be made a condition to be retained in the reserved matters follow-on application(s) please?** (These are detailed with cross-hatching indication in the Parameter Plan 2 – Building Heights document number RG-M-23)

Housing Numbers and Affordable Housing

A point of note – In the previous draft Canterbury District Local Plan this site, then referenced as Policy W8, had an allocation for 250 homes – in the revised draft CDLP it is now Policy W6 but the 250 number remains, although this outline application pushes this to 300.

Chestfield Parish Council appreciates that the final number of dwellings will be determined by a reserved matters application.

We note the Planning Statement paragraph 3.3 has a footnote that the 16 residential dwellings on the first and second floors of the Local Centre sits within the maximum dwellings parameter for the proposed development as a whole.

We also note that there is a difference in wording between Policy W8 and Policy W6 wording – where affordable housing is still included but not with the stipulated 30% policy adherence as in the previous W8 wording.

The Planning Statements paragraphs 5.40, 4.41 and 5.42 refer to Affordable housing and we note the quantum, mix and tenure of these will be confirmed through reserved matters and subject to viability considerations. Chestfield Parish Council will comment if appropriate at the reserved matters stage.

Stagecoach buses

We note the proposal (Planning Statement paragraph 3.30) to introduce two new bus stops on the old Thanet Way within 400m of the majority of the site – and welcome these.

QUESTION: has there been any dialogue yet with Stagecoach serving the development – in particular for AM and PM bus provision to serve the school?

We appreciate school bus provision is different to public transport provision.

Surface water flooding

We note there is to be an earth bund to be created along the old Thanet Way – not just for noise purposes and visual mitigation but also for biodiversity net gain – and this would be ideal for reptiles.

It is worth mentioning that recent rain downpours have occurred in Chestfield – and in particular on Tuesday 12 December 2023 when there was severe flooding including the stretch of the old Thanet Way opposite Johnsons Nursery, adjacent to this Bodkin Farm site – our KCC highways steward had a telephone conversation with the parish clerk afterwards where she had noted that predominantly this was caused by land drain/water runoff from the Bodkin Farm fields. This needs provision despite the new drainage assets installed in the old Thanet Way by Kent Highways in the last couple of years. It is the sheer volume of rainfall that caused the problem. It therefore crosses our mind that the bund could also be designed to act as a buffer and contain water runoff and keep it off the highway – although where the water drains to must be considered in its design. It needs to drain somewhere.

Traffic and Traffic modelling

Obviously, the development will increase traffic, traffic movements and vehicle numbers and wait times at certain junctions.

In the EIA application (CA/23/01964) National Highways voiced concerns about safety, reliability, and efficiency of the strategic road network.

Chestfield Parish Council will leave full representations around traffic to those more qualified.

Our fundamental concern is the premise used – the document uses a Tuesday in February 2022 and it is described specifically as a ‘neutral day’. Shouldn’t we look at an 80-90% worst day to be robust? We see no evidence of stress-testing - and think the figures are optimistic.

Peak traffic times modelled do not, in our view, reflect peak traffic at certain junctions, for example, the tourist season for Whitstable should also be considered – February is out of season. School finishing times invariably sees long queues of traffic in Swalecliffe.

Our view is that the modelling lacks some credibility.

It is not clear to us which other committed development sites are included in the modelling?

With all of the above does this then cause traffic numbers to become ‘severe’?

QUESTION: we can’t find modelling for the filter lane on traffic lights for the accesses in? We think 2-3 cars long only is going to be exceeded at peak times/school run times and therefore if longer will effectively halt traffic on the old Thanet Way?

Does modelling include the secondary school?

Parking provision

Whilst this is a reserved matter, we note that not all dwellings have designated parking.

School drop-offs and pick-ups and school events are inevitably going to mean parking will over-spill into the development’s residential streets – and not just on the main spine road adjacent to the school land.

There is also a risk that rail commuters will look to park in the site – especially with the improved crossing of the Old Thanet Way.

How wide are the roads going to be? Will their width allow on-street parking – or worse mean on-pavement parking?

There needs to be access for emergency vehicles at all times and two-way passing.

Paragraph 3.28 of the Planning Statement states that ‘car parking will be made in accordance with the LPA/Highways Authority requirements in place at the time of the reserved matters applications’ – the latest draft Canterbury District Local Plan has Appendix 3 of the local plan calling for 2 parking spaces/unit but Bodkin has only allocated 1.5.

MUGA

QUESTION: Is it planned for the MUGA to be Open to the public 24/7?

QUESTION: Is there any parking provision for people coming from off-site to use the MUGA?

Long-term management of SUDS, WwTW, MUGA, play areas, etc

Presumably the long term maintenance and management of items like the SUDS, MUGA, play areas etc will follow most new-developments “model” nowadays and pass to a management company where all the new occupiers pay a levy for their maintenance.

What are the maintenance requirements and a certainty that these essential assets will be able to be maintained in perpetuity?

The BWB Sustainable Drainage document section 4. Maintenance refers:

Paragraph 4.2 states, “It is envisaged that the drainage system (including SuDS) for the residential portions of the development will be offered up for adoption to Southern Water via a Section 104 agreement.”

The parish council would like this to be a condition of any planning application.

Parish boundary

The current Chestfield Parish and ward boundary though the site runs between the planned houses on Bodkin Farm and the site of the proposed school so if there is no change to the parish boundary, when built out, the houses will be in Chestfield, and the secondary school in Greenhill ward.

There is a current Local Government Boundary Commission consultation on draft recommendations for new wards, ward boundaries, and ward names for the Canterbury City Council district which Chestfield Parish Council considered at its parish council meeting on 11 March 2024.

All councillors agreed it would be better to ask for a change to the Chestfield ward boundary to include the new school with the planned housing – the site sits naturally within both a parish and a ward boundary of Chestfield – and it would be better to have both elements in Chestfield rather than the school in the currently unparished area of Greenhill. Additionally, drainage for the school will be within Chestfield.

A response to the LGBCE for the boundary to extend the Chestfield ward to include all of the Bodkin Farm site including the secondary school was therefore made on 15 March 2024.