17th October 2017

Bethersden Parish Neighbourhood Plan Consultation Statement

Contents **Page**

1. Overview 2
2. Introduction 4
3. History of Bethersden 4
4. Why we need a Neighbourhood Plan 5
5. About our Neighbourhood Plan 5
6. Relationship to national and local planning policy 6
7. Data Snapshot and Socio-economic profile 6
8. History of Consultation Undertaken 9
9. Stage one – pre-vision consultation 10
10. Stage two – Vision and Objectives 15
11. Stage three – Draft Neighbourhood Plan 15
12. Details of persons and bodies consulted 18
13. Implementing the plan 19

Appendix

A. Sheltered Homes Survey 20
B. January 2014, Survey Statistics & Comments 21
C. Working Group Volunteers 24
D. Division of Responsibilities & Membership 25
E. Public Exhibition Summer 2014 Comments 26
F. Draft Policy Options & Comments Jan 2015 27
G. Public Consultation Comments Draft Plan Sept 2015 30
H. Details of persons and bodies consulted 32
I. Developers Design Brief Requirements 35
J. Key outcomes of Consultations 36
K. Sample Site evaluation form 39
L. Site Assessment conclusions 40
M. Evidence and data sources for housing Numbers 43
N. Pictorial Example of Consultation on progress 50
O. Newsletters sent to all homes 51
P. Main Survey Sheet 55
Q. Detailed Site Assessment Sheets 56

Bethersden Parish Neighbourhood Plan Consultation Statement

1. Overview

a) Area

The Parish of Bethersden is situated about three miles south west of the western edge of Ashford, in the county of Kent.

It is located close to the new proposed Ashford urban expansion zone at Chilmington, here some 5700 homes are scheduled to be built during the 15 year period of the Bethersden Neighbourhood Plan. Further details are included in page 15, section 6 of the Bethersden Neighbourhood Plan.

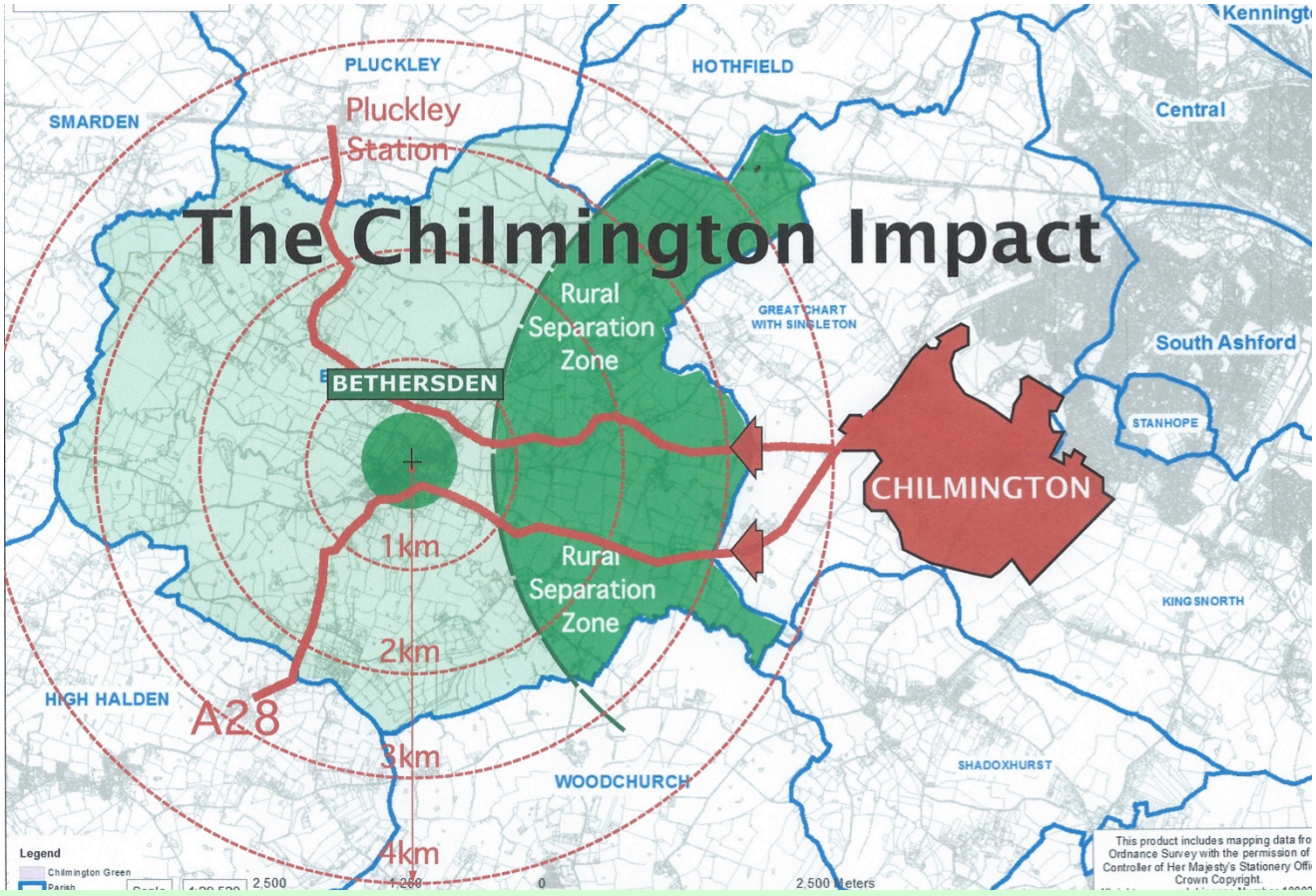
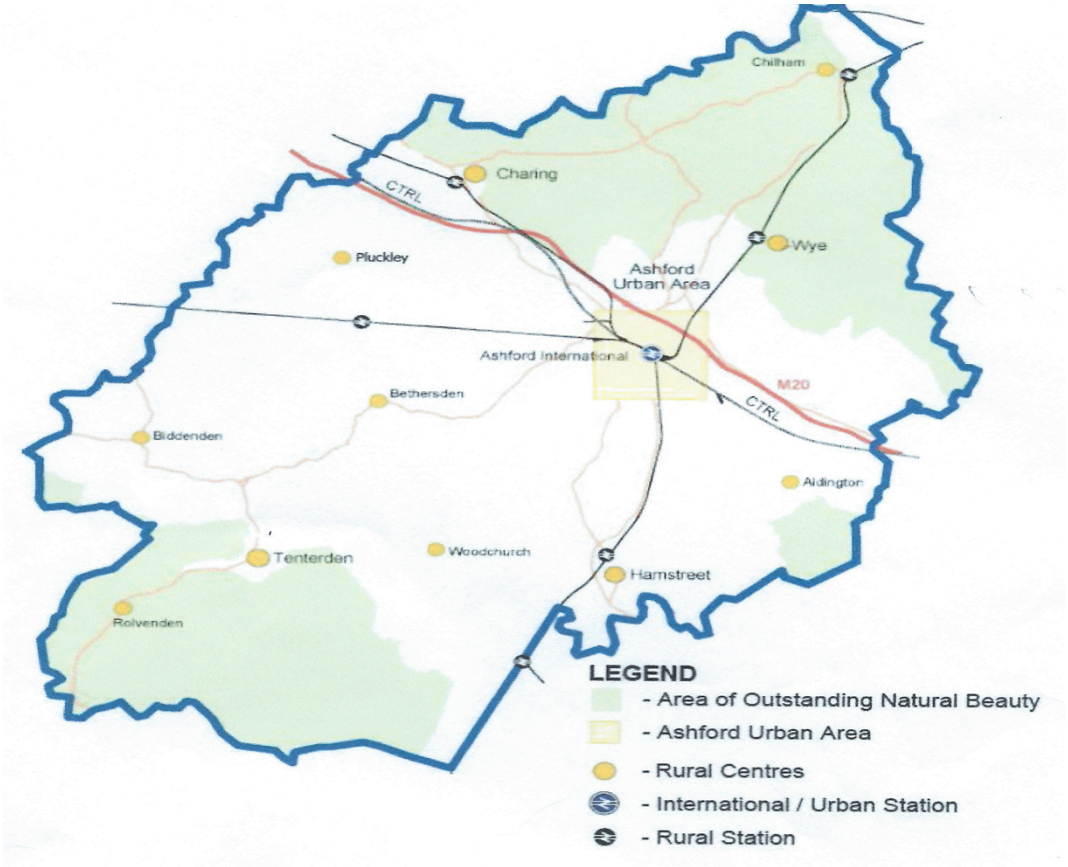


Diagram illustrating the relative position of the 5750 houses planned at Chilmington Ashford with the 650 homes in the whole Parish of Bethersden

MAP OF RURAL CENTRES AND STATIONS





CHILMINGTON NEW TOWN

Situated 0.2 miles east of Bethersden Parish boundary

b) Bethersden in relation to Ashford Town & environs

The village is on the A28 road, about six miles from the centre of Ashford, our Borough town. Ashford is an important communications centre as it is located on the M20 motorway, which provides high-speed access to the national network to the west and to the channel ports to the east. The international Rail Station provides high-speed services to London and also the continent via the channel tunnel. Regular bus services from the centre of the village provide an important service to local towns.

2) introduction

This consultation statement has been prepared to meet the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Bethersden Neighbourhood Plan. The legal basis of the Statement is provided by Section 15 (1) and (2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that, a consultation statement should:

a) Contain details of the persons and bodies who were consulted about the proposed neighbourhood plan.

b) Explain how they were consulted.

c) Summarise the main issues & concerns raised by the persons consulted.

d) Describe how those issues & concerns have been considered & where relevant addressed in the proposed neighbourhood plan.

It provides the details of the consultation process undertaken as part of the development of the Bethersden Parish Neighbourhood Plan. Bethersden Parish Council and the Neighbourhood Planning Steering Group have been working on the development of the Bethersden Neighbourhood Plan since the middle of 2013 and have undertaken a series of public consultations, as outlined below. The consultations identified a range of issues, which have all been recorded, considered and where possible addressed as part of the development of the draft Neighbourhood Planning document.

3) **History of Bethersden Parish**

The character of Bethersden today is based on nearly 1000 years of farming. In 1640, the population had grown to 400, rose to over 1120 by the 1850s, and is now around 1400. The 1908 Ordnance Survey map shows the village in two parts, the larger part along The Street, linked by a well-used footpath across open fields (now the George Field) to a smaller group of buildings including the Forge, at the point where Forge Hill meets the A28 at Forge Corner.

The Street was mainly residential but included shops, St. Margaret's church and the pub. Forge Corner was more commercial in character, with the blacksmith's forge and carpenters workshops, ideally placed on the main road from Ashford to Tenterden. Forge Corner is now mainly residential but The Street has changed only slightly in recent years.

The George Field, which historically separated the two areas of the village, is still there today, and apart from a small number of houses on its western boundary, is now a landscaped recreation area in the centre of the village, owned by the Parish Council which also owns the Recreation Ground in Mill Road, with a wide range of sports and playground facilities.

A thriving and viable village has to strike a balance between its traditional character and the demands of modern life and all that that implies. Agricultural employment has declined since the middle of the last century, but a surprising diversity of other businesses has evolved, covering retail, manufacturing and service industries based in and around the village, often in converted agricultural buildings.

However, the centre of the village is mainly residential in character and mostly built before the 1900s, although there has been significant development of both Council and private properties from the 1930s through the 1970s, with two smaller developments in the 1990s. The current problem of high house prices, particularly for young local families, is being met by a new development including both Local Needs houses (mainly for rent to those with a link to the village) and also general demand houses of various sizes.

The need to provide a framework for the future development of Bethersden, while retaining the essential elements of its character, led to the production of the Bethersden Parish Plan in 2003. The success of the Parish Plan has led to the current work on The Bethersden Neighbourhood Plan, which extends the principles of the Parish Plan but will provide for considerably greater influence on future developments in the parish.

4). Why we need a Neighbourhood Plan

Bethersden has always been a community that is enthusiastic about shaping its own future. It has produced a Parish Plan and a Design Statement both of which gained plaudits from the local authority for the quality of their content and presentation.

The Neighbourhood Plan is seen as a further opportunity to be involved in determining the future needs of the Parish of Bethersden. It also has the added advantage of bringing the community closer together in a joint enterprise. This is particularly useful in helping to integrate newcomers to the parish, who bring new skills and ideas, thus giving a sense of shared responsibilities for the wellbeing of all who live and work in our parish.

We recognise that we live in a time where finding the right affordable housing for the young and appropriate housing for an ageing population have their challenges. As do transport, local amenities, health care etc.

We believe that local communities are best placed to identify some of the solutions to these issues. A Neighbourhood Plan is seen as a vital element in successfully overcoming these challenges.

The statutory nature of the Neighbourhood Plan means it carries more weight than the old Parish Plans. It is therefore our intention to include the Design Statement and unfinished elements of the Parish Plan into our Neighbourhood Plan.

5. About our Neighbourhood Plan.

The Bethersden Neighbourhood Plan reflects community-wide opinion, comments, observations and concerns about its future and surveys. It brings them together with census information, strategic and statistical evidence into a document that is supported by robust analysis and community engagement and support that mirrors the community's overwhelming desire for Bethersden to continue to be a great place to live and work both now and for future generations.

The draft Neighbourhood Plan has been produced through a series of working groups, guided by a Steering Committee consisting of community volunteers, and members of the Parish Council. The Parish Council have played an active role in overseeing the Plan, making sure it has been produced in co-operation with Ashford Borough Council and ensuring adequate funds were available to support the project.

The Plan applies to the Parish of Bethersden in the Borough of Ashford, Kent. Bethersden parish consists of a village where approximately half the inhabitants live. The remainder live in the more rural areas around the village, including in the hamlets of Wissenden & Tuesnoad to the northwest, and Brissenden to the southeast

6. Relationship to national and local planning policy

The Plan will include reference to National, Local Development Plans and Policies. The accompanying Basic Conditions Statement sets out how this Plan complies.

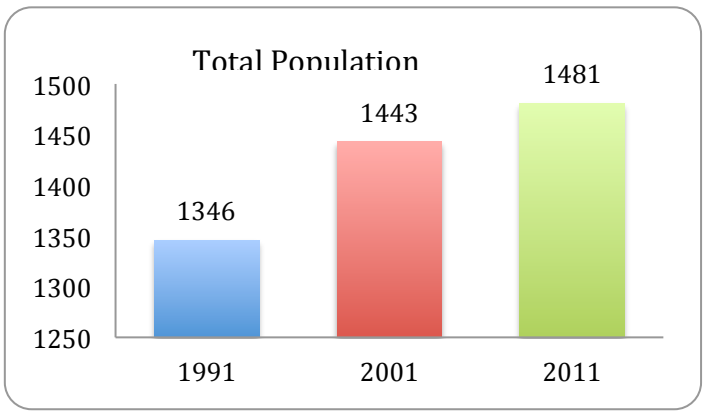
- Have appropriate regard to national planning policy.
- Contribute to sustainable development.
- Be in general conformity with strategic policies in the development
- Be compatible with EU obligations and human rights requirements.
- Contributes to the achievement of sustainable development

The Consultation Statement provides details of how the community have shaped their plan. The Parish of Bethersden is part of the Ashford Borough Council area. The local strategic context (Condition (5.3) above) is therefore, set by the Ashford Borough Core Strategy which was adopted in 2008 and the Plan is also mindful of the direction of travel of the emerging Draft Ashford Local Plan, Reg. 19 version published June 2016.

7. Data Snapshot and Socio-economic profile

a) Population

The 2011 Census gives a population for the parish of 1481 people, an increase of 2.6% from 2001 (1443 people), which itself represents an increase of 7.2% since 1991 (when the parish had a population of 1346). This represents a total increase of 10% over the entire 20-year period.

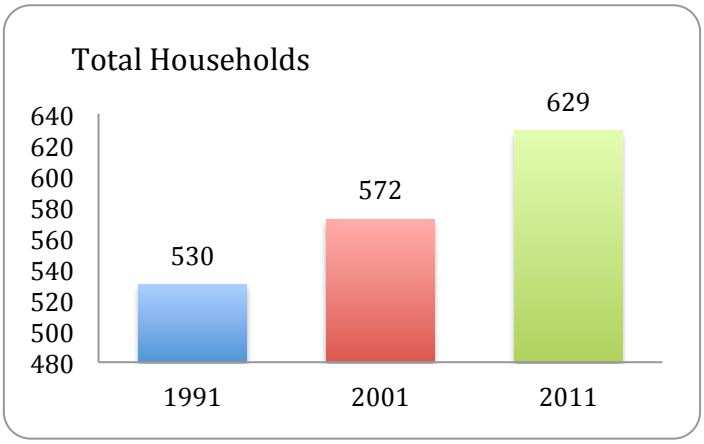


Should the population rise by a similar rate over the next 15 years, one can anticipate a population of 1540 - 1600 by 2030.

These historic trends represent some particular characteristics, with relevance to this plan. In particular, there has been a significant rise in the number of people aged over 65 since 2001 (from 261 - 364 people):

This was alongside a fall (from 272 -247) in the numbers of children:
Housing

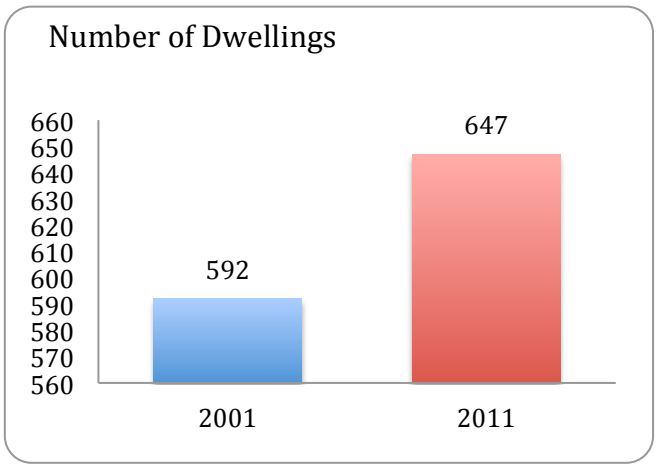
The 2011 Census identified 629 households. This is an increase of 10% on the 2001 Census figure of 572 households. This itself represents an increase of 7.3% from the 1991 Census figure of 530 households. Overall, there has been an increase of 18.7% in the total number of households during the 20 year period.



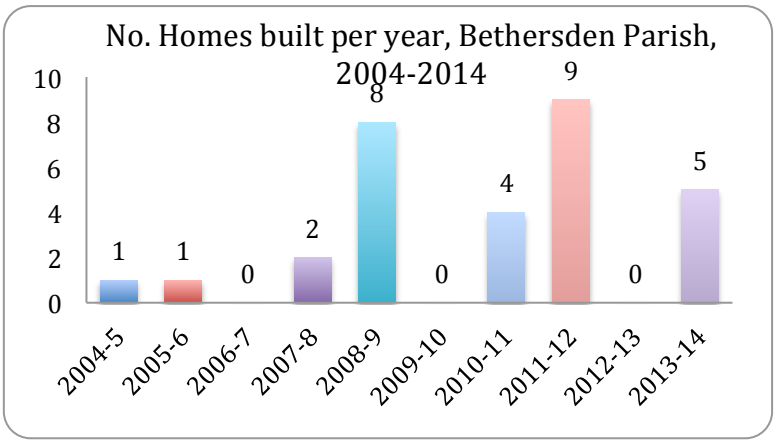
Headline trends during this period mask significant change in household characteristics. Reflecting national trends, the most notable change has been a rise in the number of single person households (rising from 122 in 1991, to 172 in 2011). There has been a rise in the number of lone parent households (from 11 in 1991, to 41 in 2011), and despite an overall rise in the total number of households, a fall in the number with dependent children (falling from 156 in 1991, to 146 in 2011).

Should the number of households increase by a similar rate over the next 15 years, there would be between 680 - 710 households living in the village by 2030, or an additional 50 - 80 households.

It is worth considering the trends in households outlined above, alongside the data regarding the number of permanent dwellings in the parish, also available from census figures. In 2001, 592 permanent dwellings were recorded in Bethersden, rising to 647 recorded in the 2011 Census. This represents a rise of 9.3% during the 10-year period (or 55 additional dwellings), which is very consistent with household growth patterns given above.



Finally, for a different snapshot, we can look at data provided regarding the number of homes built per year (i.e. the number of completions) between 2004 - 2014, which shows 30 new homes being built in the parish during this period, more than 80% of which were windfall developments: ie not built on sites identified through Ashford BC's local plans:



c) Economic activity

Slightly more of the adult population were economically active (i.e. either in work, or seeking work) in 2011 compared to 2001 (rising from 57.9% - 60%), and fewer adults were looking after home and family (a fall from 7.8% - 3.8%). More people were self employed (a rise from 15.9% - 18.2% of the adult population). Interestingly, there was a fall in the number of people working from home (from 12.8% to 9.1% of the adult population). Reflecting the population changes outlined above, there was a rise in the number and proportion of retired people (from 13.7% - 16.9% of the total 16+ population).
There was a small fall in the number and proportion of people aged over 16 with no qualifications at all (falling from 300 - 295 between 2001 - 2011, alongside a significant rise in the number, and proportion, of people aged over 16 with degree level qualifications or above (rising from 208 - 334 people, or from17.7% of the total population aged over 16, to 27.1% of this group).

d) Travel to work

The period between 2001 and 2011 saw a small rise in the proportion, and a larger rise in the total number, of people who travelled to work by car (from 411 - 453 people). This mirrors a fall in the number of households with no vehicle at all (from 93 households in 1991, to 69 in 2001, and 59 in 2011), and a rise in the number of households with more than one car, from 303 households in 2001, to 341 households in 2011.
The proportion of people who travelled to work by train remained the same between 2011 and 2001 (7.4% of the working age population), and the proportion of people who cycled or walked to work rose very slightly (from 5.7 - 5.9% during this period).

e) Health

Significantly fewer working age people in 2011 reported themselves as permanently sick or disabled, compared to 2001 (a fall from 4.8% - 2.4% of this group). Indeed, 64 people in 2011 reported themselves as being in 'bad' or 'very bad' health, compared to 103 people in 2001 who reported themselves as having health which was 'not good'; it is unfortunate that the metrics changed during this period, so it is difficult to compare the data. However, this would seem to be a positive trajectory.

Interestingly, however, the number of people reporting limiting long term illness increased significantly between 1991 and 2011 - from 157 in 1991, to 276 in 2011, representing an increase not only in numbers, but in the proportion (from 11.7% - 18.6%) of the population living with a limiting long term illness. Alongside this, the proportion of people providing unpaid care to a relative or friend actually fell between 2001 and 2011 (from 11.7 - 11.3%).

Despite the ambiguous data, it would seem to be the case that people in Bethersden are increasingly living with long term illness, but are doing so in a way which enables them to feel they are living well and with less need for active care from family and friends.

8) History of consultations undertaken

The consultation process for the Neighbourhood Plan has been built upon Bethersden Parish Council's experience and proven track record of consultation through the development of the Parish Plan, Village Design Statement and Local Housing Needs Scheme.

In Summer **2001** Bethersden decided to produce a Parish Plan consisting of; Village Appraisal, Housing Needs and Village Design Statement.
The Village Appraisal was based on a detailed survey in which every household in the Parish was contacted and resulted in a 57% return. Following analysis of the data a draft Village Appraisal was written in autumn **2002.**

It was apparent from the work done to produce these documents that there was a local need for low cost housing. In 2002 Kent Rural Community Council carried out a detailed survey. This confirmed that a significant need did exist, and this was used to develop a Housing Needs scheme for Bethersden. The detailed proposals were included in the Parish Plan.

The Village Design Statement (VDS) was developed at the same time by a separate group of Parish Councillors and residents, during the course of which further community consultation took place. Following a period of statutory consultation during August of **2003** Ashford Borough Council adopted the VDS as a Supplementary Planning Document (SPD) in the same year.

The Parish Plan was completed by the inclusion of an Action Plan summarising the actions required to realise the Plan's objectives. The Parish Council ratified the Parish Plan and the final document was published in **September 2003.**

General satisfaction with the progress of the Plan was confirmed by a further detailed survey to all households in **2008.**

In **2007**, as part of the Ashford Borough Development Plan, the parish was asked to consider locations for housing development in the parish.

A public meeting was held in **July 2007**, which was attended by 120 residents. From this a committee of twenty-three volunteers was formed to decide on the location, type, tenure, design and demand for a low cost Local Needs housing scheme. A series of meetings and surveys were carried out and recommendations based on these findings put to the community, which were universally approved in early **2009**, and subsequently agreed to by Ashford Borough Council. It was not until **2010** that the site recommended by the committee was obtained and a building scheme proposed and approved by Ashford Borough Council. (Note: Twelve Local Needs homes on this site have now been completed (2015) for the benefit of local people. The site also includes 15 general demand houses, which enabled the local needs requirement to be met)

An early step in the process of developing the neighbourhood plan was on the **4th June 2012.** The Parish Council sponsored an information tent at the Queens Jubilee Street Party, which highlighted the proposed "New Town" of 6,000 homes to be built at Chilmington between Bethersden and Ashford. The reaction to this was considerable and recognised the potential challenge to the rural self-sufficient character of the village. It was agreed this required positive response.

9) Stage one – pre-vision consultation

In **August 2013** the Parish Council held an exhibition at the Village Fête laying out the opportunities a neighbourhood plan would present, and the commitment required to be successful. The purpose of the exhibition was to gauge community opinion on whether we should embark on a Neighbourhood Plan or not.

We had a simple voting system yes or no. The result was a unanimous vote in favour of producing a Neighbourhood Plan.

At the same time a survey to determine the Sheltered Housing requirements was carried out. **See appendix A**



Consultation tent at the August 2013 Fete

Note:

Following this survey further information on Sheltered Housing for the elderly led us to conclude that this would be better served through local housing tailored to the older community. This would have the advantage of providing for single person occupancy at the same time. Larger care home facilities on balance were not considered financially viable for the Bethersden community alone

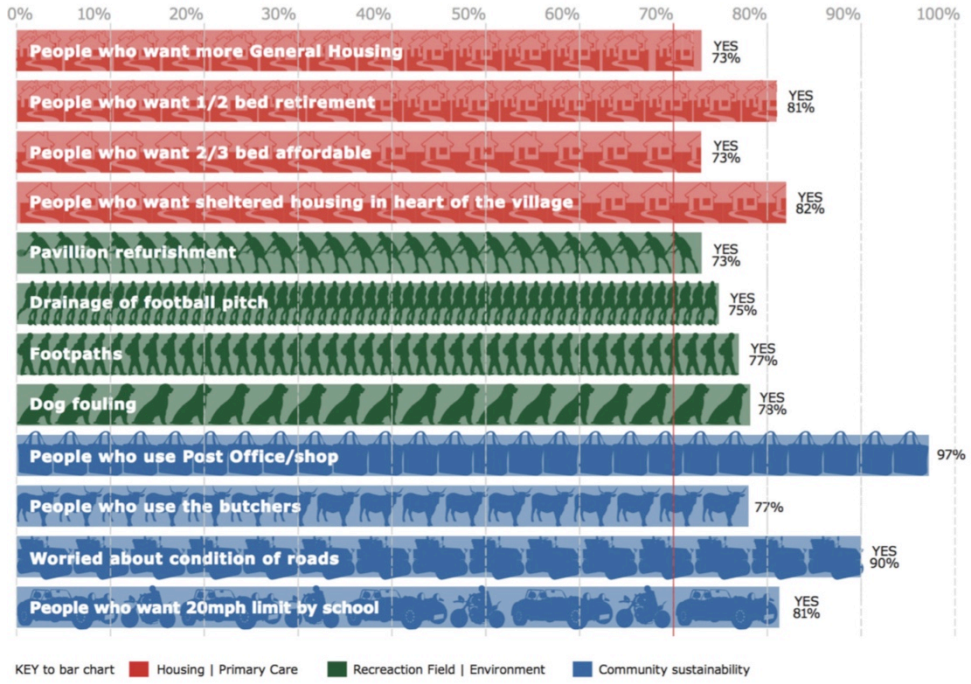
After further consideration the Bethersden Parish Council decided in **December 2013** to go ahead with a Neighbourhood Plan to cover the period 2015 – 2030.

Funds were acquired and consultants engaged to help with the technical elements of the plan and the overall content and presentation.

This was followed in **January 2014** by a Newsletter (**Appendix 0)** and major survey sent to every household in the Parish **(Appendix P)**; 37% of the households returned a completed survey. This was supplemented by a separate survey conducted in October 2014, aimed at a sample of those living outside the parish but with a local connection, such as children at the village school. This fine-tuned some of the data from the Jan 2014 survey.

The results of these two surveys, and feedback from previous housing surveys 2001, 2008 & 2012 and a Recreation Ground survey helped to form the basis of our Neighbourhood Plan.

The results fell into three main categories as portrayed in the bar chart below. The full results are in **Appendix B**



The results of the survey were presented at a public gathering attended by 119 residents on the **15th Feb 2014.** The data had identified three key areas, which required further investigation.

Three community-working groups were formed to make Recommendations:

a) Housing & Primary Care
b) Recreation & Environment
c) Local Economy & Transport.

Fifty people Volunteered to populate the Working Groups. **Appendix C**
At the same time a Steering Group was formed. **Appendix D**.





Working Groups in action

The key issues identified from the survey were, what people:

- **Like about Bethersden:**

  - The words most commonly used were that it was a quiet, peaceful, friendly and safe place to live.
  - It's setting in the countryside, the wildlife and the open space feel to the Village and Parish as a whole.

- **Dislike about Bethersden:**

  - Things most commonly mentioned were: Traffic speed on rural roads, the state of the drainage system & poor maintenance of the footpaths.
  - People were also concerned about the damage and disturbance caused by large lorries on rural roads as they were about road maintenance and dog fouling.

- **General Comments and findings were:**

  - There was a general requirement for more starter & affordable homes\local needs housing with help to buy. Small-scale developments were preferred to retain village character and open space feel.

  - A desire for more housing to accommodate the ever increasing elderly members of the community, preferably with good access and close to the village amenities.

Monthly meetings of the Parish Council, Steering Group and the Working Groups were held as well as ad hoc meetings.

On the **25th August 2014** an exhibition of the survey outcomes and initial thoughts were displayed at the Village Fête and repeated on the 6th September in the Village Hall for wider community comment. This feedback was used to guide the Working Groups draft proposals. It also demonstrated that we had a more work to do in gathering the evidence to support our proposals







Left shows recreational areas and places of special interest to be preserved.

Below outline policy proposals giving people the chance to say whether they agreed or disagreed



The outcome was a 98% vote in favour of the proposals put forward by the Working Groups.

Written comments were encouraged and a record of these can be found in **Appendix E**

10) Stage two – Vision and Objectives

Draft Ideas from initial results

From the surveys and workshops carried out between January 2014 and August 2014 a Vision statement and Objectives emerged:

- **The Vision**

  Our vision is for Bethersden to continue to thrive, meeting the Changing needs of the community whilst preserving the Distinctive character, landscape and rural setting of the parish that has evolved over nine centuries of history.

- **Objectives**

  - Preserve & protect the rural environment & local distinctive character.
  - Provide low-density housing development in keeping with the local area and appropriate to the needs of its residents.
  - Provision of accommodation that will fit the needs of an ageing population, allowing older residents to remain in the community.
  - Provide recreational and leisure facilities for all age groups.
  - Promote the retention of local amenities.
  - Retaining and improve existing transport links.
  - Promote local employment opportunities.
  - Maintaining a safe, caring and inclusive community.

11) Stage three – Draft Neighbourhood Plan

Further work was done to gather supporting evidence to back up the proposals in the draft Plan. With this accomplished, a draft set of policies was produced and presented to the public for consultation on the **17th January 2015** at the Bethersden Chapel. A Newsletter advertising this event was sent to all households
In December 2014. **Appendix O**

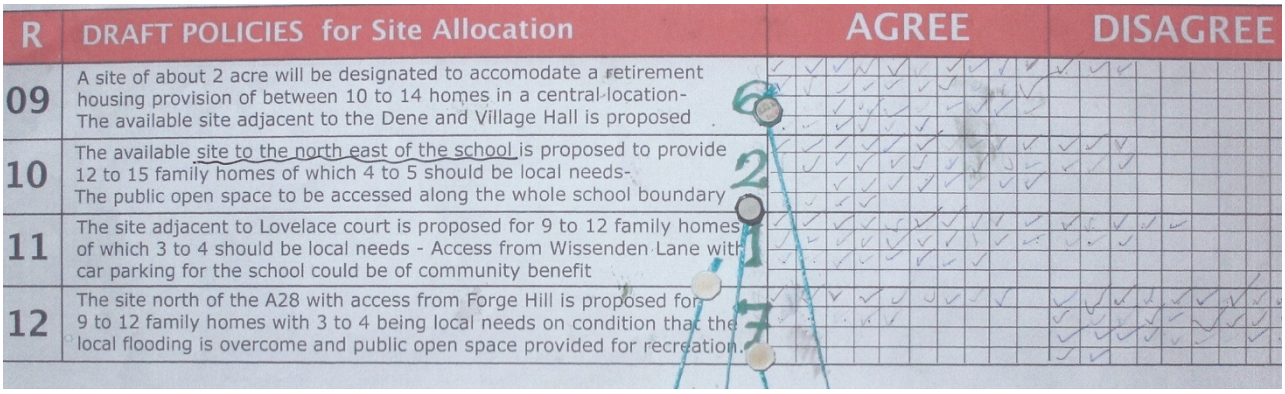
Photos of residents engaged in the process of selecting their preferred options.





Below, an example of the process, whereby residents were given the opportunity to vote on site allocations as proposed by the Housing & Primary Care Group.

Policy		% Agree	% Disagree
R09	Site A Village Hall	92	8
R10	Site B Next to School	85	15
R11	Site C Lovelace	78	22
R12	Site D Forge Hill	30	70



R	DRAFT POLICIES for Site Allocation	AGREE	DISAGREE
09	A site of about 2 acre will be designated to accomodate a retirement housing provision of between 10 to 14 homes in a central location- The available site adjacent to the Dene and Village Hall is proposed	6	
10	The available site to the north east of the school is proposed to provide 12 to 15 family homes of which 4 to 5 should be local needs- The public open space to be accessed along the whole school boundary	2	
11	The site adjacent to Lovelace court is proposed for 9 to 12 family homes of which 3 to 4 should be local needs - Access from Wissenden Lane with car parking for the school could be of community benefit	1	
12	The site north of the A28 with access from Forge Hill is proposed for 9 to 12 family homes with 3 to 4 being local needs on condition that the local flooding is overcome and public open space provided for recreation.	7	

The result being that Site 7 (D) Forge Hill was dropped from the Plan

In summary the feedback was;

a) Rejection of a single site in favour of three sites.
b) Each site should provide a proportion of retirement homes.
c) Provide mixed housing demand of 45/60 homes over the period of the Plan.
d) 75% from sites within the Village and 25% as windfall or conversions.
e) 75% for families and 25% for retirement.
f) Open space on sites to be a minimum of 30% with key vistas protected.
g) The Village Hall Site A should comprise largely of retirement homes.
h) Ensure pedestrian access from new housing sites to Village services.
I) Expand Recreation Ground car park and upgrade Pavilion.
j) Preservation of open spaces and George Field.
k) Support for local business expansion on existing commercial sites.
l) Introduce Traffic calming measures.
m) Ensure local shops and services are maintained.

See **Appendix I** Developers Site Brief for answers to questions b), c), d), e), f), g), h)

See **Appendix F** for full results and Comments

The policy proposals were further developed for inclusion in the draft Neighbourhood Plan. The draft Plan revised policy headings to include:

- Managing our Rural Environment.

  - Protection Open Spaces & Key Vistas
  - Maintenance of public rights of way
  - Sustainable Drainage & Water Management Systems
  - Maintenance of Recreation areas & Leisure facilities
  - Protecting the rural habitat

- Managing local facilities & housing requirements

  - Future housing numbers, mix & type.
  - Site allocations
  - Local needs & affordable housing
  - Site specific policies
  - Windfall and infill housing.
  -

- Local Economy & Transport

  - Communication connectivity
  - Business development, local retail & services
  - Traffic management & road safety
  - Local employment.

In **August 2015** a newsletter was sent to each household advising them of a six-week consultation process commencing on the 10th August 2015 and ending on the 21st September 2015. Each household was advised that a copy of the draft Bethersden Neighbourhood Plan was also available for viewing on the web site, Post Office, Bull Inn, Hair Dressers & The George public house. Feedback forms accompanied the newsletter and where available at each location as well as the ability to give feedback through the web site. In addition two public exhibitions were held one at the Village Fete and another in the Village Hall on separate dates so as to ensure the Plan was available to as wide an audience as possible.

The outcome was 66% in favour of the plan and 34% against; the project team considered 34% against to high a figure and therefore set about satisfying the concerns that were raised. A meeting of the Working Groups and Steering Group was held to review the feedback and to make recommendations as to what changes would be required.

In all there where some 169 queries these are recorded and where required changes made to the Plan and/or answers given. This document consisting of 22 pages is available if required.

The predominant issues were:

a) The positioning of the houses on Site "A" Village Hall was felt to be against the open rural views policy we had set ourselves. Site "A" layout amended.
b) A further explanation was desired as to how the future housing numbers had been calculated. Now provided in text & diagram. See **Appendix M**
c) There was confusion between the quoted bed spaces and housing numbers. The term bed spaces to be discontinued.
d) Some were unsure if the Mill Field development and natural turn over had been taken into account. Confirmation in text that this has been taken into account.
e) Some wanted more information on how windfall numbers and subdivision had been treated in the analysis. As b) above
f) The on going drainage issues needed an answer before any more development took place. Detailed plan of proposed improvements now available supported by Southern Water & The Environment agency.
g) A developers brief should be raised for each site.

Appendix I Shows Developers Site Brief

Appendix G Gives a full Summary of the feedback

Appendix N Demonstrates Consultation process in action.

In **May 2016** a Newsletter was sent to all residents, advising them there would be a Neighbourhood Plan display on the **12th June 2016** at the Queens Birthday party celebrations. The primary purpose was to reply to the 169 queries we had received from the six-week consultation period in late 2015. The event was attended by circa six hundred people and great interest was shown in the display and general satisfaction that the issues raised had been tackled. A document is available with all 169 queries and answers. Many were of a trivial nature but we felt all should be registered and answered. The significant ones where highlighted on separate display boards.

These where:

1. Site Layouts showing boundaries, vehicle access, important vistas and agreed developers restrictions.
2. Changes to site 'A' housing numbers and location.
3. Drainage issues and the solutions.
4. Important views and open spaces to be protected.
5. Decision process employed by each group.
6. Site selection and housing policy development.
7. The Chilmington Development threat

The consultation Questions & Answers (Q & A) is available on the Parish Council Website or a hard copy by request to The Parish Council.

Appendix N for newsletters.

Appendix K Site Evaluation Process and results.

Appendix L Site assessment conclusions

12. Details of persons and bodies consulted

a) Raising awareness

It was recognised from our previous experiences that a good communications strategy was key, if we were to be successful and gain the approval for the Plan from the community and the authorities.

The objective of this strategy was to ensure that communications and engagement with the Bethersden Community is a "bottom up" process, resulting in a Plan which incorporates the wishes of the community

To ensure successful communications with all the required parties the following was adopted.

- Communications Strategy

- The Parish Council acted as the overriding Qualifying Authority in managing the project; Parish Council meetings were held monthly & open to all residents.

- A Steering Group was formed to oversee the day-to-day project management and meetings.

- A parish wide survey was conducted followed by a public meeting to gain project approval.

- Working Groups representing the wider community were formed to analyse the initial survey results, and make recommendations.

- Further surveys were to be carried out as required.

- Regular meetings were to be held with the local authority to ensure compatibility with local and national plans. These were held on a bi-monthly basis, with minutes.

- A Local business survey was carried out.

- Regular communication were to be carried out through the Parish Council website, parish magazines, notice boards, newsletters to each household, press releases and social media, namely Facebook.

- Public exhibitions & consultations were to be held at key points in the process and at local events.

- Consultations were carried out with community organisations, sports clubs, landowners, developers, education establishments and local health providers etc.

- A questionnaire was sent to all landowners and developers who had expressed an interest in building in Bethersden. The questionnaire invited potential developers & landowners to outline their proposals and the benefits that would accrue to the community.

As Legislation requires, the Bethersden Neighbourhood Plan was put to the community for consultation for a minimum of six weeks before it was submitted to the local authority, Ashford Borough Council, which is able to bring The Plan into force following independent examination and referendum.

The table in **Appendix H** records the main communications carried out in the development of the Bethersden Neighbourhood Plan in accordance with the above strategy.

13. Implementing the plan

The Bethersden Parish Council will be responsible for the implementation of the BNHP, working closely with Ashford Borough Council, the Local Plan, and various professional agencies as required.

The Parish Council will also engage the support of the local community and carry out regular reviews to ensure the Plan is meeting the developing needs of the Parish.

Appendix A – August 2013 Sheltered Homes Survey

Village Fete	YES %	NO %
1. Would you support a scheme for more housing for the elderly to be built in the heart of the Village.	96	4
2. Do you know someone in the village who would move to a sheltered home in the next 5 to 10 years.	57	43
3. If homes were built at ground level would a garden be important.	93	7
4. If the bedroom was big enough for twin beds would you need an additional bedroom.	59	42
5. Do you think it necessary to provide a guest bedroom to be shared by all residents on a pre booking scheme.	76	24
6. Would you buy a home like this for a cost range of £150,000 to £200,000 plus annual service charges.	76	24
7. Would you anticipate needing help on a day to day basis for,		
a) Cleaning	65	35
b) Shopping	52	48
c) Personal Care	43	57
8. If a personal dinning room was provided would you eat there on a regular basis.	57	43
9. If a communal lounge is were provided would you use it regularly to meet friends & socialise.	87	13

10. Please add any comments below.

Following this survey further information on Sheltered Housing for the elderly led us to conclude that this would be better served through local housing tailored to the older community. This would have the advantage of providing for single person occupancy at the same time. Larger care home facilities on balance were not considered viable for the Bethersden community alone.

Appendix B - January 2014 Survey Statistics

How important are the following to community life	% Very Important	% Not so Important
Enviroment & Footpaths	88	12
Health & Primary Care	74	26
Local economy, Shops etc	79	21
Housing in general	48	52
Sheltered Housing Elderly	61	39
Recreation ground	65	35
Public transport	79	21
Youth activities	48	52

EnviromentWhich of the following need improvement\providing		
Woodland	53	47
Trees	61	39
Footpaths	77	23
Hedgerows	65	35
Open space	70	30
Dog fouling	78	22
Footpath to VH from George	45	55

Local Economy	Yes	No
Do you work from Home working	23	77
Would you like the Opportunity for above	31	69
Is Broadband speed adequate	56	44
Do yo work within 5miles	20	80
Would you like the Opportunity for above	35	65
Do you frequently use the:		
PO shop	97	3
Butcher	77	23
Hairdresser	50	50
Equestrian	25	75
Garden centre	85	15

Your preference for future housing development	Very Important	Not so Important
Supportive of new housing being built on suitable sites	73	27
1\2 bed start	63	37
1\2 bed ret	81	19
2\3 bed affordable	73	27
3\4 bed larger	30	70
Sheltered Housing for the elderly		
At the heart of the village	82	18
Know anyone next 5-10yrs	50	50
Would you buy 150k- 200k	35	65

Recreation Ground would you support the upgrading/addition of the following facilities.	Yes	No
Car park	51	49
Pavilion extension & refurbishment	73	27
Drainageof the football pitch	75	25
Additional tennis court	35	65
Indoor sports hall	55	45

Do you use public transport for any of the following	Yes	No
For work	4	96
For school	5	95
To shop	24	76
For health visit	13	87
Are you satisfied with the hourly bus service	76	24
Are you happy with the condition of the roads.	10	90
How satisfied are you with the speed limits.	50	50
Would you support a 20mph pass school	81	19

Appendix B – continued
Bethersden Neighbourhood Plan 2014 – Summary of housing survey responses October

Total responses received	**110**	**%**
Non-residents not wishing to move to Bethersden	8	7.2
Bethersden residents planning to move away	4	3.6
Unusable responses	15	13.6
Non-residents wishing to move into Bethersden	15	13.6
Bethersden wishing to move within the village	32	29.09
Bethersden residents not wishing to move	32	29.09

Potential housing requirement relating to age of respondent:
(Note…Some respondents marked more than one box in response to questions)

Age	A 16-24	B 25-44	C 45-64	D 65-74	E 75+	F Not stated	Total
%respondent	**4.5**	**25.4**	**20**	**10.9**	**9**	**5.4**	**75.5%**
House	3.6	20	7.2	2.7	0.9		34.5
Bungalow		1.8	4.5	3.6	1.8		11.8
flat	0.9	0.9					
1 bed				0.9			
2 bed	4.5	3.6	2.7	1.8			
3 bed	0.9	11.8	4.5	2.7			
4 bed/ 4+		8.1	2.7	1.8			
Purchasing budget £100-200K	2.7	4.5	0.9	0.9			
£200-300K		10	4.5	1.8	1.8		
£300-400K		1.8	0.9	1.8	0.9		
£400K+		3.6	0.9	1.8			
Rental source Private	0.9	6.3	2.7				
Council	1.8	1.8		0.9			
Housing Ass	1.8	4.5					
Rental budget £400-600pm	3.6	1.8	1.8	2.7			
£600-800pm	0.9	9		0.9			
£800-1000pm		1.8	0.9		0.9		
Part buy contribution £10000	2.7	3.6		0.9			
£20000		0.9					
£30000		0.9		0.9			

Summary
Of the total respondents 34.5% would prefer a house, 11.8% would prefer a bungalow and just 1.8% would choose to live in a flat. Just 0.9% would like 1 bedroom, 12.6% would prefer 2 bedroom, 19.9% 3 bedroom and 12.6% 4 or more bedrooms In terms of budget to buy, 9% would budget £100-£200K, 18.1% £200-£300K, 5.4% £300-400K and 6.3% would budget more than £400K Some respondents would choose renting. The rental budgets of 10% would be £400-£600pcm, 10.9% £600-800 and 3.6% would budget £800-1000 per month 10% of respondents would be interested in a part buy scheme, with 7.2% prepared to contribute up to £10000, just 0.9% contribute up to £20000 and 1.8 would be prepared to contribute up to £30000.

Appendix B - continued

January 2014 Survey Comments

Based on the comment boxes on the survey forms and selecting those scoring more than 10. In some cases comments on similar/related subjects have been combined, e.g. Community Life LIKES: Quiet 18 + Peaceful 14 + Friendly 37 + Safe 8 = 77.

These Comments are an additional support to the actual Statistics as shown on the bar charts etc.

Comments

Likes

77 Quiet, Peaceful, Friendly, Safe
92 Beautiful Countryside, Open Spaces and Wildlife
31 Bus Service and Transport links – station and motorways

Dislikes

15 Flooding and poor drains.
12 Dogs – fouling and barking at night
26 Roads & pavements, poor maintenance, damage by large lorries.
41 Speeding – A28 and rural roads.
10 Footpaths – poor surfaces, not wide enough for wheelchairs etc.
12 Litter
11 No street lights

Adult Education

23 Fitness classes, all types, YOGA, Pilates etc.
19 Computer skills
13 Art class – painting, drawing, calligraphy etc.

Heaith & Primary Care

88 Surgery/care centre in the village, inc. chiropody, slimming etc. – with dispensary.

Housing

23 New housing – small scale to retain village character, near centre
22 More starter homes/local needs, with Help to Buy.
13 Better drains before more houses
16 Too many houses already, verging on "suburban" not "country"

Sheltered Housing

15 Need bungalows, on sites with level walk to village centre.

Traffic & Transport

15 Roads – too many potholes
12 Bus service – need 1/2 hour service, and on Sunday

Youth Activities

14 Youth club – non denominational, indoor sports and games, and outdoor sport for 5 –15 year olds

Appendix C – Working Group Volunteers Feb 2014

a) Working Group Volunteer Slip

Working Group Preference	Any - Green, Red or Blue
Name……	
Tel #……	Green - Recreation\Environment
Address ……	Red - Housing/Primary Care
……	
Post Code……	Blue - Community/Transport

b) Volunteers list and Groups

Green Group	Blue Group	Red Group
Recreation & Environment	Local Economy & Transport	Housing & Primary Care
Oliver Boyle	**Dave Smith**	**Clare Skidmore**
Lesley Todd	**Danny Elford**	**Sam Buckman**
Jim Williams	Robin Draper	Kate Rust
Sue Gammon	Duncan Brannan	Kevin Cordrey
Arthur Gammon	Paul Fensome	Rebecca East
George Hatch	Eleanor Shenton	Faith Spooner
Ralph Johnson	Bernard Courtley	Stephen Smith
David Burke	Gordon Rye	Eileen Conn
Annie Burke	B O'Brien	Kelly Fensome
Simon Whitehouse	P T O'Brien	Sonia Lassning
Ashley Foreman	Tracey Laws	Heather Parry
Ross Smith	Vivienne Ford	Linda Rushton
Phil Stappers	Graham Laws	Sue Hatch
Nora Hooker	Marcus Appleton	Jennifer Monaghan
Ann Roots	Suzy Cooper	Romi Jones
Janet Guntrip		Peter Edmunds
		Pat Ash
		Anita Smith
		Ron Savill

Appendix D - Division of Responsibilities & Membership

1. Parish Council

a) The Parish Council was responsible for gaining approval from the local authority for the registration of the Neighbourhood Plan Area on behalf of the Community.

b) The Parish Council then set up a Steering Group with the express purpose of co-ordinating the process within which the three Working Groups developed the content

2. Steering Group

a) **Project Co-ordination specifically:**

- Organise and run inter Group activity.
- Establish the layout and format of the written NHP
- Provide and manage project funds
- Producing the Consultation & Basic Conditions Statements
- Manage the BNP submission & the approval process with authorities.
- Oversee communications.
- Produce activity time line and monitor.
- Engage and manage independent consultancy support.
- Co-ordinate the production of the Plan.

b) Membership

- Chairman & Vice Chairman Bethersden Parish Council.
- Parish Councillors x2.
- Representative from each Working Group x6
- Professional help as required.

c) Meetings

- To be chaired by Parish Council Chairman,
- Minutes – Parish Councillor
- Communications – combined effort

d) Declarations of interest.

Prior to each Parish Council and Steering Group meetings attendees where invited to declare any interests.

3. Working Groups

- Carry out background research.
- Analyse the surveys & research data

Develop the Plan content.

Appendix E - Public Exhibition 25th Aug & 6th Sept 2014

Significant General Comments	Answers
1. Improve footpath between butchers & Post Office – too narrow for pushchairs.	1. Not an official footpath.
2. The Street south side footpath needs repairing.	2. Agreed
3. Need cycle paths around village	3. Not viable
4. P1 – Please clarify question	4. Done
5. HP3 – Housing Policy, needs to have densities that are acceptable, specified.	5. Developers design brief
6. Can we have Allotments at the top of George Field.	6. This area has been allocated
7. Consider horse riders and footpaths and cycle ways.	7. No new horse riding areas planned
8. Millfields development there are two items where an impasse has been reached. AB Council previously told Rydon there was no need for kerbs in front of residents drives. They implemented that, but ABC now agree an up stand is needed – currently drives are being flooded – no news on when up stand will be installed.	8. Up stands have now been implemented.
9. Maintenance of ditch – with the pavement installed, the side of the ditch is now 40 to 45 degrees & hence impossible to maintain. Wish to have piped in drainage, but our ditch is impossible to maintain as a result of poor drainage issues in the village".	9. ABC want slow drain-run off, piping will cause water to arrive at the bottom of Mill Rd too quickly.
10. Millfields unhappy that only one house is for shared ownership (part buy). Could this not be increased, in place of "rent only"? This would help "first time buyers".	10. Difficulty selling the one on offer. So allocations seems to be right.
11. I feel very strongly the development of Mill fields is too large for what was a country lane – totally out of keeping with the environment. We need the open ditches to be piped – the footpath is very narrow & the remaining banks too steep to keep tidy – and I can see the time when a child or older person will fall into the open ditch.	11. Noted
12.The Bateman crossroads are very dangerous – is anything going to done to aid visibility?	12. Noted this is a Parish Council item
13. "Magnificent hard work by dedicated people of the village. Thank you".	13. Noted
14. Any new development to be carefully monitored to ensure all the planning permission conditions – drainage – landscaping etc are adhered to, & common sense	14. The BNP seeks to achieve this.

Appendix F – 17th January 2015 Draft Policy option considerations

Y	Important Options to be considered	Agree %	Disagree %
01	To allocate sites in the village for housing over the next 15 years: a) To be large enough to provide all the housing needed on one site.	0	100
02	To allocate sites in the village for housing over the next 15 years: a) To be large enough to provide all the housing needed on about four sites.	79	21
03	To provide a proportion of independent retirement housing on each site	89	11
04	To provide all retirement housing on one site with communal facilities.	60	40

R	General Housing	Agree %	Disagree %
01	Provide new mixed types of housing in the Parish over the 15 year period of the Plan to meet an established local demand of between 45 and 60 homes (the equivalent of 3 to 4 homes per year)	86	14
02	Allocate sites in the Village to accommodate about 75% of the total and allow the remaining 25% to occur *within* the Parish as a whole in the form of "windfall" new homes or conversions of existing buildings	99	1
03	Types of housing should relate by proportion to the mix of the population that past trends indicate will be needed by the community. This will mean that 25% of allocations will be for retirement homes and 75% for families.	90	10
04	Evaluate the suitability of sites by using established criteria agreed by Ashford Borough Council and by local assessment of the environmental impact development may have on the rural character of the area.	100	0
	Housing Provision		
05	New housing built density should not exceed 8 per acre (20 per ha),the same as at Forgefield and Lovelace Court, and floor plans would need to conform to ABC min room space standards and preferably exceed them.	100	0
06	New development sites will be required to provide publicly accessible open space amounting to approximately 35% of the site area to limit the visual intrusion into the rural landscape to an acceptable level	99	1
07	The preferred scale of each development should be about 10 dwellings 05 and 06 combined would produce an actual site density of about 5 per acre and require a site area of 2 acres (approx. 0.8 hectares)	55	45
08	Site allocations for between 40 and 50 homes will be proposed in the village comprising 10 to 14 retirement , and 30 to 36 family homes to include 10 to 12 affordable local needs homes (33% provision)	80	20
	Site Allocation		
09	A site of about 2 acre will be designated to accommodate a retirement housing provision of between 10 to 14 homes in a central location- The available site adjacent to the Dene and Village Hall is proposed	92	8
10	The available site to the north east of the school is proposed to provide 12 to 15 family homes of which 4 to 5 should be local needs- The public open space to be accessed along the whole school boundary	85	15
11	The site adjacent to Lovelace court is proposed for 9 to 12 family homes of which 3 to 4 should be local needs - Access from Wissenden Lane with car parking for the school could be of community benefit	78	22
12	The site north of the A28 with access from Forge Hill is proposed for 9 to 12 family homes with 3 to 4 being local needs on condition that the local flooding is overcome and public open space provided for recreation.	30	70

Appendix F continued

G	**Footpath Agreement**	Agree %
01	Improve and develop public footpaths in the village centre to give wider pedestrian access with particular consideration given to pushchairs and wheelchairs wherever possible.	100
02	Protect existing rights of way and ensure adequate pedestrian access between new housing sites and the services in the village.	100
03	Promote designated cycle paths in the village and recommended cycle routes around the Parish to give residents greater cycling mobility.	98
O4	Erect information boards with a map of country walks, bridleways and cycle routes in the Recreation Ground and near the shops	100
	Recreation & leisure	
05	Expand area of Recreation Ground further along Mill Road to provide more open public parkland space and include extra on-site parking.	86
06	Refurbish and improve pavilion and its facilities.	96
07	Extend Village Hall to provide extra rooms for small group activities and general use as a community centre	98
	Open Spaces & Vistas	
08	Protect important open spaces and views in the village to retain visual links with its rural setting.	100
09	Protect George Field as a key thoroughfare with provision for its future management and maintenance.	100
B	**Local Employment**	
01	Provide opportunities for expanding existing businesses	100
02	Support development of new businesses in vacant or underused agricultural buildings	95
03	Support small-scale new development within or adjacent to the Village and Hamlets or within existing commercial zones in the Parish	88
O4	Encourage home working by providing study areas or office space in the floor plans of all new housing in the Parish.	83
	Improving Road Safety	
05	Introduce 20mph speed limit by the Primary school	83
06	Use Speedwatch interactive speed signs at approved sites within the Parish to encourage adherence to speed limits.	100
07	Restrict HGV lorry access through the village and along the rural lanes except for local access.	100
08	Introduce traffic calming measures where speed watch shows evidence of excessive speeds.	74
	Local Shops and Services	
09	Ensure shops and post office services are retained	100
10	Enable Village Hall to provide small meeting rooms for hire.	100
11	Improve Broadband access speed especially to hamlets, farms and more isolated parts of the Parish	100

17th January 2015 Key Comments

1. No building until drains fixed its been going on for years	1, 2 & 3 This is a
2. R12 (WC4) acceptable providing drainage/sewage is prioritised.	Parish Council Priority
3. Water issues need to be sorted out first	
4. R12(WC4)this site should be restricted in size no further expansion.	4. Agreed
5. Are more family homes required, are we devaluing what is already here. Will there be a shortage of other houses.	5. Noted
6. No more tiny homes & box gardens need executive housing too.	6. Yes
7. Using past trends unreliable. More elderly houses required.	7. It's a Guide. Noted
8. Discussion needed about Great Chart golf course proposal.	8. ABC Decision
9. The VDS should be referred to as the design criteria required.	9. Agreed
10. Community speed watch a great idea.	10. In place
11. Housing on site 7 A28 is not suitable issues of flooding etc	11. Agreed
12. Not clear what 60 houses actually mean for distribution & type.	12. Explanation
13. I am against Forge Hill/Ashford Road due poor drainage.	13. Agreed
14. A28 site will cause congestion if in conjunction with Village Hall sit	14. Agreed
15. Don't agree past trends reflect the future.	15. They help
16. Agree with mix of houses but not the number.	16. Under review
17. Option01 I object to building outside of court lands/stables/sand school/roadside	17. View protected
18. R6 should be a greater allocation than 35%	18. ABC guide
19. No developments, which create highway issues, no development near A28 R03 more retirement homes will release family ones	19. Noted
20. Past trends are not a guide.	20. They help
21. Y3 & Y4 A combination might work well retirement homes among family ones.	21. Agreed
22. Also a retirement site including high spec + affordable/rent retirement properties.	22. Noted
23. Can we have a fence around the children's play area.	23. To be considered
24. Buffer zone between Bethersden & Ashford expansion needs to be clearer.	24. ABC
25. Footpaths through Bull bridge Farm has been blocked.	25. Noted
26. Footpath through George Field needs attention	26. To be repaired
27. Extension of footpath along A28 running up to Kiln Lane.	27. Noted
28. Better map showing footpaths	28. Current one OK
29. Bridle way between kiln Lane & Mill Road needs completing.	29. Completed 2015
30. Improve amenities for jogging around the village	30. Noted
31. Houses to be kept roadside to avoid impact on pasture land.	31. Not practical
32. Could shop hours be extended?	32. Requested
33. Economy 04 won't be used will meen bigger homes to.	33. Do not greed
34. Economy 02 No as it will encourage move away from agriculture	34. Noted
35. Improve broadband connections to encourage home working.	35. Requested
36. Employment 02 there are enough unused "to let" business now.	36. At the moment
37. Local employment 03 Just encourages unsightly development.	37. Not necessarily
38. I support traffic calming but not speed bumps, due to damage.	38. Agreed
39. Parking around the school area a real problem, all times.	39. Car park proposed
40. No point in 20mph past school people will ignore it.	40. Noted
41. 20mph past school self-enforcing better to have limits at open & closed times only	41. Noted
42. Restrict width of road past school rather than humps.	42. Noted

Appendix G - 29th September 2015 Public Consultation Bethersden Neighbourhood Draft Plan

Summary of comments

The summary covers part 1 and part 2 of the Comments issued by email on 23 09 2015. The Comments were divided into Yes – Supported; Yes/But – Supported, with comment Not – Not support, No vote, but comment made

Voting on The Draft Plan

Although the Newsletter with voting slip was sent to all households, the referendum will be voted on by individuals. Therefore the figures below show the votes related to household numbers and also the votes related to individuals in those households.

1. Total number of votes based on HOUSEHOLD voting 100
2. Total number of INDIVIDUALS voting (e.g. Mr & Mrs) 134

The Comments on the Yes/But voting slips were in support of the overall Plan, but wished to emphasize personal points of interest/concern. They have been included in the Support total.

3a. Household Support –

Total Yes vote + total Yes/But vote, 50 + 18 = 68, i.e. 68% of total.

3b.Individual Support –

Total Yes vote = total Yes/But vote,65 + 24 = 89, i.e. 66% of total

4a. Household Not supported – total vote 32, i.e. 32% of total

4b. Individual Not supported – total vote 45, i.e. 34% of total

The comments, which follow, are the key ones made by individual members of the public. They do not include.

A. A paper circulated by Julian Green and attached to comments listed in part 2 of the Comments set, pages 4 & 5. The main comments relate to Site A, but also to a perceived lack of back-up to the housing number etc.

B. Papers from David Jahnz and Robert & Leslie Todd.

C. Comments from ABC and consultant Brian Whiteley on sense and technical points in the Plan text.

A comprehensive summary of all 169 comments, which include the above, with answers, is available in a thirteen-page document.

Continued – Public Consultation 29th September 2015

P	Name	Comment	Notes
1	Goodsell	Want small bungalows near bus stop. Concern at flooding in Forgefield	Housing Drains
2	J Collins	Re do Ashford road - ? surfacing	Road
	C Adams	Need speed limit in Bull lane	Road
	J Clark-Hall	Verbal – Site A, 6 houses at top overlooking/blocking views of existing houses. exchange for bungalows at site bottom. Site B, ? car parking for school "No HGV" signs at village "Gateways -	Site A Site B Roads
3	Andrew Jones	Need better surface water drainage. Prefer fewer planned houses.	Drains Housing
	Wynch	Site B, rooflines no higher than existing. No new houses crowding existing	Housing
3	R Saxby	Site B, roof lines low for rural feel. Preserve tree lines at site top	Site B
	C Buckman	Site A, Plan suggests low rise, max 2m eaves Site B, parking, for school visitors or house owners? Site C, Green space, ? POS or car park If retirement houses are for over 50s, then Local Needs – for under 30s (at purchase)??	Site A Site B Site C Local Needs
4	A Withington	Site A, need to keep tree/hedging on west boundary	Site A
	G & S Hatch	Concern at road noise and safety and congestion	Roads
	Mary Oliver	Site B, need parking for school (peak times)	Site B
	N Oliver	Speed through village	Roads
	Breakell	No more houses. Mill Road too many	Housing
	Hankin	More housing will destroy the village – Chilmington enough	Housing
	Wratten	Need more "affordable" 3 bed houses. Site B, keep new houses away from existing house boundaries	Housing Site B
1	Einsmann	New houses not needed. Improve infrastructure first. 20 mph on A 28. Need street lights.	Drains etc.
	S Miles	Protect village views and setting. Site A, too dense, do not want 6 at top	Housing Site A
	T Carlton	Need care home, ? bungalows, mixed styles	Housing
	Prebble	Conservation Area – no more houses! Drainage issue.	Housing
2	P Boorman	Site B possible car park too far to walk!	Site B
	No name	Need more bungalows or elderly/disabled accommodation	Housing
	Gammon	Site A. Not supported. Rejected in 2007/9 – as essential open space in Conservation Area. Access problem off Forge Hill	Site A
	Sue Wharton	Site A. No houses at site top – ruins views Need mixed housing; traditional and contemporary	Site A
2	Fowle	A 28 interactive sign needed. Parish paths in poor state.	Road
	Ninnis	Support incremental development. Need affordable/local needs	Housing
3	Sutton	Concern at existing traffic disturbance/hazards and increasing developments. Cannot support more housing & resultant traffic etc.	Housing Roads
	Bullock	Rural village, not housing estate! Plans are out of character; need small groups of affordable housing. Also Drains problems.	Housing Drains
	Stephens	Plan will spoil the village and The Dene – think again!	Housing
	Brown	Site A. Against 6 houses at top – spoil views	Site A
1	Einsmann	New houses not needed. Improve infrastructure first. 20 mph on A 28. Need street lights.	Drains etc.
	S Miles	Protect village views and setting. Site A, too dense, do not want 6 at top	Housing Site A
	Mary Ford	Bungalows OK – cannot see need for large houses for commuters. Keep village centre green	Site A
	S Holden	Comment not clear whether Site A or B – "too many houses. Only need a small number of bungalows, for rural look. Poss. access road - hazard." What happened to Care Home?	Housing
	BM 29 09 2015		

Appendix H – Consultees - Consultation Register General

Date	Consultation	Publicity	Audience	Outcome
Oct-08	Community Survey	All Households by post	All Residents	Confirmation of Parish Plan & Design Statement objectives.
Aug-11	Community Survey	All Households by post	All Residents	Community view of Recreation Requirements
Aug-12	Community Survey	All Households by post	All Residents	Identify housing needs Requirements
Aug-13	Village Fete Display	Display Boards & News Letter	Residents	150+ 98% in favour of progressing with Neighbourhood Plan
Aug- 13	Sheltered Housing Survey	Village Fete	Residents	47 people took part.
Jan-14	Community Survey	All Households by post	All Residents	37% return wide range of views incorporated in draft BNP.
Feb-14	Public Meeting	News Letter to all households	All Residents	120 attendees Steering & Working Groups formed.
Feb-14	Steering G Group	Minutes	Steering Group	Agreed structure & purpose. Review public meeting.
Mar-14	Parish Council	Notice Board & Web Site	Parish Council	Approval to engage Consultant
Mar-14	General M	Local	Parish Council	Set up Working Group meetings
Aug-14	Public Exhibition	Local mags, Web, Boards	All Residence	100+ confirmation & feedback on initial objectives process.
Oct-14	Business Survey	E-Mail & Post	All Businesses	Data & comments for BNP draft
Nov-14	Land owners/ Developers	Letter	Registered Interest	Their proposals & benefits to community & Acceptance of Plan
Dec-14	Newsletter	All households By post	All Residents	Advertising 17th January Public Consultation
Jan-15	WG Draft Presentation	Minutes/E-Mail	Working G's All Residents	Public consultation of Draft BNP & Policies
Jul-15	Final Draft	Minutes/E-Mail	Working G's	Final draft for six week consultation
Jul-15	Newsletter	All households	All Residents	Exhibition Village Fete
Aug-15	Village Fete	Display Draft Plan	Residents	Attendance 100+ 86% support the Plan & Policies
Sept 15	Village Hall	Repeat Aug Display	Residents	Attendance 40+
Jun - 16	Public QB Party	Display updated Plan.	Residents	Answers to Comments from draft Plan attendance at display circa 100+

Appendix H - Continued

a) Statuary Consultees

The Consultation was also carried out with the statutory bodies as required by Regulation 14.This was done by regular meetings with Ashford Borough Council. Their comments elicited some minor changes of emphasis or strengthening of wording but no changes to the policies was required. These are shown in the table below

Name	Title	Organisation
Simon Cole	Strategic Planning Manager	Ashford Borough Council
Danielle Dunn	Policy Planner	Ditto
Mathew Nouch	Policy Planner	Ditto
Sharon Jenkins	Consultation team	Natural England
Robert Lloyd Sweet	Historic Places Advisor	Historic England
Jennifer Wilson	Planning Spccialist	Environment Agency
Pluckley	Chairman	Parish Council
Smarden	Chairman	Parish Council
Great Chart	Chairman	Parish Council
Highhalden	Chairman	Parish Council
Hothfield	Chairman	Parish Council
Clare Bell	Ward Councillor	Weald Central
Alan Pickering	Ward Councillor	Weald Central

b) Bethersden Primary School, Head Teacher Emma Dyer

The main concerns are around road safety - introduction of Traffic Calming measures and a zebra crossing being the priority.

Housing wise we would love more - sustainability of the school is a top priority. Recreation - children love the tennis courts and recreation ground but we would like to expand the school play area more. The idea would be to open it up to the village. In addition we would like to create a 'gateway' at the school, providing ICT/training for the community.

c) Businesses

All active registered businesses were surveyed by post and e –mail, however there was a low response on this occasion but coupled with earlier surveys the issues raised were very similar e,g. poor Broad Band connectivity.

Appendix H - Continued

d) Land Owner's and Developers who registered sites for development

We consulted with those Landowners who had registered with ABC an interest in having their land considered for development.

The owners of sites selected for future development have been advised of our proposals, these where:

a) Three sites in three distinct phases over the period of the Plan.
b) Site "A" To be mainly single storey or "chalet" type homes.
c) Site "B" A mix of homes 25% starter, 50% family, 25%.
d) Site "C" To be mainly small affordable family homes.
e) Guidelines on amenity space, space standards to suit all age groups & parking etc.

The three Site owners at the time, replied in the affirmative to our proposals albeit there would be details to be agreed nearer the time.

e) Community

Consultation - Register of Routine meetings

Who	Freq	Start	Publicity	Audience	Outcome
Steering Group funding,	Monthly	Aug-13	Notice Boards, Minutes & Web	As required	Agendas, publicity, public meetings etc.
Working Groups	Monthly	Feb-14	Ditto	Ditto	Surveys, data analysis, public views, Policies, objectives etc
Parish Council	Monthly	De-12	Ditto	Ditto	Over sight of BNP
Ashford BC	Qurterly	Dec-12	Ditto	Ditto	Co-ordination of BNP with local plan Requirements

Appendix I

Bethersden Neighbourhood Plan

Based on the advice from Ashford Borough Council and feedback from community consultations.

Developers Site Design Brief

General Conditions

1. Important vistas to be protected
2. Preferred access to be used.
3. Provide a minimum 30% of the site to be publicly accessible open space.
4. Provide adequate visitor parking.
5. Vertical scale to respect existing adjacent eaves and ridge heights and the existing site levels.
6. A minimum distance between first floor windows on adjacent houses to be 35m or layout designed to limit direct overlooking to a private garden area to a min of 30m.
7. Designate minimum 40% of the homes to be affordable to local people.
8. Density of built development a maximum of 20 dwellings per hectare (8 dwellings per acre)
9. Space standards and access in all homes shall be suited to all age groups and be adaptable to meet changing family needs.
10. Surface and foul water drainage shall be shown to be acceptable by the existing drainage network.

Within a Design and Access Statement, information should be provided detailing how the following will be met or evidence submitted as to why it cannot.

Site A

1. Site suitable for up to 10 dwellings. To be mainly single storey or "chalet" type homes.
2. Provision of a footpath from George Field to Village Hall via a new "Green Corridor" to Forge Hill. To be completed prior to occupation of first dwelling.

Site B

1. Site suitable for up to 15 dwellings. A mix of homes 25% starter 50% family 25% retired.
2. Parking for 20 cars to be included for public use. To be completed prior to occupation of first dwelling.
3. Provide footpath connection to church and school. To be completed prior to occupation of first dwelling.

Site C

1. Site suitable for up to 10 dwellings
2. To be mainly small affordable family homes.
3. Site layout to respect the adjacent Listed Building.
4. Parking for 10 cars to be included for public use. To be completed prior to occupation of first dwelling.

Appendix J	**The key outcomes of consultation**	
Policy area **Housing Growth** Housing should meet the demands of local people.	Summary of key Issues **Any new development should:** - Respect the rural character of the Parish - Add a housing choice to meet local demand. - Comply with the Bethersden Village Design Statement - Comply with Site brief. - Contribute to the community wellbeing - Windfall Site qualification rural areas.	How they have been addressed **The following addresses the issues raised during the consultation process.** - Protect important open spaces and views in the village to retain visual links with its rural setting. Key open spaces & vistas identified and maped. - Initially development was limited to four of the eight possible sites in the village to cover the anticipated demand of approximately 40 houses. - This was amended to three sites following the rejection of site WC2 at the 17th January 2015 public exhibition. and to 34 houses from 40 following the Draft Plan Consultation 29th Sept 2015. - Site briefs were introduced to advise developers of the constraints and requirements of each site following the 29th Sept 2015 Draft Plan consultation. - It was decided to move away from the idea of a Sheltered Home development and concentrate on more flexible affordable homes for the elderly and family starter homes. - Density should not exceed eight per acre. - See Glossary for definition of Affordable homes provision. - Significant improvements made to rainwater & foul water drainage systems in conjunction with Southern Water, Environment Agency , KCC Highways and Ashford Borough Council. With a further detailed plan for more extensive improvements. - A general Site Development Brief and individual Site Briefs raised. This has been done to address public concerns about various issues on the allocated sites following the six- week consultation process. - Suggested benefits paper produced as recommended by ABC. - To follow Local Plan requirements.

Policy area	Summary of key Issues	How they have been addressed
Housing Growth	**Any new development should:**	**The following has been adopted to address the issues raised during consultation process.**
	- Ensure adequate water waist disposal before proceeding.	- Significant improvements made to rainwater & foul water drainage systems in conjunction with Southern Water, Environment Agency , KCC Highways and Ashford Borough Council.
	- Windfall Site qualification for rural Parish area	- It was estimated that 'windfall' sites would account for a approximately thirty houses from the historical evidence provided by Ashford Borough Council a) Conversion of suitable redundant agricultural buildings b) Replacement of derelict sub-standard housing stock c) Conversion or sub-division of larger properties where possible d) New dwellings limited to single "infill sites" where locations are justified e) Agricultural workers modest
Recreation & Environment	**New developments should:**	**The following has been adopted to address the issues raised.**
	- Support & enhance existing services & facilities	- Improve the development of public footpaths in the village centre to give wider pedestrian access. With particular attention given to pushchairs and wheelchairs wherever possible - Make provision towards the following: a) Extension of the Village Hall b) The refurbishment of the pavilion c) Expansion of the Recreation Ground and its car park. d) Further community open spaces.
	- Provide easy, safe access to facilities and services.	- Ensure pedestrian access between new housing sites and village services.
	- Protect important vistas and open spaces.	- Map showing key vistas and open spaces.

Policy area	Summary of key Issues	How they have been addressed
Local Economy	**New developments should:**	**Local economy :**
	- Be along side existing Retail and leisure premise	- Ensure shops and post office services are retained in the Village Centre
	- Encourage local employment & apprenticeships	- Support opportunities for expanding existing businesses
	- Extend rural land use	- Support small-scale new build development within or adjacent to the Village and the Hamlets or within existing commercial zones in the Parish
	- Support business in the countryside.	- Support development of new businesses in vacant or underused agricultural building.
Transport & Communication	**New developments should:**	**Transport & Communications**
	- Improve business connectivity	- Improve Broadband access speed especially to hamlets farms and more isolated parts of the Parish.
	- Shall not require to be serviced by HGV	- HGV to be restricted on rural roads and through the Village center.
	- Include local traffic repercussions and mitigations.	
General Requirements	- Introduce traffic calming measures at Primary School	- Introduce 20mph speed limit during start and finish times at the Primary School.
	- Better control over traffic speeds	- Introduce traffic calming measures where Speed Watch shows evidence of excessive speeds
		- Use Speed watch and interactive speed signs at approved sites within the Parish to encourage adherence to speed limits.

Appendix K Site Evaluation Form Example

Plan site name - ABC ref - size	**Site A – WC 33 – 0.98 ha, 2.42 acres**
Site address	Off Forge Hill, on north and west side of Village Hall
Description	Site slopes from houses on the north side, round to the west side of the Village Hall and its car park. The George Field is on the west boundary. Houses in the Dene are on the south boundary
Existing use	Grassland/scrub
Good access to: School	Footpath across village centre
Local shops/post office	Footpath across village centre
Play space	George Field, adjacent, and Recreation Ground, short walk
Sports facilities	George Field, adjacent, and Recreation Ground, short walk
School capacity	Additional 50 to 60 pupils
Impact on neighbours – privacy etc.	Low profile housing to avoid impact on views from houses to the north, ideally concentrated towards the south of the site
Low impact on environment	Yes
Natural features & views into and out of site	Careful placing of dwellings on this site would allow for the creation of a corridor of protected green space protecting valued views and vistas across the George Field towards the village centre
Home to protected species?	None recorded
Will topography affect development	Yes – site slopes from north to south and any high rise housing will adversely affect the existing open form.
Safe road access	Yes; Forge Hill is a village road, off the A28 main road
Flooding & drainage issues	No
Is there possible land contamination	None known
Listed buildings near site	Beacon House, The Thorne
Public transport	Bus service passes the site. Informal "request stop".
Walking access	Site is adjacent to the George Field footpath to the village centre, and a short walk to the Recreation Ground
Physical constraints	Sloping site
Connection to local utilities	Utilities available in Forge Hill – will need capacity confirmation
Existing utilities affecting site	None
Neighbouring uses	Village Hall, domestic housing, The Thorne Estate.
Local style of buildings	South modern; north, period (1600 to 1900)
Potential for expansion to other sites	No
Public right of way across site?	No
Is the landowner supporting development/timeframe	Yes/not specified
Legal considerations	None known
Local residents comments	Houses on north side – concern at loss of views and privacy
Suitable for development - Summary & conclusion	**This site is suitable for development**, particularly for retirement housing, due to its location near to the village centre and with close access to the village hall and existing retirement bungalows in The Dene. While this site is located in the conservation area, careful planning could ensure its enhancement and protection. Carefully placed dwellings here would enable the creation of a corridor of protected green space, linked to the existing green space in the George Field, while also protecting valuable views and vistas. A benefit to the community would include the creation of an extension to the village hall, providing a wellbeing / community resource aimed at the growing elderly local population. As with all the sites allocated for development, at least 30% of the site should be retained as green public open space.

Appendix L Site Assessment Summary

1. Introduction

In order to assess which sites were potentially suitable for development, the red group used an ABC template as a starting point and fine tuned it for local requirements. A key local requirement was easy and safe access to the village centre and its amenities. Once this template was completed for each of the sites (see Appendix Q Consultation Statement) we then spent time discussing each proposed site in detail. With a combination of census data and survey data giving us a
guide as to the types of housing needed in Bethersden we used the criteria template as an overview and then discussed detailed pros and cons for each site. Thus allowing for the following conclusion.

2. Site assessment variance from 2007 to 2014 is as follows:

The Neighbourhood Plan is aimed at meeting the important housing needs location and numbers identified in the 2014 survey, while retaining substantial areas of open space on each site so as to keep the open rural feel of the village.

It can be seen by reference to NP preamble that there is a substantial difference between the basis for site selection 2007/9 and in 2014.

In 2007- 2009 – there was a need to provide Local Needs housing, with the difficulty of finding an "exception site"

2014 survey – A wide range of different house types for young people, those looking for a larger family house and elderly people looking for a house which is easier to manage etc.

The current Plan, while aiming to meet the request for easy access to the village centre facilities, has limited the number of houses per site so as to retain open spaces and important views across the sites.

In both cases, sites on the far side of the A28 have been avoided because of concerns for pedestrian safety, particularly young children and the elderly.

Pedestrians from the current sites do not need to cross any major roads to reach the village centre, which can be reached in 5 to 10 minutes.

3. Individual Site Summaries

WC1 Not considered suitable - The site is located at a peripheral position on the outskirts of the village, far removed from the central services & outside the village envelope. To the south of the site lies open countryside.

WC2 Not suitable - The site lies outside the village envelope, with wide ranging and expansive views over the surrounding countryside. It is bordered to the south by new development at Millfields. Development here would close off the remaining open space in the row of houses from the eastern end of the Pluckley Road.

WC3 Not suitable – There is no residential housing on this side of Mill Road and development of this substantial site would be out of keeping with the built form of this area, which on this side of Mill Road is open country used for agriculture.

WC4 Not suitable - This site suffers from surface water flooding which
requires pumping out on a regular basis. It is also adjacent to the very noisy A28 and would constitute ribbon development, which does not have public support, as it would spoil the open approach to the village from the eastern approach. It does not have easy access to central amenities.

WC5 Suitable - While the site is in the conservation area, careful planning could ensure its enhancement and protection. This site can meet the needs for affordable housing close to the school and village centre amenities, including bus services. By allowing some development on the upper part of the site, the lower part could be preserved as green public open space, and would retain the highly valued views and vistas. The lower part of this site is partly located in Flood Zones 2 and 3, and any development should avoid this area. The provision of a small public car part will reduce the pressure on parking in School Road with its associated risks to pedestrians during school drop off and pick up times. At least 30% (Modified to 50% following representations by Historic England) of the site should be retained as green public open space.

WC31 Not suitable - Our neighbourhood plan is designed to support families and also older residents in the village, encouraging development this far from the village centre would be contrary to these aims. Any development on this site would be visually intrusive and severely compromise the countryside setting.

WC33 Suitable - Particularly for retirement housing, due to its location near to the village centre and with close access to the village hall and existing retirement bungalows in The Dene. While this site is located in the conservation area, careful planning could ensure its enhancement and protection. Carefully placed dwellings here would enable the creation of a corridor of protected green space, linked to the existing green space in the George Field, while also protecting valuable views and vistas. A benefit to the community would include the creation of an extension to the village hall, providing a wellbeing / community resource aimed at the growing elderly local population. As with all the sites allocated for development, at least 30% of the site should be retained as green public open space.

WC34 Suitable - This site is deemed suitable for development, as it lies within the village envelope, within easy walking distance of the school and other amenities, making it good for families. However, it is located adjacent to Lovelace House, which has local historical value, and any development should be designed to be respectful of this location. The benefit of this site is for a car park for use by school visitors, reducing congestion at school drop off and pick up times. Development here will have a relatively low impact on the village as a whole as it has no adverse impact on key views and vistas (apart from consideration of any impact on Lovelace House, as above). The site is adjacent to an existing development of family homes. At least 30% of the site should be retained as green public open space.

WC87 Not suitable - Our neighbourhood plan is designed to support families and also older residents in the village, encouraging development this far from the village centre would be contrary to these aims. Any development on this site would be visually intrusive and severely compromise the countryside setting.

ASHFORD LOCAL PLAN OMISSION SITES With the period for review of the Neighbourhood Plan being extended to fully accord with the requirements of the emerging Local Plan, 3 potential housing sites were noted as "omission sites" in response to public consultation on the Local Plan. An assessment of the development potential of these sites has therefore been included as an Appendix in the Consultation Statement.

Old Sawmills, Rep number: ALP/1887 **Not Suitable.** The site location does not meet the Plan criteria, in particular in terms of location. It has been an important local employer and its loss to housing development would be against Plan objectives. The Plan housing target had already been defined and satisfied.

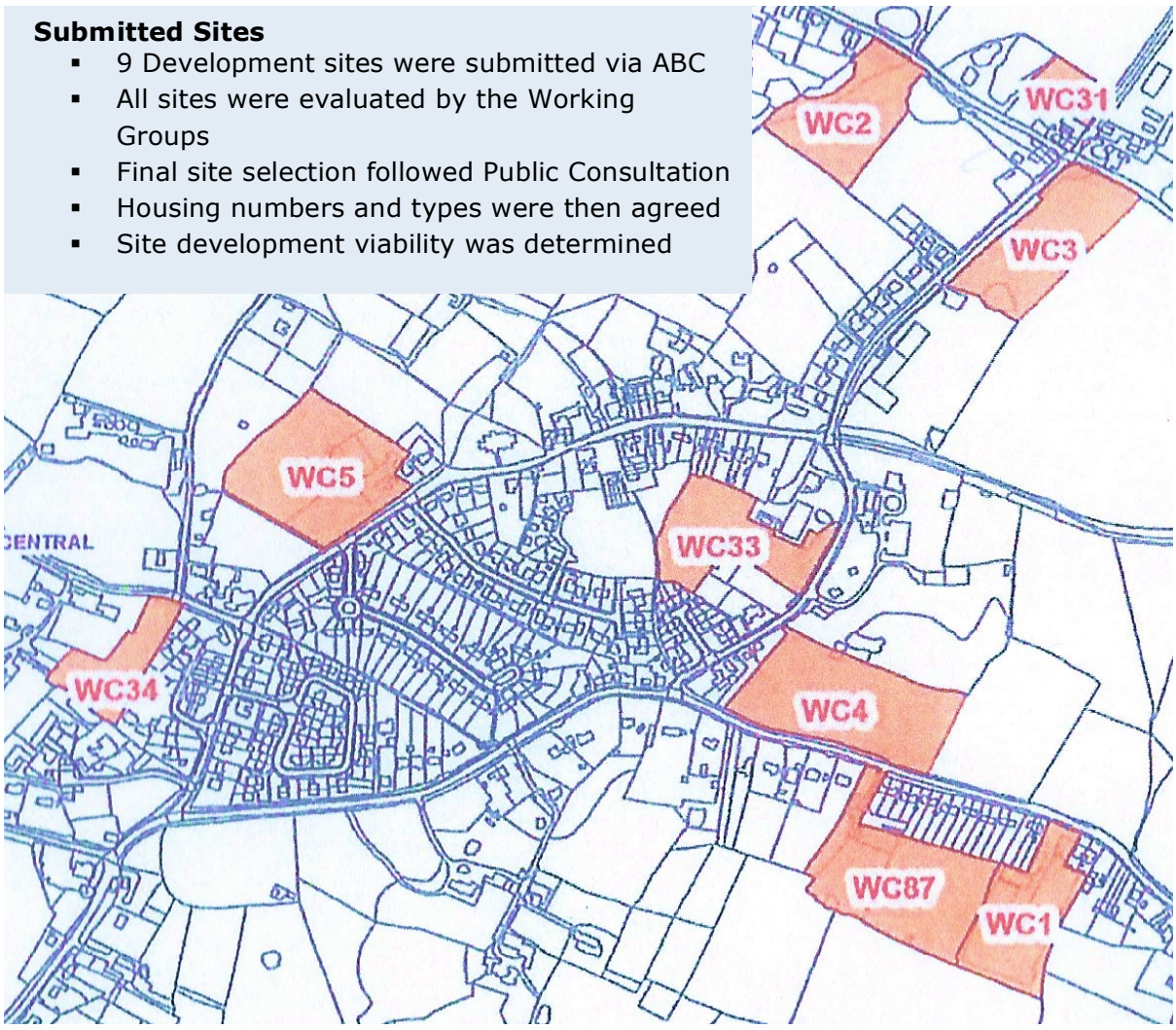
Forgehill Bethersden Rep number: ALP/1827 (Site WC33) See above

Great Chart Golf Course Rep number: ALP/736 Not Suitable. ABC current view "At this point ABC could not rule it in or out of the Local Plan. If such a policy is included it would have to be in line with the NPPF and is therefore likely to have to be considered as an "inclusion to a proposed mixed development or a small site on the edge of an existing village" In addition it does not meet the criteria of the Bethersden Neighbourhood Plan, particularly its location in the countryside and its distance from the village centre.

4. Submitted Sites and Key Point Summaries

Submitted Sites

- 9 Development sites were submitted via ABC
- All sites were evaluated by the Working Groups
- Final site selection followed Public Consultation
- Housing numbers and types were then agreed
- Site development viability was determined



ABC Ref	NP Ref	Good Access to services	Low impact neighbours	Low impact Enviroment and views	Safe Road Access	Flooding or drainage issues	Suitable for development
WC34	C	✔	✔	✔	✔	✔	✔
WC5	B	✔	✔	✔1	✔	x2	✔
WC2		x	x	x	✔	✔	x
WC31		x	✔	x	✔	✔	x
WC3		✔	x	x	x	✔	x
WC33	A	✔	✔	✔	✔	✔	✔
WC4		✔	✔	x	✔	x3	x
WC87		x	x	x	✔	✔	x
WC1		x	x	x	x	✔	x

✔1	Open space on this site increased to minimum of 50% (Ref Historical England)
x2	Development to be outside of Flood Zone 3 (Ref Environment Agency)
x3	Serious surface water flooding

Appendix M - Data Sources & Caveats Summary 2nd Nov 2016

Evidence Base for Housing Numbers - 11-04-16
Including amendments by CS and SB, as at 18 5 2016

Data Sources and Caveats

The sources for this analysis of Bethersden parish population and housing trends are as follows:

- Census data for the parish, with analysis supplied by the Kent County Council Research Team; the data supplied showed population change between 1991, 2001, and 2011
- Data showing national demographic trends over this period (providing a point of comparison with local trends)
- Data supplied by the Ashford Borough Council planning team showing the number of homes approved for development between 2004 and 2014

The sources for our analysis of housing needs, and of our policies in terms of maximum numbers which will be accepted on each site, are as follows:

- The results of a series of housing needs and demand surveys undertaken in the Parish over a period of 2 years (prior to and during the period of the Plan's preparation)
- Analysis of the historic population and housing trends as outlined above, including estimated forward projections over the period of the plan
- Analysis of local resident feedback, following the formal consultation period, regarding the impact of development (on local residents themselves, and on the local environment) in relation to each proposed site, and any potential benefits which should be forthcoming arising from development on each site

Caveats are needed on the quality of these data sources, as follows:

- The questions asked in the 1991, 2001 and 2011 censuses were not all identical, creating some problems for direct comparability in some areas
- Some categories of census data were missing, as supplied by the Kent County Council Research team (particularly in the earlier periods covered)
- Ashford Borough Council were only able to provide statistics regarding homes completed in the Parish between 2004 and 2014 (i.e. not prior to this date)
- None of the surveys would claim to be in any way comprehensive or representative in terms of total numbers of housing units needed. Their aim was to generate an indicative understanding of broad levels of demand, and particularly to enable a characterisation of that demand (i.e. whether predominantly for retirement housing, family housing, and / or 'starter' homes; the proportions looking for so called 'affordable' or 'local needs' housing, or alternatively for full market sale properties; and so on)

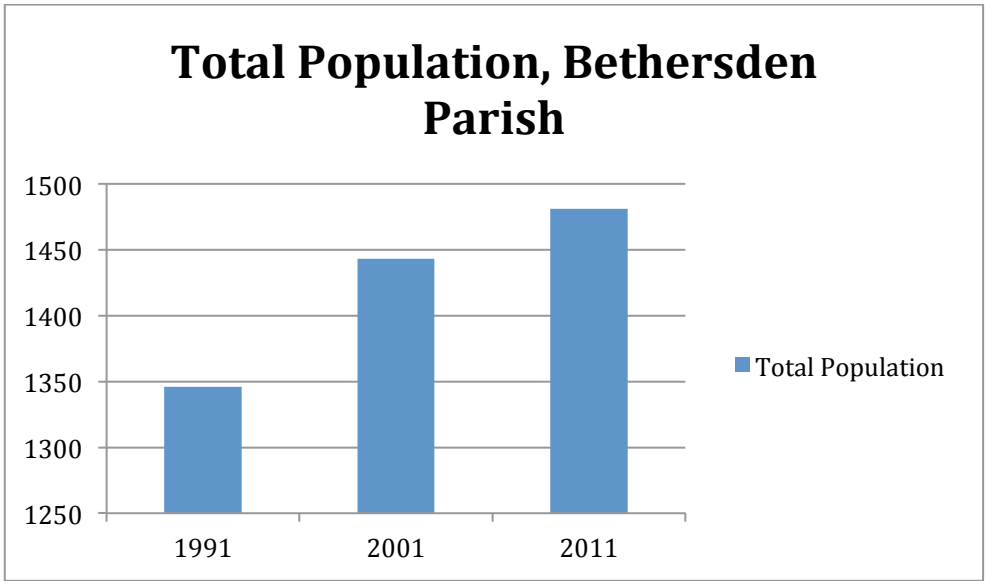
- To clarify further, the 2013 and 2014 surveys referred to should not (and were not) used to inform total numbers of total housing units needed (rather, census and trend analysis drove these conclusions). Instead, they were used to target particular resident groups in the Parish (i.e. older people, people looking for affordable housing, families etc) in order to enable a segmentation of the total number of housing units proposed. These surveys were therefore analysed in the round, and not used as a crude source of housing numbers.
- The 2012 English Rural Housing survey, on the other hand, was used as the main source of estimates for local needs / affordable housing requirements. This survey was specifically designed to identify local need for affordable housing, was distributed to every home in the parish, and is the most recent survey with this focus to have been undertaken. Therefore, it seems reasonable to assume that all (or at least, most) interested parties responded to the survey, and that the survey responses therefore captured the full extent of need for this type of housing at that time.

Historic population trends, and their relation to future estimated projections

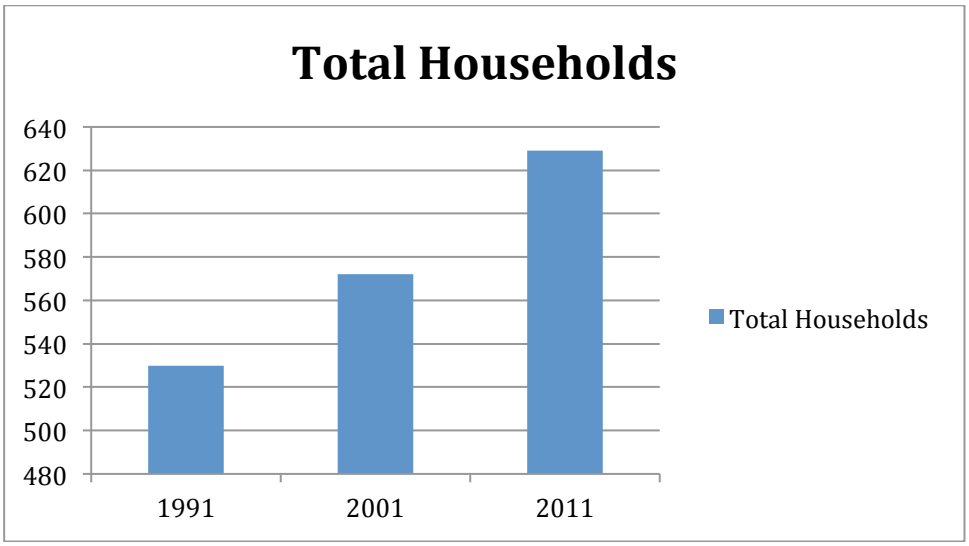
Historically, the parish has seen population growth over 10 year periods of 100 people (1991 - 2001) and 40 people (2001 - 2011), as shown below, including a breakdown by age:

	1991	2001	2011
Total Population	1346	1443	1481
No. 65+	286	271	364
No. working age		1049	1072
No. under 16	257	272	247

Overall population growth can be shown in graphic form, see page 43:

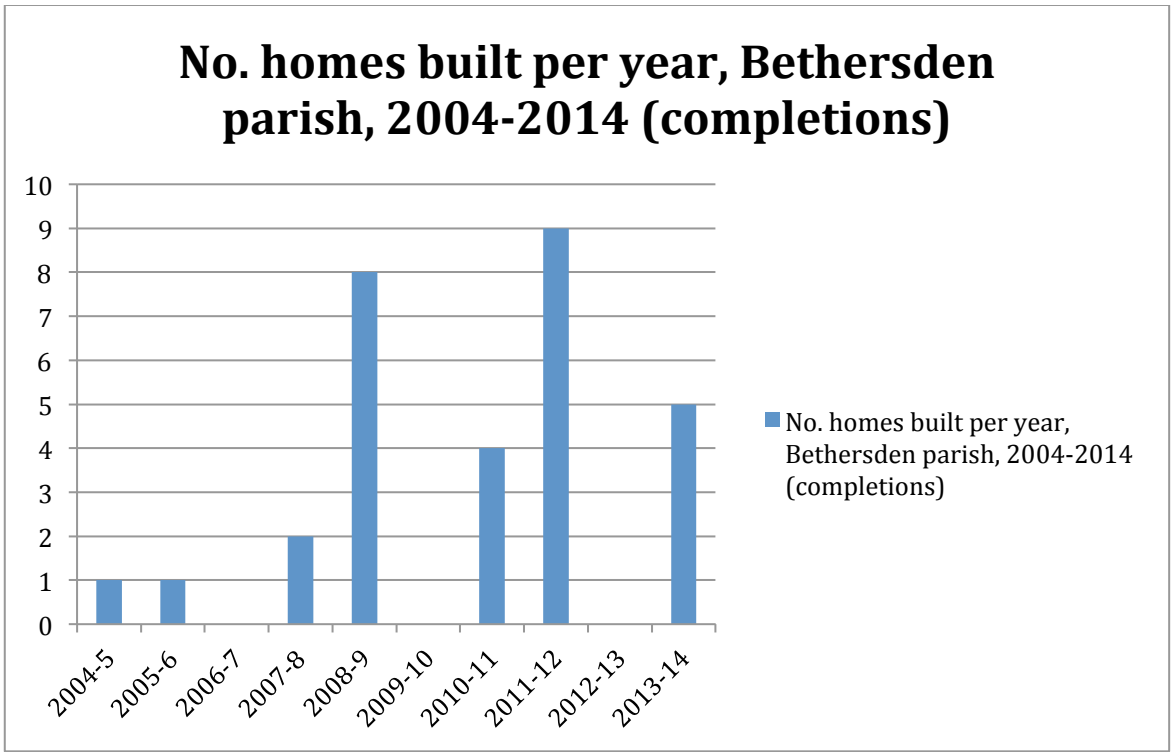


In terms of household growth, there were 42 more households in the parish in 2001 compared to 1991, and 57 more households 10 years later, in 2011.



This population growth is, overall, characterised by two aspects: one, population ageing, driven both by a growth in the number of older people, and by a reduction in the number of younger people, particularly children; and two, a significant increase in the numbers (and proportions) of single households. Since these trends are, nationally and regionally (according to ONS forecasts) expected to continue in the coming decades, it seems reasonable to assume that these sources of growth are likely to remain important locally in the coming years (i.e. during the period of the plan).

These historic population growth trends have been mirrored by the development of between 30 new completed dwellings (2004 - 2014 period, of which 25 were windfall, and five were allocated) and 55 new dwellings (between 2001 - 2011, reported in the census), however there is no breakdown to show what these dwellings were (in terms of whether they were separate/new unique housing units, or divisions of existing units etc.) . This data does not, of course, allow like for like comparison, but simply shows two slices of recent time, and gives an idea of the pattern and scale of new development over time.



This rate of recent development has, however, been skewed by the additional housing supplied through the new **Millfields** development, which is not represented in either of the two figures described above. In 2015, this development released **27 new homes** into the market, of which **11 were categorised as 'local needs'**, and **15 were for full market sale**. This scheme was developed on an 'exception site' basis, and therefore could be argued to sit slightly outside normal local patterns of housing development.

Assuming recent trends continue, in addition to current population numbers, it is estimated that there will be around 60 - 100 additional inhabitants in the parish by 2030; and around 50 - 80 more households in the parish by this time. It is also estimated that a significant proportion (again, assuming a continuation of recent, and national trends, possibly up to 30%) of these new inhabitants will be older people, and up to 35% of all households in the Parish may, by 2030, comprise single adults of all ages.

Natural Turnover of Housing Units (within the Parish)

Based on analysis of published market housing sales data [find source], one could forecast the freeing up of 15% of homes in the village over 15 years - this would represent about 6 homes per year or 90 over the 15 year period [check this figure]. Relying on this natural turnover of housing to accommodate new households would allow for the maintenance of the current population, but would not allow for an overall increase in the population of the parish, or indeed in the number of households.

How to Respond to the Identified Demand for New Housing

One strategy would be, effectively, to artificially restrict local population growth, by not allowing the development of new planned housing developments, and by relying solely on windfall completions, for example. However this approach would, in providing fewer housing units than are actually needed, be likely to lead to significant pressures on local house prices. Given that older people are more likely to be able to afford higher prices, the effect of this would be likely to exacerbate certain trends (i.e. ageing) which are already in evidence.

This would have implications for the character of the Parish and for many key institutions, networks and businesses - for example, for the future of the Playschool, the Primary School, and local community groups such as the Scouts, Mothers and Toddlers, the Tennis and Cricket Clubs, and so on. Therefore, this is a genuine question to debate - would local residents prefer to protect the current footprint of the village at the expense of vibrancy and diversity of age? Or are residents prepared to accept some controlled planned expansion of housing development in order to ensure the future of the whole local community?

Further, it may well be that a Plan which chose to restrict development to such an extent would not be acceptable to the Planning Inspector, and / or may be subject to successful challenge by developers. Therefore, this approach would, even if residents felt it were desirable, carry its own risks. [Check whether this is true].

Assuming a collective acceptance (by residents of the Parish) of the need to meet at least some of the projected housing need, then by 2030 it is estimated that between 45 and 80 new homes (in total, including windfall) would be consistent with the patterns described above, both in terms of the forecasted increase in the number of households, and of the recent trends with regard to the rates of the development of new housing units. However, 80 new homes would be very much at the higher end; therefore, a median estimate would suggest the overall development of about 60 - 63 homes in total by 2030, including windfall developments.

Conclusions of Survey Data

The 2012 [English Rural Housing] survey found 21 households who were looking for local needs housing in the village. Around 25% of these households were older people looking to downsize; around 50% were families; and around 25% were young singles and couples looking for 'starter' homes.

The 2014 survey found 27 households who were interested in of any sort of housing in the village, of whom around 9 households were interested in local needs-type housing. The split in terms of families / older people / young singles and couples was about the same as above.

As explained at the outset, these statistics should not be interpreted as a straightforward total number, but simply give an indication of broad levels of demand in the form of a crude snapshot (in particular, the 2014 survey did not go to every resident in the parish). However, these figures do suggest that in terms of approximate proportions, a 33% allocation of local needs housing (as a proportion of all planned housing development) is probably about right, and that a split in terms of proportions of older people / families / singles and couples, of 25% / 50% / 25%, is also about right.

The 2014 survey, along with the 2013 Older People's Housing survey, suggested that there was less interest in so-called 'affordable' or 'local needs' housing from older residents in the village; and that, overall, this group of residents were more likely to be looking to downsize from a mortgage-free vantage point (i.e., to have cash to spend on housing). Families and young singles / couples were more likely to be interested in affordable housing, and lower cost housing; though there was also an important constituency of families who were looking to 'upsize' for more bedrooms, and larger gardens.

Implications of Data for Identified Housing Need

Affordable Housing

Assuming a desire / will to meet the identified need for local 'affordable' housing, if it is assumed that of the 21 households who expressed an interest in local needs housing in 2012, 11 were (hypothetically) accommodated in the Millfields development; this would then leave 10 households still looking for local needs homes.

If one then:

- Estimates that two of these households will have since made other arrangements, leaving 8 households still looking for affordable housing at the current time;
- Anticipates a certain amount of new need generated in the three years since 2012; and
- Projects forward to anticipate new demand over the next 15 years, based on the estimated levels of overall population growth, particularly for the working population;

- then it would seem reasonable to plan to meet a need for around 13 new local needs homes over the next 15 years.

It is common practice for planning authorities to require developers to include 33% allocation of 'affordable' housing within new developments [find reference]. If this proportion is adhered to, a target of 13 further local needs homes by 2030 would require development of around 39 new allocated homes in total. This would include 26 new homes for private market sale.

Total Numbers Required – <u>Options Appraisal</u>

On the other hand, if one returns to the original projected need for 60 - 70 homes over the next 15 years (as above), and subtract 27 (to take account of the **Millfields** development, which was built after the 2014 census on which these estimates are based), this leaves a net figure of 33 - 43 housing units.

At first glance, this seems broadly consistent with the 39 homes identified above (i.e. as being the minimum number which would generate the required number of 'affordable' units); however, the latter figure could not include any element of **windfall**, since windfall developments do not generate 'affordable' housing units.

From the point of view of the Plan, this would lead to a higher rate of housing development than is indicated is actually needed, from the census analysis. This is because there is no way of controlling windfall housing numbers through a Neighbourhood Plan, and indeed national planning controls on windfall housing developments have been significantly relaxed in recent years, so we can expect to see a continuing flow of windfall sites being approved for development in the years leading up to 2030.

As a result of the analysis above, we could decide to drastically reduce our housing allocation plans. However, this will then fail to generate the extra local needs housing which we think we will need. Therefore a balance will need to be struck.

It is proposed that aiming for the allocation of a compromise of 34 planned housing units would be an acceptable compromise given the sites which are available (and have been judged suitable) for development, and given the restrictions which have been placed on these sites (following extensive local consultation on matters such as environmental impact, as discussed elsewhere in the Plan).

This may generate up to 10-11 new local needs units while keeping the overall level of planned development broadly in keeping with recent historic trends in the village (albeit, once again, at the higher end). Even with the max estimated windfall levels, this would generate 84 new dwellings – this would represent an approx. 8% increase on the current numbers of dwellings over the Plan period.

The rationale set out here is proposed as an acceptable compromise, and therefore as the basis for the maximum numbers set out for allocation to the three sites in the Neighbourhood Plan. It should be noted that as a protective measure, these figures are set out as maximum numbers - expressed as 'Up to' a certain number of units on each site. Therefore, fewer units could be developed on each site, while still remaining in conformity with the Policies in this Plan. This reflects residents' concerns about the need to control development within acceptable levels.

Given that forecasting need for particular age groups can only ever be based on estimates, it is proposed that in order to achieve maximum flexibility and suitability for all ages, all new allocated homes in the Parish should be built to Category 2 (formerly 'Lifetime Homes') Standard, ensuring that they are likely to be suitable for people of all ages and of a wide range of abilities and needs.

Amendments by BM 19 05 2016, MS Word .docx
file name: NHP – v.2 Evidence – Rationale (11 April 2016) 19 05 2016.docx

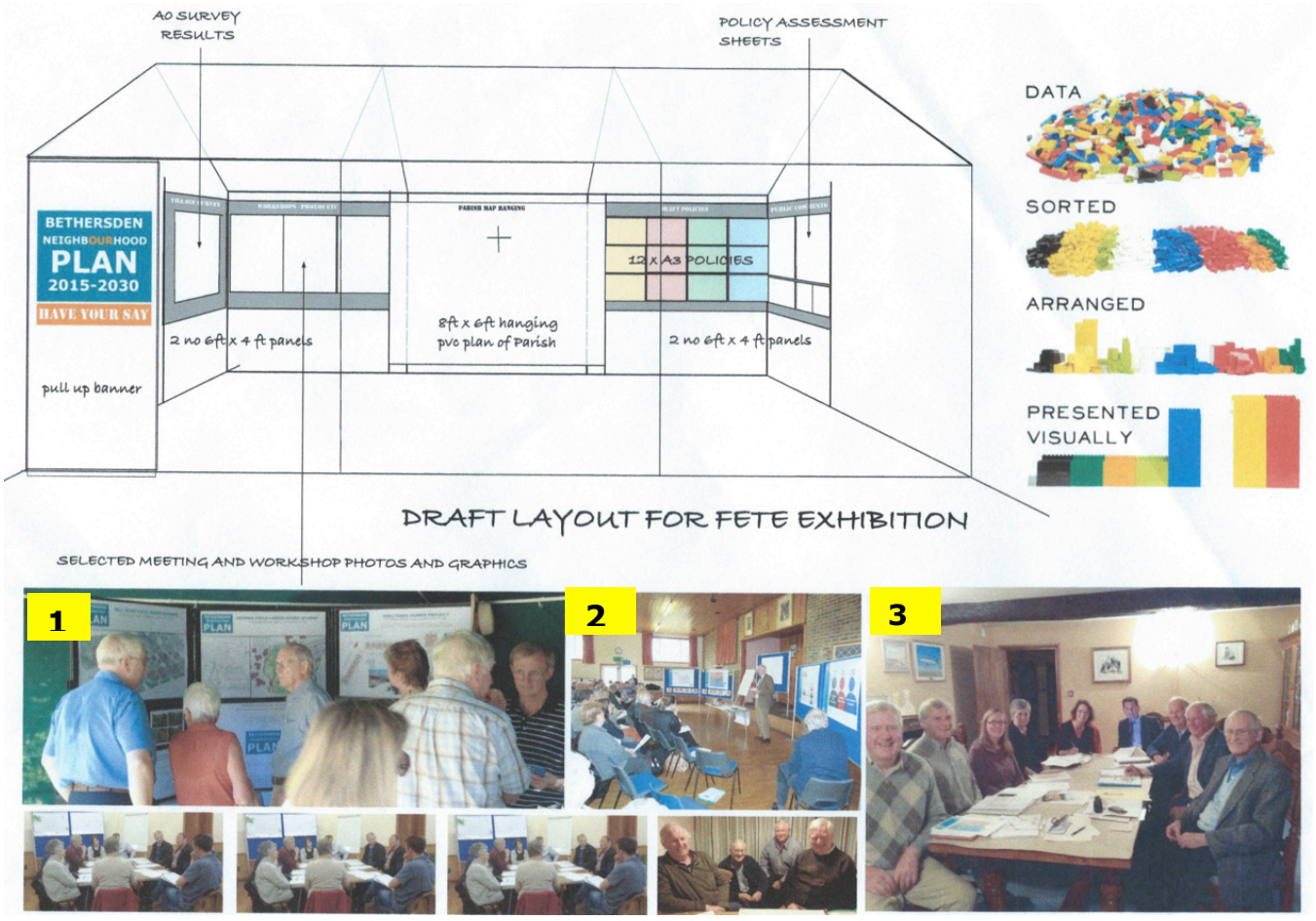
Appendix N

The diagram gives examples of public consultation & community involvement in action.

1) Public display

2) Working Group meeting

3) Steering Group meeting.

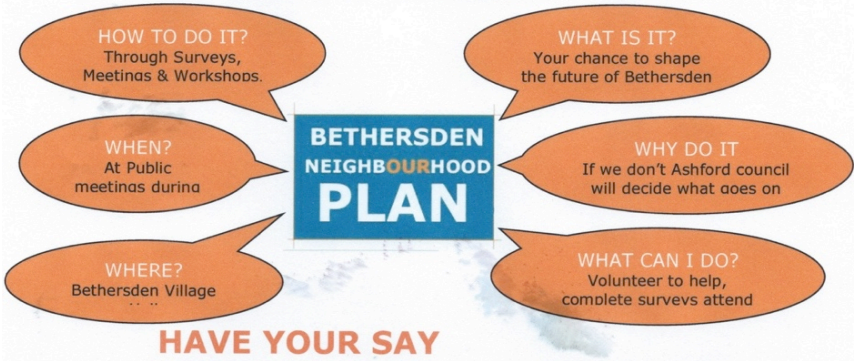


Special Newsletter January 2014
Bethersden Parish Council

100+ New Houses Proposed for Bethersden

HAVE YOUR SAY

Through the Bethersden Neighbourhood Plan



HAVE YOUR SAY

Please complete the enclosed Survey and return it in the pre paid envelope. Your comments & involvement are important, to make this a community led success story. Please attend the First Meeting on the –

15th February at 10:00am in the Village Hall

Jan 2014 Survey	→	Feb – Nov 2014 Working Groups	→	Dec 2014 Draft Plan	→	Jan 2015 Independent Inspection	→	May 2015 Referendum

The Parish Council are concerned about the Urban sprawl that Ashford Borough Council have permitted on the outskirts of Great Chart at Chilmington where 5,750 new homes are due to be built. The present Government encourages local communities like ours to propose their own plan for the future. We are about to embark on a survey of all households to find out what you would like to see happen in Bethersden over the next 15 years. The plan when prepared has to be implemented by Ashford as long as it has 50% of those residents who vote supporting it in a local referendum. This will be held in 2015.

Why volunteer: because you can make a difference as happened with the Parish Plan, of the 43 actions you wanted 32 have been successfully completed; those remaining will form part of the Neighbourhood Plan. An example of just four of the success stories from the Parish Plan:-

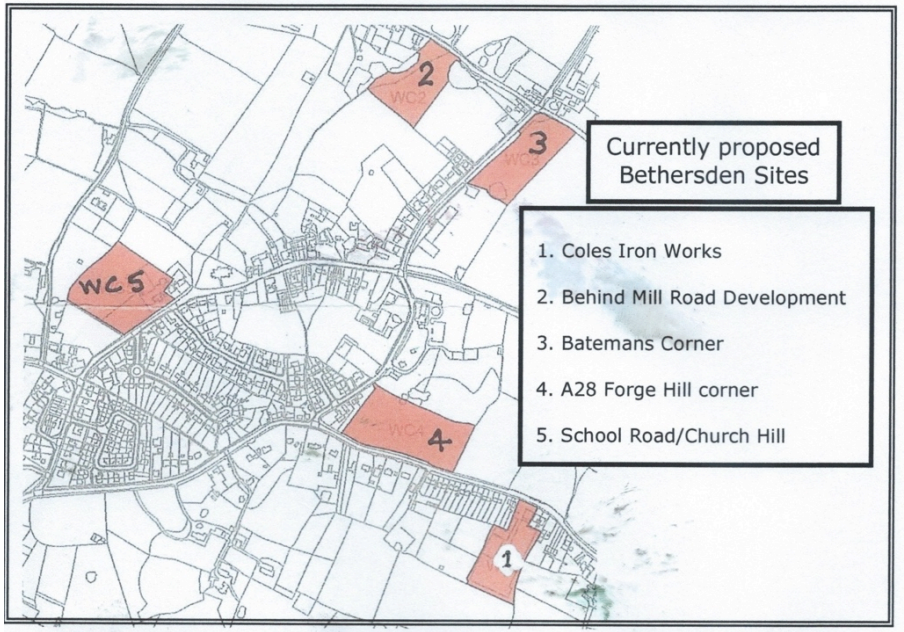
- 12 low cost houses for local people.
- 30 & 40mph Speed limits on the A28
- Two thirds of the George Field acquired for the Parish in perpetuity.
- Adult fitness provided & Children's Play area extended & refurbished.

PTO – To see current planning proposals for – Bethersden

Ashford Borough Site Submissions to date

The Ashford Borough Council is required to consider all types of available land from different sources as well as the submitted sites, this includes existing allocations, planning permissions currently unimplemented or under construction, refused or withdrawn planning applications, vacant or derelict land, land in and adjoining existing settlements including rural villages; more will no doubt follow.

We need to be fully engaged in this process.



These sites were included in our Housing Consultative Group discussions with Ashford BC in 2007 – 2009, and were rejected by us, in favour of the sites in The George Field (5 houses offset by a large open space for community use) and Mill Road (long needed Local Needs houses, plus General Demand houses). These sites (and any other submissions) will be reviewed by our Neighbourhood Plan Working Group – "Future Housing Development".

We need your views and vital local information for this project .....

December 2014

NEWSLETTER

December 2014

BETHERSDEN NEIGHBOURHOOD PLAN 2015-2030 HAVE YOUR SAY

BETHERSDEN NEIGHBOURHOOD DRAFT PLAN

17th January 2015 10:00 am – 12:00 noon at The Chapel, in The Street.

What you asked for and is in the Draft Plan.

- Improved footpaths and open spaces
- Provision of retirement homes
- Encourage local employment
- Build new family homes
- Support local shops and services
- Improve recreation provision
- Improve road safety

What we have done so far and future projects

- Jan 2014 survey
- Public Meeting
- Working groups formed
- Ideas Church Fete August 2014
- Draft Plan
- 17th Jan 2015 Public meeting
- Revised plan followed by 6 week public consultation
- Independent Inspection
- Community referendum

More Information is available on Facebook under Bethersden Neighbourhood Plan and the Bethersden website: www.bethersden.org.uk

Photographic Competition Winners prize £50

Theme: The best of Bethersden

Judging will take place at the Chapel on the 17th January when the winner will be decided.

Selected photos will be used in the Bethersden Neighbourhood Plan.

THE RULES

Size A5 (approx), colour print.

To be delivered or posted by the 10th January 2015 to Pond House The Street, Bethersden, TN26 3AD.

BETHERSDEN NEIGHBOURHOOD PLAN 2015-2030 HAVE YOUR SAY

IMPORTANT BUSINESS SURVEY

FOR ALL BUSINESS OWNERS IN BETHERSDEN PARISH

Bethersden Parish Council are working with a number of residents to plan for the future of the village, and as part of this process we would like to see what can be done to support existing businesses within the parish in order to maintain a thriving local economy. We have formed three groups looking at the various aspects of the issues of local planning, namely housing, open space and transport and local economy. You may have seen the outputs from this process at the recent village fete.

We believe that business owners are best placed to let us know what is currently good, what is not so good, and what could be done to improve business opportunities within the parish. As such we have put together a short questionnaire. If you have not already been advised of this survey by email or by letter, we would appreciate it if you could take the time to complete it online by 21 December 2014 if possible. We have provided the address of the online survey below to make it easier for your to complete.

https://www.surveymonkey.com/s/bethersdenNHP_business

Clearly the need for housing will continue to grow, it is important the the people of Bethersden Parish have a say and some control over how that development is implemented locally. Only with your support can we ensure that the views and needs of the parishioners can effectively influence decisions made that wil influence us all.

We thank you for your support. If you need any help or information, please email Dave Smith: dave.d.smith@o2.co.uk

The Blue Working Group – Transport and Economy.

August 2015

1. What you asked for and is in the Draft Plan

Better footpaths & open space - Improve road safety
Provide new family homes and retirement homes
Encourage local employment - Support local shops and services

2. What we have done so far, and future targets

- Jan 2014 Parish wide Survey to all homes
- Feb 2014 **first public meeting** & formed working Groups
- Aug 2014 **public display** of a first draft Plan at theChurch Fête
- Jan 2015 Newsletter to all homes -
- Jan 2015 **public display** of a draft Plan at the Chapel
- Consultations with **Ashford BC** held regularly to develop the Plan
- Aug 2015 this Newsletter as start of **formal public consultation**
- Aug 2015 Draft Plan put on website 10th Aug **www.bethersden.org.uk**
- Aug 2015 **public display of draft plan at 31st Aug Church Fete**
- Sept 2015 6 week consultation period **ends 21st September 2015**

Following the public Consultation, the amended draft Plan will be submitted to **Ashford BC, and ultimately to the Independent Inspector.**
The Plan will come back to the parish for the **final YES/NO referendum.**
If approved by residents, the Plan will then become a formal part of the Ashford Local Plan and control planned development in the Parish until 2030

This Plan has been written by the working Groups who are independent of the Parish Council, based on the replies and comments you have made in our formal questionnaires and many informal discussions with local groups. The Groups have also carried a huge amount of research into Census and other statistics sources to back up local views and information.

Do come to the Fete on 31st Aug and /or register your comments on the return slip below - Many thanks -

Comments - I support / I do not support the draft Plan because

Bethersden Parish Council - August 2015 NEWSLETTER

BETHERSDEN NEIGHBOURHOOD PLAN 2015-2030

HAVE YOUR SAY

The Neighbourhood Plan has now been produced in its Draft Form and you are invited to let us know your views before the Plan is finalised and submitted to Ashford Borough Council

The 6 week consultation period begins on 10th August and ends 21st September

The Plan can be viewed online at – **www.bethersden.org.uk** – or as a printed copy available to view at **The George or The Bull Inn** at normal opening times

THE PLAN WILL BE ON DISPLAY AT

THE CHURCH FETE ON 31ST AUGUST

At Street Cottage Bethersden

Do make your views known as they are an important part of the process

BETHERSDEN NEIGHBOURHOOD PLAN 2015-2030

HAVE YOUR SAY

Please complete and return this slip in the envelope provided before 21st Sept

I support the Draft Plan ☐

I do not support the Draft Plan ☐

Please add comments in the box overleaf

Name .....

Address .....

.....

May 2016

Bethersden Parish Council

May 2016 Newsletter

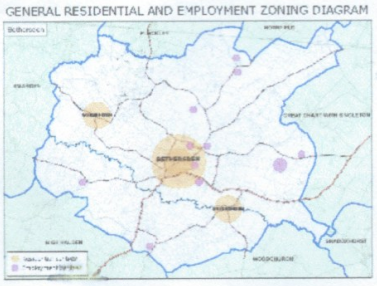


THE QUEEN'S 90TH BIRTHDAY CELEBRATION

BETHERSDEN NEIGHBOURHOOD PLAN 2015-2030

HAVE YOUR SAY

Invitation to the Bethersden Garden Party to celebrate the Queen's birthday and the latest news on the Bethersden Neighbourhood Plan and Drainage.



The Bethersden Neighbourhood Plan

Following publication of the Draft Plan last year we received 169 comments on the content of the Plan with a response of 65% in support but with 35% opposed in one form or another.
It was therefore decided to review all the concerns and to amend the Plan accordingly.

This has taken some time to complete but you will be pleased to learn that the work is nearly done and we are hoping to have the Final version on view on 12th June at the Bethersden Garden Party.

We have throughout the process held several meetings with Ashford Borough Council to check that we are not proposing anything that will conflict with the Borough Local Plan , and because this is only due to be published in June we have delayed finalising ours until now. Also one of the most important aspects of the Plan has been to get the drainage network in the village up to standard and we have therefore had regular meetings with Southern Water, The Environment Agency and Kent Highways.

We are pleased to confirm that following these meetings we have agreed a programme of necessary maintenance to keep the drains flowing - Much has been done over the last 12 months and further work is planned for later this year - **Please be patient if the work causes any disturbance** as it will benefit everyone when it is completed and **will help to prevent future flooding-**

Appendix P - Main Survey Sheet

BETHERSDEN NEIGHBOURHOOD PLAN

COMMUNITY SURVEY

Please complete this on behalf of the household and return it in the stamped addressed envelope to reach us by Saturday25th January 2014

1.HOUSEHOLD

Please give details of all the people living in your household

The number of adults in the following age groups

16 to 25	☐
26 to 35	☐
36 to 50	☐
51 to 65	☐
over 65	☐

The number of children in the following age groups

1 to 4	☐
5 to 10	☐
10 to 15	☐

How many years have you lived in Bethersden ☐☐

How many years from now do you plan to stay ☐☐

2. COMMUNITY LIFE

How important are the following to you within Bethersden for a fulfilling community life:

Please score your answer from 1(not important) to 5 (very important)

	1	2	3	4	5
Adult Education e.g. Computer skills, Art & Crafts	☐	☐	☐	☐	☐
The Environment e.g. Footpaths, open spaces etc	☐	☐	☐	☐	☐
Health and Primary care facilities	☐	☐	☐	☐	☐
The Local Economy e.g. employment, shops etc	☐	☐	☐	☐	☐
Housing in general	☐	☐	☐	☐	☐
Sheltered housing for the elderley	☐	☐	☐	☐	☐
Recreation Ground	☐	☐	☐	☐	☐
Public Transport	☐	☐	☐	☐	☐
Youth activities	☐	☐	☐	☐	☐

comments

3. ADULT EDUCATION

Please let us know what you would like to attend locally

comment here please

4. ENVIRONMENT

Which of the following need improvement/ should be provided

Please score your answer from 1(not important) to 5(very important)

	1	2	3	4	5
Woodland	☐	☐	☐	☐	☐
Trees	☐	☐	☐	☐	☐
Footpaths	☐	☐	☐	☐	☐
Hedgerows	☐	☐	☐	☐	☐
Open spaces	☐	☐	☐	☐	☐
A byelaw to control dog fouling in public open spaces	☐	☐	☐	☐	☐
A footpath from the George Field to the Village Hall	☐	☐	☐	☐	☐
The provision of allotments	☐	☐	☐	☐	☐
Is it important to you to have an allotment	☐	☐	☐	☐	☐

5. HEALTH & PRIMARY CARE

How do you think local health care could be improved

comment here please

6. LOCAL ECONOMY

Please answer yes or no to the following questions

	yes	no
Do you work from home	☐	☐
Would you like the opportunity to work from home	☐	☐
Is your broadband speed adequate for your needs	☐	☐
Do you work within 5 miles of your home	☐	☐
Would you like the opportunity of a job within 5 miles	☐	☐
Do you frequently use our local shops : Post Office & Store	☐	☐
Butcher	☐	☐
Hairdresser	☐	☐

7. HOUSING
Please indicate your preference for future housing development

	yes	no
Supportive of new housing in general being built on suitable sites	☐	☐
1/2 bedroom starter flats	☐	☐
1/2 bed retirement homes	☐	☐
2/3 bedroom affordable homes	☐	☐
3/4 bedroom larger homes	☐	☐

comment here please

8. SHELTERED HOUSING FOR THE ELDERLY

	yes	no
Would you support this type of housing in the heart of the village	☐	☐
Would you or do you know someone in need in the next 5 to 10 yrs	☐	☐
Would you consider buying a home like this for £150K to £200K	☐	☐

comment here please with suggestions on the type of home you think suitable

9. RECREATION GROUND
Would you support the following upgrading of the facilities

	yes	no
Extension to car park	☐	☐
Pavilion extension and refurbishment	☐	☐
Drainage to the football pitch	☐	☐
Additional tennis court	☐	☐
Provision of an indoor sports hall	☐	☐

comment here please

10. TRANSPORT & TRAFFIC

Do you use public transport frequently for any of the following	yes	no
going to work	☐	☐
going to school	☐	☐
shopping	☐	☐
health visits	☐	☐
Are you happy with the hourly bus service that is provided	☐	☐
Are you happy with the general condition of the roads	☐	☐
Are you happy with the speed limits on the roads	☐	☐
Would you support a 20mph speed limit past the school,church and shops	☐	☐

please comment on any other concerns

11. YOUTH ACTIVITIES
What more could be done in the village to help our young people

comments

12. PARISH COUNCIL

	yes	no
Do you think your Parish Council is effective on your behalf	☐	☐
Do you read the minutes of monthly meetings on the Shop Notice Board	☐	☐
Do you access information on the website www.bethersden.org.uk	☐	☐
Do you have access to the internet via Broadband	☐	☐
Do you have access to the internet via dial-up only	☐	☐

comments

If you would like to follow up the results of this Survey please note your name and address below.

name _____ phone no _____

address _____

e-mail _____

Appendix Q Detailed Site Evaluation Sheets

Plan site name - ABC ref - size	**- WC 1 – Size not known**
Site address	A 28 Ashford Road
Description	Light Industry site, fronting the main road, housing either side and farmland behind
Existing use	Mixed light industry
Good access to: School	 Long walk – crossing main road
Local shops/post office	Long walk – crossing main road
Play space	400 m + - crossing main road
Sports facilities	600 m + - crossing main road
School capacity	Additional 50 to 60 pupils
Impact on neighbours – privacy etc.	Replacement of industrial units would improve environment
Low impact on environment	Would improve
Natural features & views into and out of site	Only relevant towards back of site – open farmland
Home to protected species?	Unlikely
Will topography affect development	No
Safe road access	Exit from site onto A 28 can be hazardous due to bends in the road
Flooding & drainage issues	Surface water and foul water systems are limited
Is there possible land contamination	Possible
Listed buildings near site	No
Public transport	Bus passes site. No official stop.
Walking access	Pavement towards village centre, across busy A 28
Physical constraints	Not known
Connection to local utilities	Yes – Capacity not known
Existing utilities affecting site	None known
Neighbouring uses	Private & social housing
Local style of buildings	Mid. 20th century
Potential for expansion to other sites	No
Public right of way across site?	None known
Is the landowner supporting development/timeframe	Yes
Legal considerations	None known
Local residents comments	
Suitable for development - Summary & conclusion	(19 04 2016) Not considered suitable. The site is located at a peripheral position on the outskirts of the village, far removed from the central services & outside the village envelope. To the south of the site lies open countryside.
NHP site selection, site B, revised 22 04 2017	Verdana 10

Plan site name - ABC ref - size	- **WC 2**
Site address	**Pluckley Road (north west of Millfields, Mill Road)**
Description	Open space, green field, with public footpath across
Existing use	Grazing
Good access to: School	Long walk, first part hazardous
Local shops/post office	Long walk, first part hazardous
Play space	Short walk, first part hazardous
Sports facilities	Short walk, first part hazardous
School capacity	Additional 50 to 60 pupils
Impact on neighbours – privacy etc.	Existing housing on north side and south east side
Impact on environment	Similar to new houses at Millfields
Natural features & views into and out of site	Housing either side, woods to south west, Pluckley Road and fields to north east. Public footpath through site centre.
Home to protected species?	Probable, Great Crested Newts
Will topography affect development	Unlikely
Safe road access	Yes
Flooding & drainage issues	None known
Is there possible land contamination	Unlikely
Listed buildings near site	No
Public transport	Village centre
Walking access	Pluckley Road & Mill Road to village amenities, sports etc.
Physical constraints	None
Connection to local utilities	No
Existing utilities affecting site	None
Neighbouring uses	Housing
Local style of buildings	Mixed, modern and village style housing 1900s and earlier
Potential for expansion to other sites	No
Public right of way across site?	Public footpath through woods (rough) to village centre
Is the landowner supporting development/timeframe	Plans not known
Legal considerations	Not known
Local residents comments	Not in favour; would lead to ribbon development along Pluckley Road
Suitable for development - Summary & conclusion	**Not suitable**. The site lies outside the village envelope, with wide ranging and expansive views over the surrounding countryside. It is bordered to the south by new development at Millfields. Development here would close off the remaining open space in the row of houses from the eastern end of the Pluckley Road.
NHP site selection, WC 2, revised 23 04 2017	Verdana 10

Site name/reference	WC 3
Site size	1.19ha
Site address	Frontage to Mill Rd and Old Surrenden Manor Rd
Site description	Flat site that is a continuation of the surrounding countryside, including many mature trees. ** Site bordered by recreation ground to the south west, to the north west and north east boundary of mature trees and hedgerows onto the public highway. No designated boundary to the south east onto open countryside.
Existing land use	Open countryside. Grassland
Is the site affected by flooding	No
Is there possible contamination of land	No
Nearby air/ noise pollution?	No
Is the land of agricultural value?	No
Are there listed buildings on or near site?	Opposite side of road
Is there sufficient local road networks?	Access onto Mill Rd
Are there any legal considerations? (eg covenants)	No
Site access	Direct access onto Mill Rd
Is site accessible from nearest highway?	Short distance from A28
Access to public transport?	400m+ to nearest bus stop
Cycling/ walking access	No
Physical constraints?	No
Natural features	Flat open countryside with hedgerows around and one large pond.
Home to protected species?	Probably
View into and out of site	Site enjoys wide ranging views over the countryside
Is there a public right of way through the site?	No
Neighbouring uses	Site is adjacent to the recreation ground
Local style of buildings?	New development being built opposite site
Overlooking/privacy issues?	No
Potential for expansion to neighbouring sites?	Large open countryside to the rear which could become available for development in the future
Is site connected to local utilities?	No
How close are • School • Local shops • Post Office • Play Space • Sports facilities	 400m+ 400m+ 400m+ Neighbouring site Neighbouring site
Capacity of local school	Potential capacity for additional 50-60 pupils
How much CIL may be generated by this site?	??
Is site affected by flooding?	No
Will topography of site constrain development?	No
Are there any power lines, pipelines or other Infrastructure affecting site?	No
Is landowner willing for site to be developed? Is there a timeframe for site availability?	Yes No
Additional comments regarding suitability	There is no residential development on the east side of Mill Road and development of this substantial site would be out of keeping with the built form of this area. **

**Which on this side of Mill Road is open country used for agriculture.

Plan site name - ABC ref - size	**WC4**
Site address	Forge Hill and A28
Description	Relatively flat site prone to flooding at south west corner. With a boundary of hedges and trees.
Existing use	Open countryside. Grassland
Good access to: School	 Long walk
Local shops/post office	Long walk uphill
Play space	Close by
Sports facilities	Uphill – tennis, football, children' play area, adult exercise etc
School capacity	Additional 50 to 60 pupils
Impact on neighbours – privacy	Yes overlooked by properties to the west.
impact on environment	Not significant
Natural features & views into and out of site	Site enjoys wide ranging views over the countryside to the east and north.
Home to protected species	None known
Will topography affect development	No
Safe road access	Yes
Flooding & drainage issues	Yes floods at southwest corner
Is there possible land contamination	None known
Listed buildings near site	Yes
Public transport	Passing bus service - informal request stop.
Walking access	Yes
Physical constraints	None
Connection to local utilities	Local utilities available – would need increased capacity
Existing utilities affecting site	None known
Neighbouring uses	General housing
Local style of buildings	19th and 20th century
Potential for expansion to other sites	Yes
Public right of way across site?	No
Is the landowner supporting development/timeframe	Yes
Legal considerations	None known
Local residents comments	Serious concerns with flooding existing houses. Privacy issues.
Suitable for development - Summary & conclusion	**Not suitable** It does not have easy access to the central amenities It is adjacent to the very noisy A28 and would constitute ribbon development, which does not have public support, as it would spoil the open aspect to the village from the eastern approach. This site suffers from inundation/standing water following heavy rain. This surface water flooding requires pumping out from the houses to relieve the situation on regular basis.
NHP site selection, WC4, revised 29 05 2017	

Plan site name - ABC ref - size	**Site B - WC5** - 3.71 Acres, 1.5 Hectares
Site address	Between School and Courtlands, Church Hill
Description	A slightly sloping site adjacent to the school playing field, with open fields to the north. The site is near the heart of the village, which is up a fairly steep but short slope, past the church
Existing use	Grassland, horse grazing
Good access to: School	 shares south east boundary
Local shops/post office	Easy walk (uphill)
Play space	George Field – easy walk (uphill)
Sports facilities	Recreation Ground – tennis, football, children' play area, adult exercise equipment
School capacity	Additional 50 to 60 pupils
Impact on neighbours – privacy	2 houses to the north east could be overlooked from the new site
Low impact on environment	Achievable, with careful site design & management
Natural features & views into and out of site	Slight slope from north east down to south west; grassland with hedgerows, including many trees. Views to south west to school field; open fields to north west and up the slope to the north east through trees to the church. School Road is on the south east side.
Home to protected species?	None known
Will topography affect development	Yes – housing would be preferable away from the seasonally wet south west boundary, and sewer pipeline
Safe road access	Village roads; School Road/Church hill. A28 is 200 metres away.
Flooding & drainage issues	South West corner has limited flood risk, which needs to be allowed for in any development. Ref Environment Agency zone 2 & 3.
Is there land contamination	None known
Listed buildings near site	Church, at top of hill beyond the site, to the east.
Public transport	Bus stop near site; services to Ashford and Tenterden towns
Walking access	Footpath to school and village centre passes the site
Physical constraints	None
Connection to local utilities	Local utilities available – would need increased capacity
Existing utilities affecting site	Main sewer runs parallel to, but 10 metres from school boundary
Neighbouring uses	School and 2 dwellings leading to the church
Local style of buildings	Mixed, mostly modern; 1920/30 on.
Potential for expansion to other sites	Only to the north west – privately owned small holding
Public right of way across site?	No
Is the landowner supporting development/timeframe	Yes/as soon as possible
Legal considerations	None known
Local residents comments	Prefer low rise, low density mixed size housing, including smaller affordable houses. Retain

	open views out of and across site.
Suitable for development - Summary & conclusion NHP site selection, site B, revised 24th May 2017	**Suitable.** While the site is in the conservation area, careful planning could ensure its enhancement and protection. This site can meet the needs for affordable housing close to the school and village centre amenities, including bus services. By allowing some development on the upper part of the site, the lower part could be preserved as green public open space, and would retain the highly valued views and vistas. The lower part of this site is partly located in Flood Zones 2 and 3, and any development should avoid this area. The provision of a small public car part will reduce the pressure on parking in School Road with its associated risks to pedestrians during school drop off and pick up times. As with all the sites allocated for development, at least 30% of the site should be retained as green public open space.

Plan site name - ABC ref - size	**WC31** – 0.27 Hectares
Site address	Opposite Mill House
Description	A relatively flat site surrounded by hedges and trees located on a high point in the landscape.
Existing use	Grassland
Good access to: School	 A long walk via dangerous crossroads.
Local shops/post office	A long walk via dangerous crossroads
Play space	Recreation Ground close by
Sports facilities	Recreation Ground close by – tennis, football, children' play area, adult exercise equipment
School capacity	Additional 50 to 60 pupils
Impact on neighbours – privacy etc.	Low, but overlooking existing properties.
impact on environment	Impact on a village gateway
Natural features & views into and out of site	The site is located at a high point in the landscape and enjoys long views over the countryside.
Home to protected species?	None known
Will topography affect development	No
Safe road access	Yes, but potential difficulties with traffic at Batemans corner.
Flooding & drainage issues	No
Is there possible land contamination	None known
Listed buildings near site	Yes, cottages and Mill House.
Public transport	No, nearest 10 minute walk village centre.
Walking access	Nearest footpath 100 meters
Physical constraints	None
Connection to local utilities	Local utilities available – would need increased capacity
Existing utilities affecting site	None known
Neighbouring uses	Housing and light industry.
Local style of buildings	18th century through to 21st century
Potential for expansion to other sites	To the north.
Public right of way across site?	No
Is the landowner supporting development/timeframe	Yes/as soon as possible
Legal considerations	None known
Local residents comments	The site is far removed from the built form of the village and impact adversely on countryside setting.
Suitable for development - Summary & conclusion	**Not suitable**. Our neighbourhood plan is designed to support families and also older residents in the village, encouraging development this far from the village centre would be contrary to these aims. Any development on this site would be visually intrusive and severely compromise the countryside setting.
NHP site selection, site WC31, revised 24 04 2017	Verdana 10

Plan site name - ABC ref - size	**Site A – WC 33 – 0.98 ha, 2.42 acres**
Site address	Off Forge Hill, on north and west side of Village Hall
Description	Site slopes from houses on the north side, round to the west side of the Village Hall and its car park. The George Field is on the west boundary. Houses in the Dene are on the south boundary
Existing use	Grassland/scrub
Good access to: School	 Footpath across village centre
Local shops/post office	Footpath across village centre
Play space	George Field, adjacent, and Recreation Ground, short walk
Sports facilities	George Field, adjacent, and Recreation Ground, short walk
School capacity	Additional 50 to 60 pupils
Impact on neighbours – privacy etc.	Low profile housing to avoid impact on views from houses to the north, ideally concentrated towards the south of the site
Low impact on environment	Yes
Natural features & views into and out of site	Careful placing of dwellings on this site would allow for the creation of a corridor of protected green space protecting valued views and vistas across the George Field towards the village centre
Home to protected species?	None recorded
Will topography affect development	Yes – site slopes from north to south and any high rise housing will adversely affect the existing open form.
Safe road access	Yes; Forge Hill is a village road, off the A28 main road
Flooding & drainage issues	No
Is there possible land contamination	None known
Listed buildings near site	Beacon House, The Thorne
Public transport	Bus service passes the site. Informal "request stop".
Walking access	Site is adjacent to the George Field footpath to the village centre, and a short walk to the Recreation Ground
Physical constraints	Sloping site
Connection to local utilities	Utilities available in Forge Hill – will need capacity confirmation
Existing utilities affecting site	None
Neighbouring uses	Village Hall, domestic housing, The Thorne Estate.
Local style of buildings	South modern; north, period (1600 to 1900)
Potential for expansion to other sites	No
Public right of way across site?	No
Is the landowner supporting development/timeframe	Yes/not specified
Legal considerations	None known
Local residents comments	Houses on north side – concern at loss of views and privacy
Suitable for development -	**This site is suitable for development**,

Summary & conclusion	particularly for retirement housing, due to its location near to the village centre and with close access to the village hall and existing retirement bungalows in The Dene. While this site is located in the conservation area, careful planning could ensure its enhancement and protection. Carefully placed dwellings here would enable the creation of a corridor of protected green space, linked to the existing green space in the George Field, while also protecting valuable views and vistas. A benefit to the community would include the creation of an extension to the village hall, providing a wellbeing / community resource aimed at the growing elderly local population. As with all the sites allocated for development, at least 30% of the site should be retained as green public open space

Plan site name - ABC ref - size	**Site C – WC 34 – 1.6 acres 0.65ha**
Site address	Wissenden Lane (behind Lovelace Court)
Description	Irregularly "L" shaped field between Lovelace Court and the farm at Lovelace. Level site with tall trees on boundaries with a deciduous hedge along the Wissenden Lane site access.
Existing use	Grazing
Good access to: School	Immediately opposite
Local shops/post office	Short walk
Play space	Short walk (George Field)
Sports facilities	15 minutes to Recreation Ground
School capacity	Additional 50 to 60 pupils
Impact on neighbours – privacy etc.	Limited overlooking issues from Lovelace Court and the House
Impact on environment	Low
Natural features & views into and out of site	Level site with tall trees on boundaries with a deciduous hedge along the Wissenden Lane site access.
Home to protected species?	None reported
Will topography affect development	Flat site
Safe road access	Safe access from Wissenden Lane
Flooding & drainage issues	No
Is there possible land contamination	None known
Listed buildings near site	Lovelace House adjacent; large garden
Public transport	Bus stop at school, 100 metres
Walking access	Pavements from site access to all parts of the village
Physical constraints	None
Connection to local utilities	Probable – Wissenden Lane
Existing utilities affecting site	None
Neighbouring uses	Private housing, school
Local style of buildings	Lovelace Court 1991, 2,3 ,4 bed houses; Lovelace House - listed
Potential for expansion to other sites	Not relevant
Public right of way across site?	No
Is the landowner supporting development/timeframe	Yes
Legal considerations	None known
Local residents comments	Neutral – prefer low density.
Suitable for development - Summary & conclusion	**Suitable** - This site is deemed suitable for development, as it lies within the village envelope, within easy walking distance of the school and other amenities, making it good for families. However, it is located adjacent to Lovelace House, which has local historical value, and any development should be designed to be respectful of this location. The possible benefit of this site is for a car park for use by school visitors, reducing congestion at school drop off and pick up times. Development here will have a relatively low impact on the village as a whole as it has no adverse impact on key views and vistas (apart from consideration of any impact

	on Lovelace House, as above). The site is adjacent to an existing development of family homes. As with all the sites allocated for development, at least 30% of the site should be retained as green public open space.
NHP site selection, site C, revised 23 04 2017	Verdana 10

Plan site name - ABC ref - size	**WC87** – Not Known
Site address	A28 Ashford Road behind Bailey Fields
Description	Flat sight bordered on the north by existing properties. Open countryside to the south and east and neighbouring gardens to the west
Existing use	Grassland
Good access to: School	 A long walk via/across busy main road A28
Local shops/post office	A long walk via/across busy main road A28
Play space	George Field across A28 , approximately 200 metres
Sports facilities	Recreation Ground across A28, approximately 400 metres - tennis, football, children' play area, adult exercise equipment
School capacity	Additional 50 to 60 pupils
Impact on neighbours – privacy etc.	Significant; will overlook existing housing along the A28.
impact on environment	Significant for adjacent properties.
Natural features & views into and out of site	Field with pond. Open countryside to the south and east. North and west of site borders existing properties.
Home to protected species?	None known
Will topography affect development	No
Safe road access	Yes, potential difficulties with traffic on the A28.
Flooding & drainage issues	Yes, site not directly affected but run off causes flooding to properties at Bailey Fields.
Is there possible land contamination	None known
Listed buildings near site	No
Public transport	Bus stop within easy walking distance.
Walking access	Footpath along A28 to village
Physical constraints	None
Connection to local utilities	No
Existing utilities affecting site	None known
Neighbouring uses	Housing and light industry.
Local style of buildings	Modern
Potential for expansion to other sites	No
Public right of way across site?	No
Is the landowner supporting development/timeframe	Yes/as soon as possible
Legal considerations	None known
Local residents comments	The site is far removed from the built form of the village and impacts adversely on countryside setting.
Suitable for development - Summary & conclusion	**Not suitable**. Our neighbourhood plan is designed to support families and also older residents in the village, encouraging development this far from the village centre would be contrary to these aims. Any development on this site would be visually intrusive and severely compromise the countryside setting.
NHP site selection, site WC87, revised 24 04 2017	Verdana 10

Plan site name - ABC ref - size	**Site** Old Sawmills, Rep number: ALP/1887
Site address	Pluckley Road
Description	This site comprises three main parts: - Office/light industrial units along the roadside - A distribution warehouse on the western end of the site - The main large sawmill furniture workshops along the back of the site
Existing use	Light Industrial
Good access to: School	 NO
Local shops/post office	NO
Play space	NO
Sports facilities	NO
School capacity	Additional 50 to 60 pupils
Impact on neighbours – privacy etc.	Low Impact
Low impact on environment	Yes
Natural features & views into and out of site	The site is located at a high point on the edge of the village landscape and enjoys open views to the south.
Home to protected species?	None recorded
Will topography affect development	NO
Safe road access	Yes
Flooding & drainage issues	No
Is there possible land contamination	None known
Listed buildings near site	None
Public transport	Nearest twenty minute walk to village centre
Walking access	Two footpaths each within 100metres
Physical constraints	None
Connection to local utilities	Utilities available – will need capacity confirmation
Existing utilities affecting site	None Known
Neighbouring uses	Housing
Local style of buildings	Wooden Colt Houses and Brick
Potential for expansion to other sites	None
Public right of way across site?	None
Is the landowner supporting development/timeframe	Yes
Legal considerations	None known
Local residents comments	None known
Suitable for development - Summary & conclusion	**Not Suitable.** The site location does not meet the Plan criteria, in particular in terms of location. It has been an important local employer and its loss to housing development would be against Plan objectives. The Plan housing target had already been defined and satisfied.

Plan site name - ABC ref	**Great Chart Golf Course Rep number: ALP/736**
Site address	Bears Lane Bethersden
Description	Currently it is a Golf Course in open country served by narrow lanes some 3.1 miles from the village centre. Part of the site is in Hothfield Parish.
Existing use	Golf Course
Good access to:	
School	NO
Local shops/post office	NO
Play space	NO
Sports facilities	NO
School capacity	Additional 50 to 60 pupils
Impact on neighbours – privacy etc.	Low Impact
Low impact on environment	High
Natural features & views into and out of site	The site is well wooded open country side.
Home to protected species?	None recorded
Will topography affect development	Not known
Safe road access	Access via narrow country lanes
Flooding & drainage issues	Not known
Is there possible land contamination	Not known
Listed buildings near site	None
Public transport	None
Walking access	None
Physical constraints	None
Connection to local utilities	Not known
Existing utilities affecting site	Not Known
Neighbouring uses	Golf driving range & Farmland
Local style of buildings	Country cottages
Potential for expansion to other sites	None
Public right of way across site?	None
Is the landowner supporting development/timeframe	Yes
Legal considerations	None known
Local residents comments	None known
Suitable for development - Summary & conclusion	**Not Suitable.** ABC current view "At this point ABC could not rule it in or out of the Local Plan. If such a policy is included it would have to be in line with the NPPF and is therefore likely to have to be considered as an inclusion to a proposed mixed development or a small site on the edge of an existing village" (i.e. not in the open countryside). In addition it does not meet the criteria of the Bethersden Neighbourhood Plan, particularly its location in the countryside and its distance from the village centre.