

BOUGHTON



MONCHELSEA

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

**DRAFT FOR CONSULTATION (REGULATION 14)  
MARCH 2019**

**DRAFT**

This draft Neighbourhood Plan has been prepared by a Steering Group on behalf of Boughton Monchelsea Parish Council

Digital copies of this draft document can be downloaded from:

[www.boughtonmonchelseapc.kentparishes.gov.uk](http://www.boughtonmonchelseapc.kentparishes.gov.uk)

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# WELCOME TO THE DRAFT BOUGHTON MONCHELSEA NEIGHBOURHOOD DEVELOPMENT PLAN

*“Change is the only constant in life”*, said the Greek philosopher Heraclitus two and a half thousand years ago – and he was right.

Our parish is not the same as it was 50 years ago, or the same as it will be in 50 years’ time. People will change, and so will the way they live – the buildings they live in, the jobs they do, how they enjoy their spare time, the environment which surrounds them and how they use it, and the way they get around.



Edwardian Church Street



Present Day Church Street



Village Green 1900



Village Green 2018

In this draft Neighbourhood Development Plan we are taking the opportunity given to us in planning law to set out how we think the parish should develop in the years to 2031, in a way which keeps what we value most, and enables us and future generations to continue to adapt to changes in society.

Our plan focuses on physical changes, because these are the things which can be influenced by a Neighbourhood Development Plan. Social and other changes are important too, but this document is not the place to consider them.

In this draft Plan you can find out:

- What local people think is important in their local environment
- How we have translated this into a Vision for the future
- Our suggested planning policies, to be used in deciding planning applications, and our identified sites for future housing development
- How these relate to important national and local planning policies

Following consultation with the community in May-June 2018 the draft plan has been amended to take comments into account. We would like to know what you think.

- Have we identified the issues correctly?
- Do our proposed sites for development and our planning policies relate well to the issues?
- Is anything missing?

To quote Benjamin Franklin,

***“To fail to plan is to plan to fail”.***

Thank you for helping us plan for our future.

Boughton Monchelsea Parish Council Neighbourhood Development Plan Steering Group

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Boughton Monchelsea Parish looking North

# SECTION 1.0

## OUR VISION FOR BOUGHTON MONCHELSEA TOWARDS 2031

Our Vision, developed with our community, is that the Neighbourhood Development Plan should influence development to **'Meet the demands of the modern community whilst protecting and enhancing a sustainable rural environment.'**

This is how we would like Boughton Monchelsea to be in the future. Our Neighbourhood Development Plan covers the whole of Boughton Monchelsea parish, from the edge of Maidstone in the north to the rural area south of Heath Road, with Boughton village in the middle. In more detail, the Vision of Boughton Monchelsea in the future is of a quietly vibrant rural community, physically distinct from Maidstone and its suburbs and more than a dormitory suburb. Boughton Monchelsea village continues to be attractive with its heart based around the village green and Church Street, set within and relating well to its surrounding rural landscape. This will be assisted by better pedestrian and cycle links throughout the Parish and linking to the wider area.

The Parish will see some development over the period of the Plan. Any development will not be visually intrusive. The Quarries is a good example of this, set in a hollow and hidden from view from the higher countryside yet with pleasing streetscene within it.

A strong principle is that individual developments should be of a scale appropriate to the village and its surroundings. Further large housing estates tacked onto the edge of Boughton Monchelsea village and onto the southern edge of Maidstone are not considered appropriate.

The landscape setting of the parish is important to local people and we will work to maintain this and improve its protection where possible.

To help make sure that Boughton Monchelsea village retains its community spirit, the village will need to upgrade its community facilities. It will enable modern facilities where different groups, businesses, educational and other organisations can meet in convivial surroundings that are well designed, appropriate for their context and energy efficient so as to be cost effective to run.

The aim of this Plan is to help guide and manage development in the face of challenges, so that the Vision is achieved.



Boughton Monchelsea Primary School



Village Hall

The Vision is an important statement of how Boughton Monchelsea might change overall but more specific measures are needed to judge how successful this change will be. These are the Objectives of the Plan, set out below.

The following Objectives reflecting the views of the community are proposed for this plan:

**Objective 1: Managing landscape and development to be more sustainable and ensure better resilience to social, economic and climate change**

- Managing the landscape and waterways, economy and growth in way which supports the social aspects of the community and is appropriate to this rural Parish.
- All new development must be sustainable<sup>1</sup> in its location, visual impact and environmental performance, and have either a neutral affect or improve either the appearance or performance of the environment.

**Objective 2: Landscape setting of rural settlements**

- Preserving the character and appearance of the village of Boughton Monchelsea and its satellite hamlets, particularly preventing them merging into the suburbs of Maidstone and losing their separate identity.
- Also contributing to the setting of Maidstone town, which is surrounded by countryside and high-quality landscape and penetrated by corridors of open land which also offer recreational opportunities, as noted in the Local Plan.
- Supporting and influencing national and local measures to improve the protection of local landscape particularly in relation to the Greensands Ridge the Weald of Kent and Loose Valley.

**Objective 3: Rural environment**

- Maintaining green open space for agriculture, food-based production, biodiversity, and resilience to climate change and for sport and recreation, landscape value and setting.
- Enhancing networks for movement by cycle and on foot to, from, through and within the Parish.

**Objective 4: Rural economy**

- Maintaining and enhancing local businesses, particularly related to the traditional land based economy of the area.

**Objective 5: Design and impact of new housing**

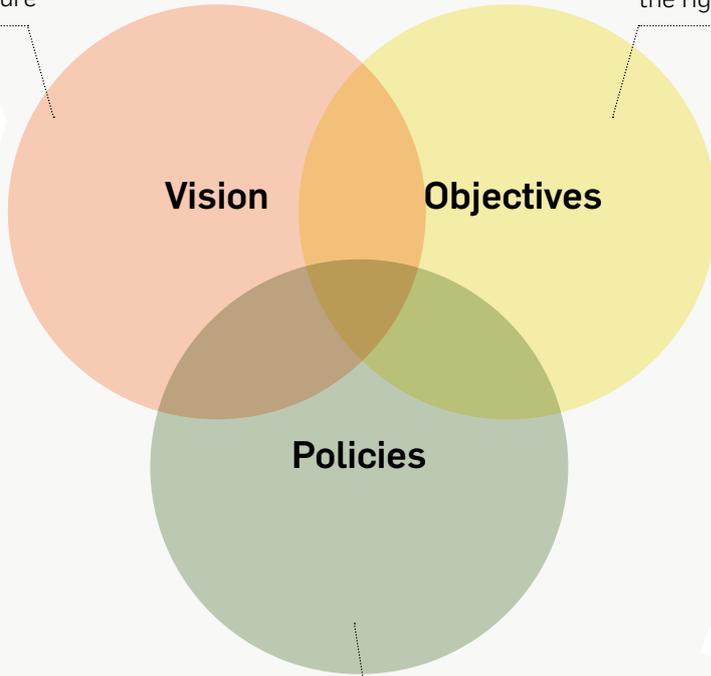
- Housing developments must be sustainable, meet the needs of the local community and be in keeping with the existing properties in the village and parish thus preserving the rural atmosphere for future generations.

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<sup>1</sup> Sustainable development – development which meets the needs of the present without compromising the ability of future generations to meet their own needs. It has economic, social and environmental components. The NPPF sets out what the government considers to be sustainable development in practice in the planning system.

**DIAGRAM 1**  
The Relationship between Vision, Objectives & Policies

Describes in general terms how the community would like the area to be in future



Describes in more detail aspects of the Vision, so that it is possible to check whether things are moving in the right direction

Statements used to guide decisions on planning applications in order to help achieve the Objectives and the Vision

Policies which apply Parish-wide, policies for Health and Wellbeing, for Rural Housing and for Local Rural Economy are set out in Chapter 5 of this Plan

Appendix 1 explains in more detail how the policies relate to the Objectives and the Vision.

# SECTION 2.0

## INTRODUCTION TO THE DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN

The Localism Act 2011 has given communities the right to shape their future development locally, by producing Neighbourhood Development Plans containing planning policies to help decide planning applications.

The Localism Act provides that a Neighbourhood Development Plan developed by a community, if passed by an independent examination and approved by a local referendum, shall be adopted by the Local Planning Authority, giving it legal status.

On 29th October 2012, the Boughton Monchelsea Neighbourhood Plan Area, which follows the parish council boundary and covering the whole parish, (as shown on Map 1, page 7) was approved by Maidstone Borough Council. Boughton Monchelsea Parish Council is the qualifying body entitled to prepare the Plan on behalf of the community.

Since that time much work has been done to understand the community's concerns and hopes, and how a Neighbourhood Development Plan can address these. The draft Boughton Monchelsea Neighbourhood Development Plan:

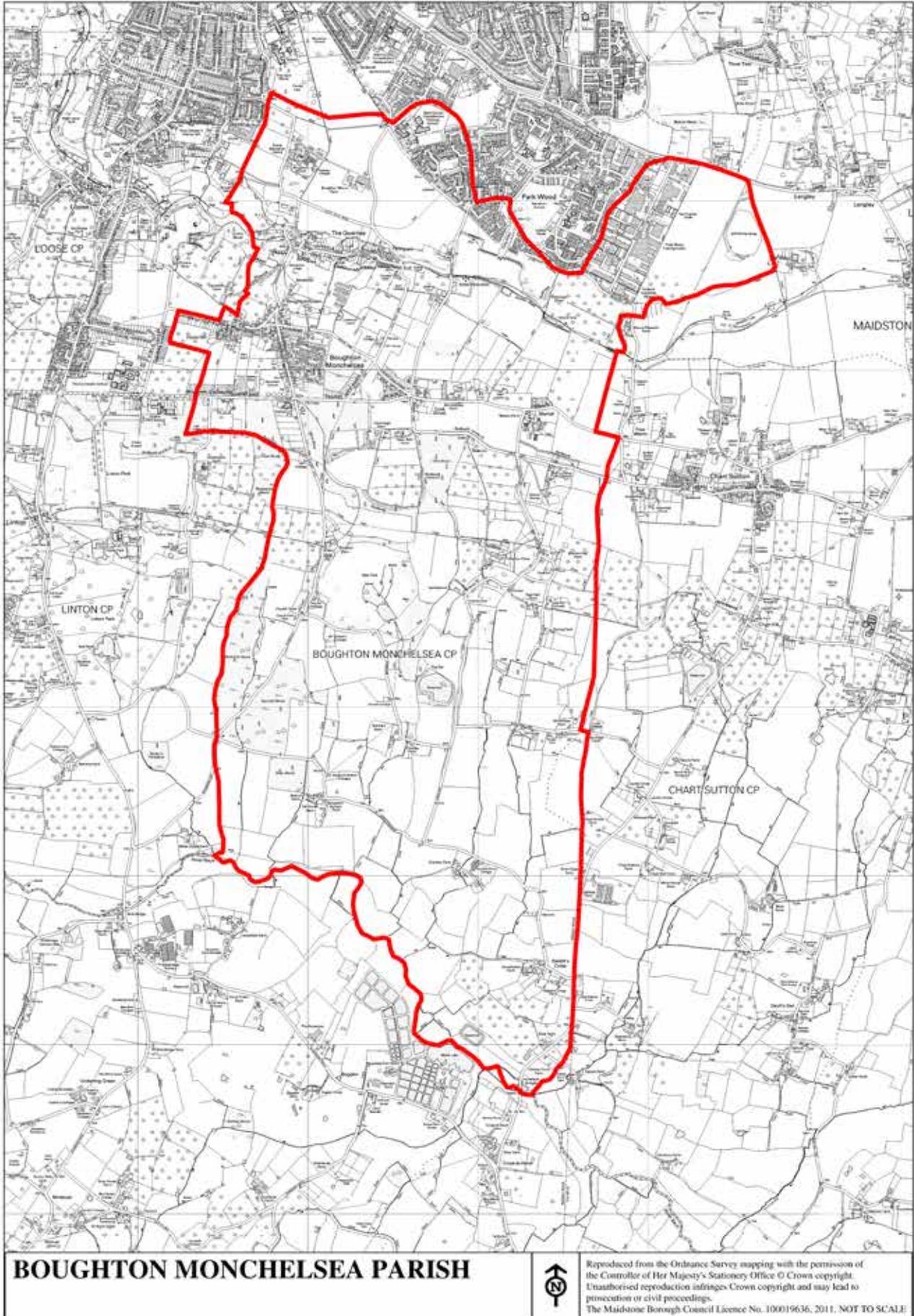
- Reflects community-wide views,
- Brings them together with local information and data
- and expresses them in formal planning policies

which aim to improve their quality of life and make the Parish of Boughton Monchelsea an even better place to live and work, for now and future generations.

The draft Plan covers the period to 2031 to correspond with the period of the Maidstone Borough Local Plan 2017.

In this document you will find information on all three aspects set out above. Following community consultation in May-June 2018 we have taken comments into account. The amended Plan is now being consulted on as part of the formal process the Localism Act requires, following which it will be submitted to Maidstone Borough Council.

MAP 1  
Neighbourhood Plan Area approved 29 October 2012



Maidstone Borough Council will undertake further consultation followed by an independent examination of the Plan to make sure it meets all the legal requirements. If it does, there will be a local referendum and if the plan is approved by the community it would become part of the development plan, which is the statutory planning policy framework, having the same legal status as the Maidstone Borough Local Plan. This means it would have significant weight when Maidstone Borough Council (MBC) are taking decisions about planning applications, and informing the shape of developments at design stage for developers. It will be the starting point for deciding **what** development should take place locally, in **which** location, and the **type** and **quality** of that development.

The draft plan is being produced by a Neighbourhood Planning Steering Group on behalf of the Parish Council, community volunteers, RTPi's Planning Aid and with the help of planning consultants from Community Spirit Partnership CIC and Mole Ember Ltd and Landscape Architects Colvin & Moggridge.

The Boughton Monchelsea Neighbourhood Development Plan should be read as a whole and in conjunction with other policies within the Maidstone Borough Local Plan 2017 as formally adopted by the Council, and National Planning Policy Framework (NPPF)<sup>2</sup> (2012 & 2018) and National Planning Practice Guidance (NPPG)<sup>3</sup> (2014 as updated from time to time) which set out the strategic and national policy frameworks respectively. Wherever possible explanations of technical terms have been given in footnotes, but where longer explanations are necessary they are included in the Glossary in Section 7.



The Village Green

<sup>2</sup> The NPPF, published in March 2012 and reviewed in July 2018, sets out the government's planning policies for England and how these must be applied. Local Plan and Neighbourhood Plan policies must be in conformity with the NPPF.

<sup>3</sup> The NPPG is practice guidance, providing advice on how to implement the national planning policies set out in the NPPF. It is web-based, and updated from time to time.

# SECTION 3.0

## BACKGROUND TO THE NEIGHBOURHOOD PLAN

### 3.1. A BRIEF HISTORY

The Village of Boughton Monchelsea lies on a ragstone ridge situated between the North Downs and the Weald of Kent and has commonly been called Quarry Hills. Over the centuries its main commerce has been ragstone, arable, orchards, woodland, hops, cobnuts and pastureland. The wider parish has an elongated shape from north to south, taking in different types of geology and landscape.

The village name comes from a corruption of the name of the Norman family given the manor after the Conquest: Montchensie who held the manor in the late 12th century, and the Anglo Saxon Boc Tun (Beech Tree settlement)<sup>4</sup>. The village is mentioned in the Domesday Book as Boltone, then Bouton, Bocton, and probably via Bocton de Montchensie to the current Boughton Monchelsea. The suffix using the family name seems to have been added in this area of Kent, possibly to differentiate multiple Boctun's.<sup>5</sup>

Some of the earliest history of Boughton Monchelsea is in the Iron Age settlement at Quarry Wood Camp (Camp Field). There are traces of an outer rampart on Parsonage Farm (on the edge of Park Wood) constructed by the Belgae about 40 AD possibly as a defence against the Roman invasion in 43 AD.

The foundations of a Roman bathhouse were discovered in 1841 near Brishing Court, also a Roman villa at Brishing and a cemetery at Lockham. The Quarries were worked extensively in Roman times and the villa and bathhouse could well have belonged to the quarry owner. Ragstone (a type of sandstone) was worked here; stone for building of Westminster Abbey, the present-day Houses of Parliament and the repair of Rochester Castle came from here and its use locally is visible in ragstone walls. The last quarry closed in 1960.

The village church, dedicated to St Peter, was originally built in the late 11th or 12th centuries, and is a historic building listed Grade II\*.



Early 20th century quarrymen pose at Beresfords Quarry



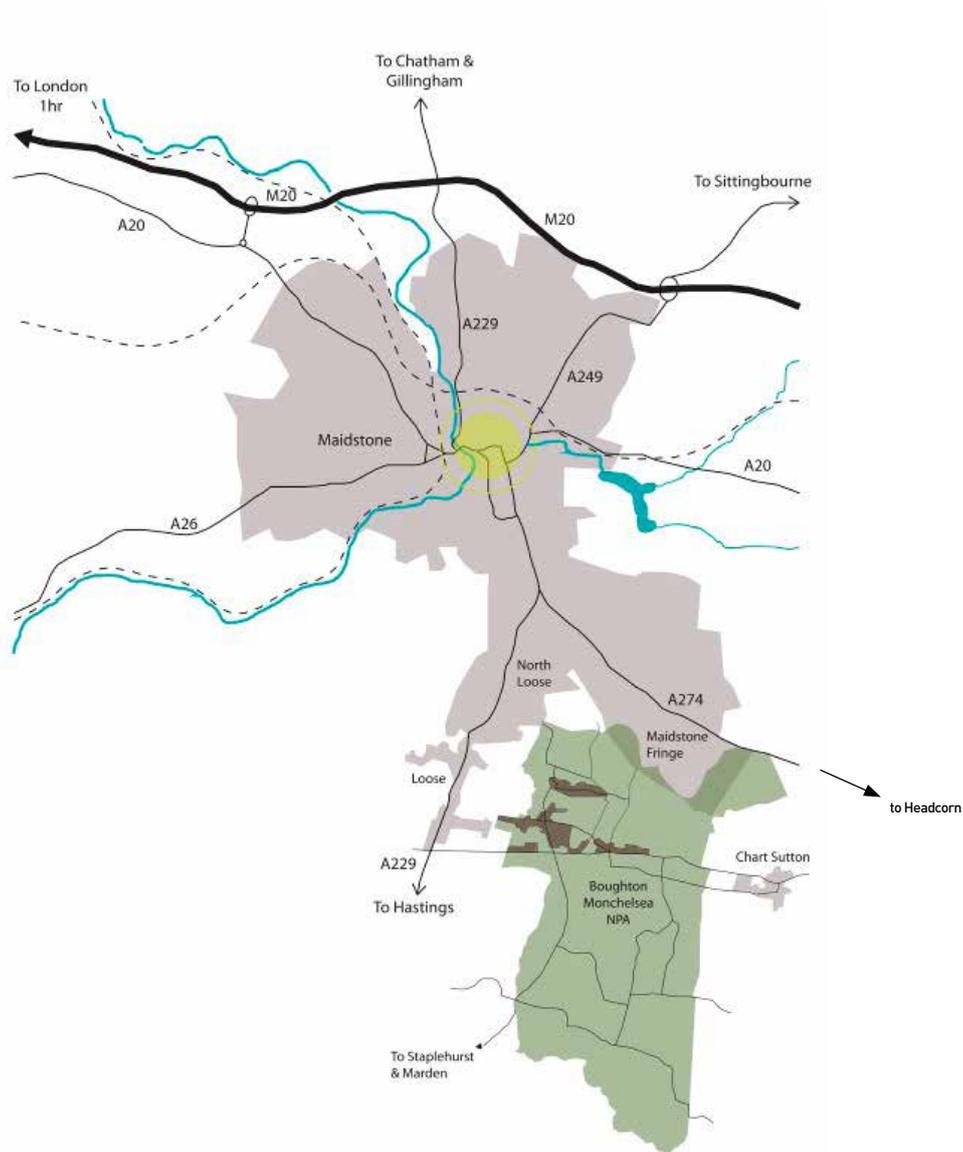
St Peter's Church

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<sup>4</sup> Boughton Monchelsea Explored, Boughton Monchelsea Parish Council, 1989

<sup>5</sup> Upon the Quarry Hills, Paul Hastings, 2000

ILLUSTRATIVE MAP 2  
Boughton Monchelsea Parish & Local  
Settlements within its Wider Context



## 3.2. WHY WE NEED A NEIGHBOURHOOD DEVELOPMENT PLAN: CURRENT CHALLENGES

In its long and diverse history the Parish of Boughton Monchelsea has faced many pressures, and during the period covered by this Neighbourhood Development Plan and beyond, further challenges as well as opportunities will need to be addressed. Many of these challenges are the same as that have existed in previous years, in particular the growth of Maidstone, housing the population, the impact of private motorised transport on an essentially medieval road network, and changes in agriculture, but the headwinds of change are now stronger than ever.

The biggest challenge facing the future of Boughton Monchelsea is to protect the character of the area as a rural parish, with its main village, satellite hamlets, farmsteads and local businesses, whilst allowing it to continue to evolve in a sensitive manner.

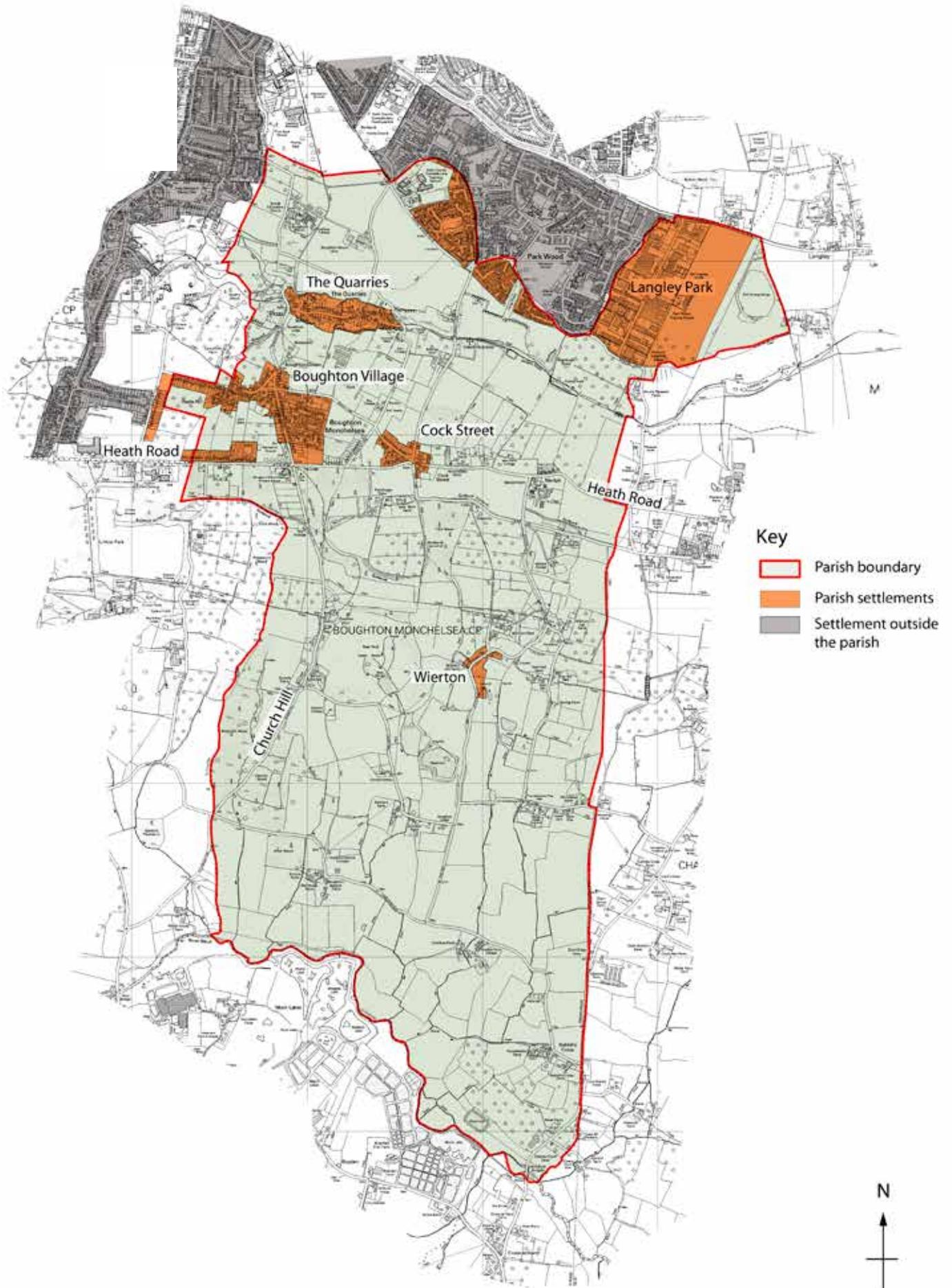
Another challenge for the future is that the village does not have the infrastructure to support the needs of a growing population and ageing residents. There needs to be a balance in supporting those who have been a part of the community for a long time, whilst ensuring that future generations' interests are also catered for. This will then enable the parish to be more sustainable for decades and centuries to come.

The Neighbourhood Development Plan provides for the first time the force of planning legislation for Boughton Monchelsea's community to map out the land use of the 2,820 acres that makes up the Parish, and to locally determine the balance set out in the Vision.

The parish is bounded to the north by urban Maidstone's southern fringe and new development at Langley Park Farm; on the east by Chart Sutton; on the west by Loose and to the south by Staplehurst and Marden (See Map 2, page 10). Maidstone's proximity to the parish and its position as one of Kent's natural residential growth points will continue to exert development pressure, particularly on greenfield land in Boughton Monchelsea that abuts Maidstone's southern urban fringe.

This Neighbourhood Development Plan makes provision for future development in the parish, but does not accept as inevitable the long term continuous urban spread of Maidstone into the northern part of the parish, nor that it will eventually result in the northern part of the parish becoming another suburb of Maidstone similar to the experience of other parishes with adjoining boundaries to Maidstone. The overall approach of the Plan is set out in Objective 2, to limit urban spread and coalescence of settlements, an objective which was identified by the local community.

MAP 3 INDICATIVE  
Settlements and Key Locations in the Parish



This approach is set in the context of decisions taken in previous years. In 1994 the Parish Council formed the Boughton Monchelsea Amenity Trust (BMAT) 'to preserve open land and amenities for the benefit of the village'. The Trust, by both purchasing land and endeavouring to negotiate realistic and legally binding agreements with landowners, has successfully attempted to insure against inappropriate development within certain areas of the parish. (Map 5, page 21) While this has been achieved through legal agreements rather than by planning policy, it nevertheless influences the Neighbourhood Development Plan both through the availability of development land, and amenity land for the landscape setting of both Boughton Monchelsea and Maidstone and the recreation and enjoyment of the public.

The Parish Council has recently (2017) commissioned renowned landscape architects Colvin and Moggridge to produce a masterplan and management plan for the parish including the BMAT land to guide its future use and enhancement.

As in many Kent parishes there is no single nucleated medieval village at Boughton Monchelsea (see Map 3, page 12). Instead settlement is concentrated in scattered locations at Boughton Green (locally known as Boughton village); The Quarries; Wierton, Cock Street, Marlpits and Rabbit's Cross. There is also development along the northern edge of the parish which is more urban in nature, including development currently underway at Langley Park Farm.

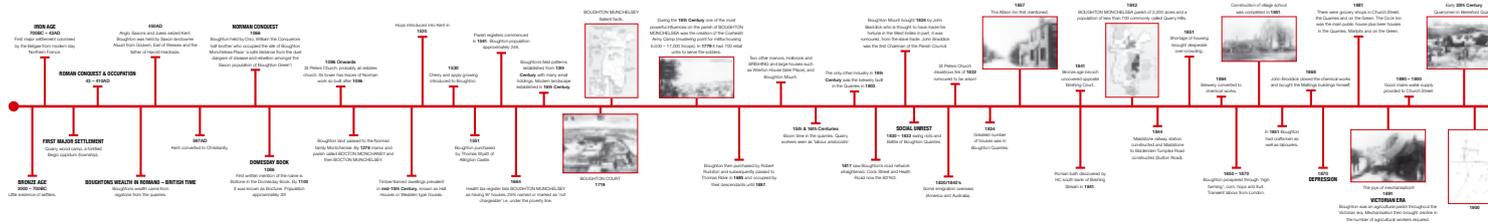
While aiming to maintain their separate physical identity, this Plan also aims to facilitate community integration of the settlements in the parish, in particular the new areas of development allocated in the MBC Local Plan at Langley Park Farm and adjoining area south of Sutton Road, part of which lies within the Parish, with those established developments to the south. In part this will be achieved through policies in the Parish Wide Policies and Health and Well-Being Policies (Section 5 of the Plan).

The implementation of these and other policies will be assisted by the control exercised over the BMAT land as it is important not only to the protection of the overall rural character of the area but plays a role in assisting community integration. Enhanced footpaths and cycleway routes on this land will play an important role in developing physical links as well as protecting and maintaining this important rural asset for the benefit of all residents.

A crucial part of the Plan contains policies to meet the varying housing needs of the community, and there is also support for economic development which is compatible with the character of the area and the Vision for it.

The job of the Neighbourhood Development Plan is to manage development in the most appropriate way for the area. Our Plan and BMAT land will together manage proposed development in a coherent response that will achieve the best outcomes for the Parish and its residents.

The policies set out in this Plan address the community's Vision and Objectives and the relationship between them is set out in Diagram 1 on page 5, and in Appendix 1.



### 3.3 KEY THEMES OF THE PLAN – PUBLIC ENGAGEMENT

A key aspect of neighbourhood planning is that the plan is built “from the bottom up”, with the views of the local community shaping the content of the plan.

Boughton Monchelsea Parish Council has a long tradition of proactive local management and has produced several successful Parish Plans to guide their actions. The latest Parish Plan (2011) informed the first public workshop, a three day event in October 2013, that forms the basis of this draft Neighbourhood Development Plan.

Following the workshop a series of engagement events were held with residents and businesses between 2013 and 2015, and local people provided ideas and projects. A great amount of interest was generated through public meetings and regular newsletters. The return rate for the public questionnaire was considered to be extremely high. Images on this page and opposite are taken from earlier engagement events.

The engagement has been very positive. Lots of ideas came forward, were refined as more people became engaged and ideas turned into projects and policies. Further details of continuous engagement with the local community will be set out in the Consultation Statement, which will accompany the plan when it is submitted for examination.

A Neighbourhood Planning Steering Group and Working Groups made up of volunteers working with Boughton Monchelsea Parish Council prepared this Neighbourhood Plan. The Working Groups’ individual topic papers, based on local views, have formed the foundation for this Plan

The key points arising from the consultations are the wishes of local people for:

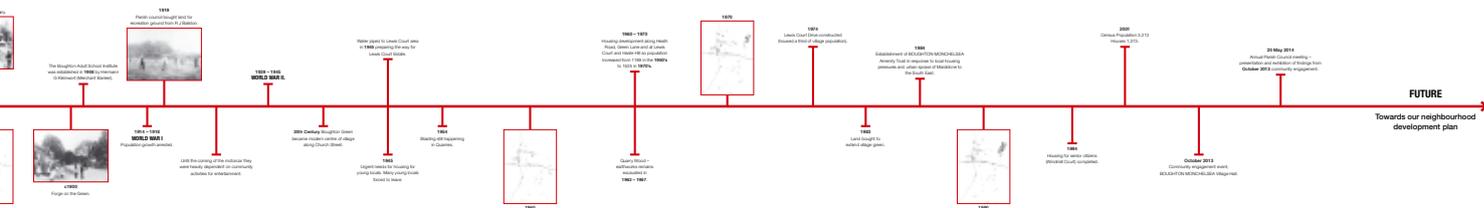
- continued and greater care in stewardship of the natural environment.
- new housing is required and is accepted subject to being relevant to the parish.
- local people are suggesting measures that will make the area more resilient to climate change
- and provide a stronger economic base.

Informal community consultation on a draft of the Plan was carried out in May-June 2018, and the responses were broadly supportive. Comments have been taken into account in amending the draft and producing this version of the Plan.

**Where change is necessary it must be sensitive and appropriate to the local area**

These key themes have been developed into Objectives which policies in the draft Neighbourhood Plan will help to achieve. (for more detail see Section 1.0 Vision).

your house built? • When did you move to the village? • Copies of any interesting photos, newspaper cuttings etc? • Tell us your stories!



NB: See Appendix 6 for larger timeline



### 3.4 THE RELATIONSHIP BETWEEN THE DRAFT NEIGHBOURHOOD PLAN AND MAIDSTONE & NATIONAL PLANNING POLICIES

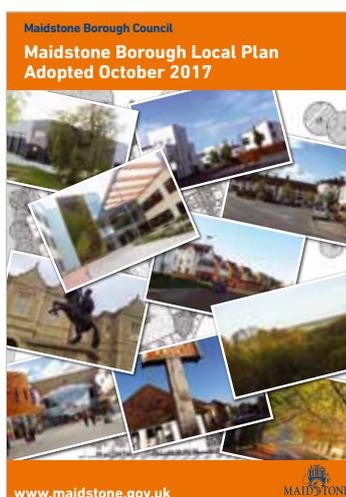
Between 2015 and 2017 there was a “pause” in the process of preparing the draft Neighbourhood Development Plan. This was because the attention of the Steering Group was focussed on crucial stages in the preparation of Maidstone Borough Council’s overarching borough-wide Local Plan. It was important that the views collected as part of the Neighbourhood Development Plan process were used to influence the borough-wide Local Plan, because in planning law a Neighbourhood Development Plan needs to be in “general conformity” with the strategic policies of the relevant Local Plan.<sup>6</sup> The Local Plan sets out important matters such as the role of the village in the overall district and the amount of new development which the parish is expected to provide for.

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

Regulations also state that every Neighbourhood Plan must also be in general conformity with national planning policy as set out in the National Planning Policy Framework (NPPF).

Details of how the draft Neighbourhood Plan meets these requirements will be set out in the Boughton Monchelsea draft Basic Conditions Statement which will accompany the plan when it is submitted for examination.

Boughton Monchelsea village has a rural, landscape setting and, despite its location close to Maidstone, has few services and amenities. For example there is no rail line, very poor bus service and no GP or other health provision. In the previous Maidstone Local Plan (2000) it was classified as a ‘village in the countryside’ which meant that the village and its surrounding hamlets would only support natural growth.



<sup>6</sup> Neighbourhood Planning (General) Regulations 2012

The Neighbourhood Plan process has not identified an overwhelming wish to accommodate only the needs of local people or those with a local connection. Equally however, it has been strongly felt by the community that Boughton Monchelsea parish and village is not an appropriate location for significant growth in housing that will make a major contribution to accommodating the wider housing needs of Maidstone Borough. Boughton Monchelsea is a village and lacks the services to support such growth. Indeed, Boughton Monchelsea's proximity to Maidstone has inevitably had the effect of restricting its growth and the growth of services in the village. People from the wider catchment look to Maidstone for many of their basic services, not to Boughton Monchelsea.

During the process of developing the new Maidstone Borough Local Plan the Parish Council and wider parish consultees considered that Boughton Monchelsea does not perform the function of a Rural Service Centre with many facilities, and made this point strongly as part of the consultation on the Borough Local Plan.

Subsequently the adopted Borough Local Plan categorised Boughton Monchelsea as a "Larger Village", providing some day-to-day services for the community, as opposed to a more significant Rural Service Centre. As a Larger Village Boughton Monchelsea is expected to make some provision for development, and a number of sites in the vicinity are proposed in the Borough Local Plan for housing.

These are in addition to the proposed development at Langley Park which is at the northern boundary of the parish and on the southern edge of Maidstone, is within the Neighbourhood Plan area, and which is currently being built, and the adjacent proposed development south of Sutton Road, part of which lies in the parish, and land at Kent Policing Training School.

The Maidstone Borough Local Plan identifies the following sites for housing developments in the parish. They are illustrated on Map 4 (note that this does not show associated areas of open space).

- Langley Park, Sutton Road MBC Local Plan policy H1(5)
- South of Sutton Road (part in parish) MBC Local Plan policy H1(10)
- Kent Policy Training School, Sutton Road MBC Local Plan policy H1(28)
- Boughton Mount, Boughton Lane MBC Local Plan policy H1(52)
- Lyewood Farm, Green Lane MBC Local Plan policy H1(54)
- Junction of Church Street and Heath Road MBC Local Plan policy H1 (53)



Village Bus, 1921

The first three of these sites lie within the Maidstone Urban Area. The Maidstone Borough Local Plan expects Boughton Monchelsea to provide development on all these sites, as well as appropriate development on garden land and brownfield land<sup>7</sup> within settlement boundaries, as well as conversions.

The job of the Neighbourhood Development Plan is to manage development coming through the Maidstone Borough Local Plan in the most appropriate way, protecting heritage, landscape and environmental features of value. One key aspect of this is that increasing housing and population brings the need for improved facilities to serve the population, and it is important that local infrastructure is improved in line with development. The draft Neighbourhood Development Plan includes a policy (PWP 12) on the use of developer contributions made through both planning obligations and Community Infrastructure Levy<sup>8</sup> as well as policies to protect areas of value (eg PWP2, PWP9, PWP11).

In addition, a former nut platt west of Church Street and immediately north of the recreation ground was given planning permission in March 2017 for 18 residential units for people over the age of 55 years, outside the Local Plan process. This permission was not issued until September 2018 when the relevant planning obligation was finally signed. This was a locally contentious proposal, and should the planning permission lapse it is not identified in this Neighbourhood Development Plan as a preferred site for housing and any alternative application which comes forward will be resisted.

While a Neighbourhood Development Plan cannot make proposals for less housing than the Local Plan, it can propose more if this is desired by the local community, is justified, and meets the legal requirements for neighbourhood planning (also known as the “basic conditions”).

With this in mind, and as explained in Section 5, the NDP envisages that site RH5 B, Lyewood Farm, can accommodate an additional 45 houses above the number allocated by the MBC Local Plan. This site now (October 2018) has planning permission for 85 units, subject to a legal agreement being concluded.

In planning law, the most recent plan to be made takes precedence, and so once this Neighbourhood Development Plan has completed the full process of examination, referendum, and being “made” (ie adopted) by Maidstone Borough Council, it will take precedence over the Maidstone Borough Local Plan in specifics for the parish where there is any conflict between the two plans.

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<sup>7</sup> For definition of brownfield, see Glossary

<sup>8</sup> Community Infrastructure Levy (CIL): A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area in order to pay for infrastructure. (Source: NPPF) Maidstone Borough Council introduced CIL in October 2018.

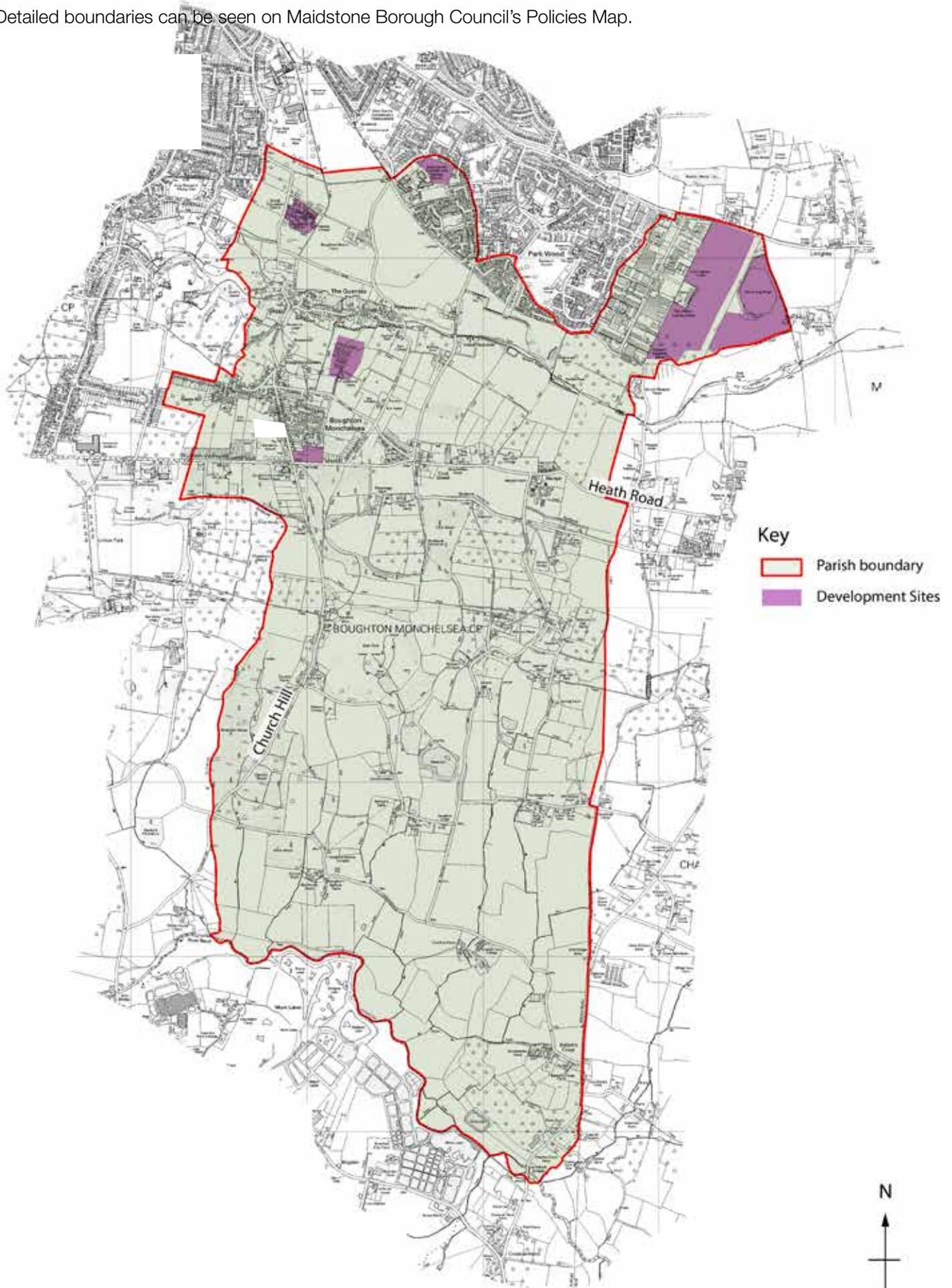
Planning obligation: A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal (Source: NPPG)

## MAP 4 INDICATIVE

### Housing Development Sites within the Neighbourhood Plan Area

Note: This map does not show areas of open space associated with developments.

Detailed boundaries can be seen on Maidstone Borough Council's Policies Map.



## 3.5 PUTTING THE PLAN INTO ACTION AND KEEPING IT UP TO DATE

It is important that any plan is kept up to date, and the Neighbourhood Development Plan will be monitored to check that policies are effective, and reviewed as necessary to keep it up to date as district-wide policy evolves and the Maidstone Borough Local Plan is reviewed. This relationship with the Local Plan is important because evolving government policy and the continuing pressure for housing in the wider area means that the Maidstone Borough Local Plan will be reviewed before its theoretical end date of 2031, and the implications for the neighbourhood plan will need to be considered alongside this review.

Boughton Monchelsea Parish Council will work in partnership with landowners, developers and other stakeholders seeking to develop within the Neighbourhood Development Plan area to guide and encourage development that meets the aims of this Plan.

In particular, it is anticipated that a number of policies will be put into action through the management of BMAT land and projects on that land. This Plan is not the place to detail projects. Map 5, page 21 illustrates land which is either owned freehold by BMAT, or in other cases BMAT has the right to buy it subject to certain conditions being fulfilled.

It is important that local infrastructure keeps pace with development. Maidstone Borough Council has resolved to introduce a Community Infrastructure Levy on new development across the borough given planning permission from October 2018. This will apply to most forms of new development including new housing. A proportion of the levy (15% capped at £100 per existing dwelling where there is no Neighbourhood Plan in place and 25% with no cap where there is a Neighbourhood Plan in place) will be passed to Boughton Monchelsea Parish Council and can be spent on community infrastructure projects. National regulations and guidance explain the detail of how this works. These are complex, but in summary, charges are collected by Maidstone Borough Council from the developer on commencement of development.

The neighbourhood funding element can be spent on wider range of things than the proportion retained by Maidstone Borough Council (which must be spent on infrastructure). The neighbourhood element can be spent on supporting the development of the area by funding:

- The provision, improvement, replacement, operation or maintenance of infrastructure; or
- Anything else that is concerned with addressing the demands that development places on an area.

Policy PWP 14 of this Neighbourhood Plan is relevant.

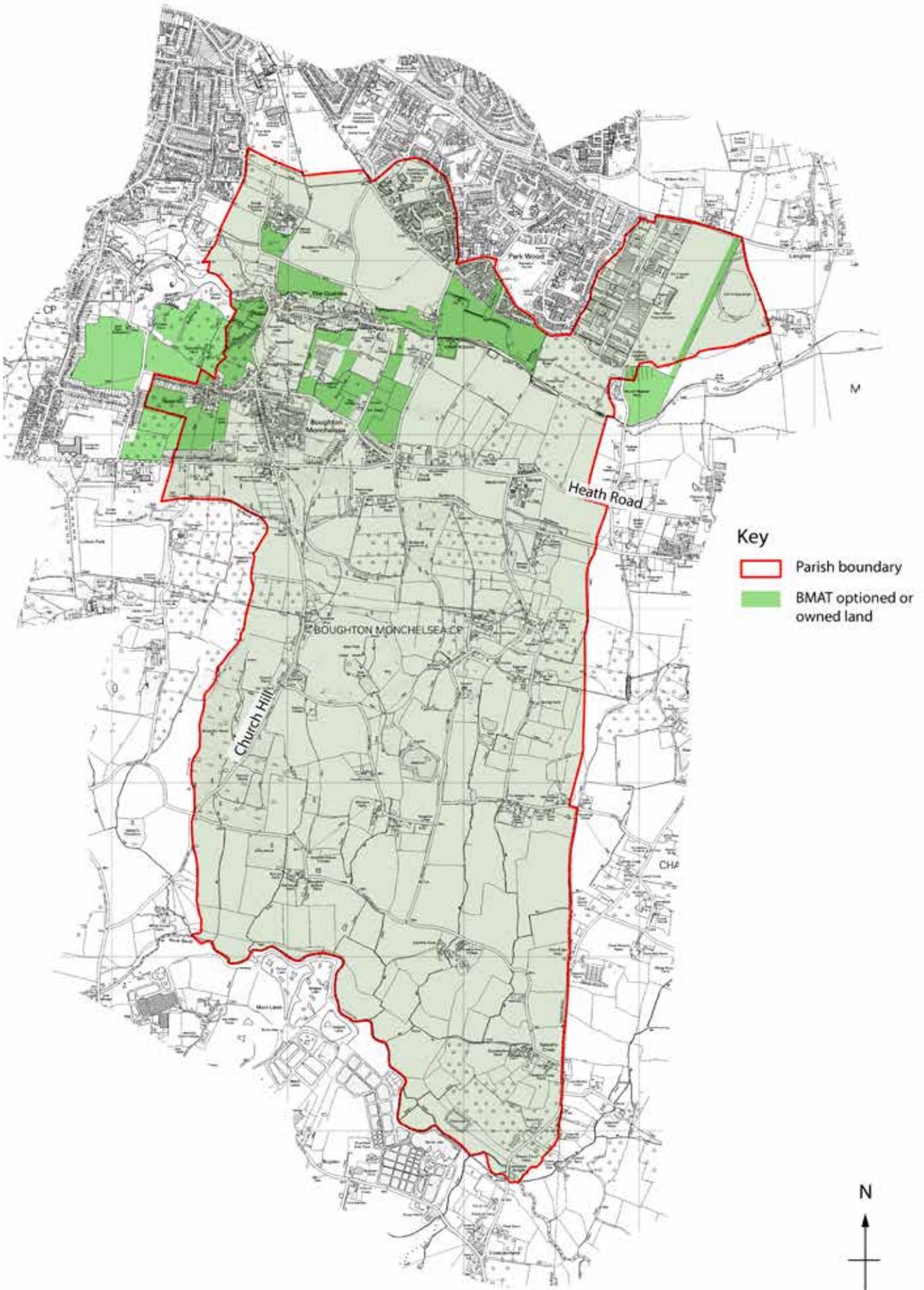
Planning obligations may also be used to bring about wider improvements in the area associated with development.

Key issues which will be monitored, in association with information collected by Maidstone Borough Council, are:

- The number, type and location of housing development given planning permission, and completed
- Affordable housing provided and its occupation by people with a local connection
- The degree to which new development includes features such as sustainable drainage and energy efficient installations
- Changes in the amount and location of nut platts, traditional orchards, coppiced woodland, ancient woodland, roadside tree belts and corner woodlands and the provision of native species in landscaping schemes
- Improvements in sustainable transport connections within the parish and connecting to Maidstone

It is anticipated that monitoring information will be publicly reported to the Parish Council annually.

MAP 5 INDICATIVE  
BMAT (Boughton Monchelsea Amenity Trust) Land



# SECTION 4.0

## ABOUT OUR PARISH

This section of the Plan sets out, in words, photographs and illustrative maps, a summary of some of the most important characteristics of our parish which have informed and shaped the policies set out in Section 5.

### 4.1 POPULATION PROFILE OF THE NEIGHBOURHOOD PLAN AREA

#### Population

The 2011 Census gives a population for Boughton Monchelsea Parish of 3,310. The Parish has a lower proportion of people aged between ages 65 and 85+ than the Maidstone Borough, Kent County, South East region and national areas. It has a higher proportion than these areas of people aged 25 – 44 years.

#### Ethnicity

The 2011 Census identified that the population of the parish of is mostly homogenous, with 98.6% of the population comprising white British people. 2.5% classified themselves as white, Other. 1.8% identified themselves as white gypsy or Irish traveller. 1.4% of the population is non- white BME. The majority of the population has English as a first language.

#### Housing

The 2011 Census identified 1,317 households in Boughton Monchelsea Parish. Around three quarters lived in owner occupied housing.<sup>9</sup> A Housing Needs Survey carried out in 2017<sup>10</sup> found a need for affordable housing<sup>11</sup> for up to 14 households, and for alternative housing for up to 10 older households, 2 of which require affordable housing. All these households have strong links to the parish. Most of the households



<sup>9</sup> Maidstone Borough Council Strategic Housing Market Assessment 2014

<sup>10</sup> Boughton Monchelsea Housing Needs Survey 2018, Action for Rural Communities Kent

<sup>11</sup> Affordable housing has a particular meaning in planning legislation – see Glossary

requiring affordable housing had incomes meaning that they require rented affordable housing rather than shared ownership and it is notable that none of these were on MBC's Housing Register at the time of the survey. Of the older households, most were seeking owner occupation of smaller/more suitable dwellings. In May 2018 there were 13 families or individuals on the Housing Register seeking housing in the parish, and most were families.

### **Economic activity**

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

### **Travel to work**

Because of the nature of the area, most workers travel to work by car or van, 52.8% (1,268 people), slightly higher than the national average of 41.3%. The next highest proportion is people working from home at 4.8% (116 people), marginally higher than the District, County, regional and national statistics.

The remainder travel by train 4.5% (108 people), marginally lower than District, County, regional and national proportions. 3.2% travel on foot (76 people) significantly lower than District, County, regional and national percentages. 2.8% (66 people) use bus, minibus or coach to travel to work, a low proportion which reflects the poor availability of local public bus transport.

### **Health**

Generally 88% of people within the Parish consider themselves in either very good health or good health, a higher proportion than the wider local and national statistics.

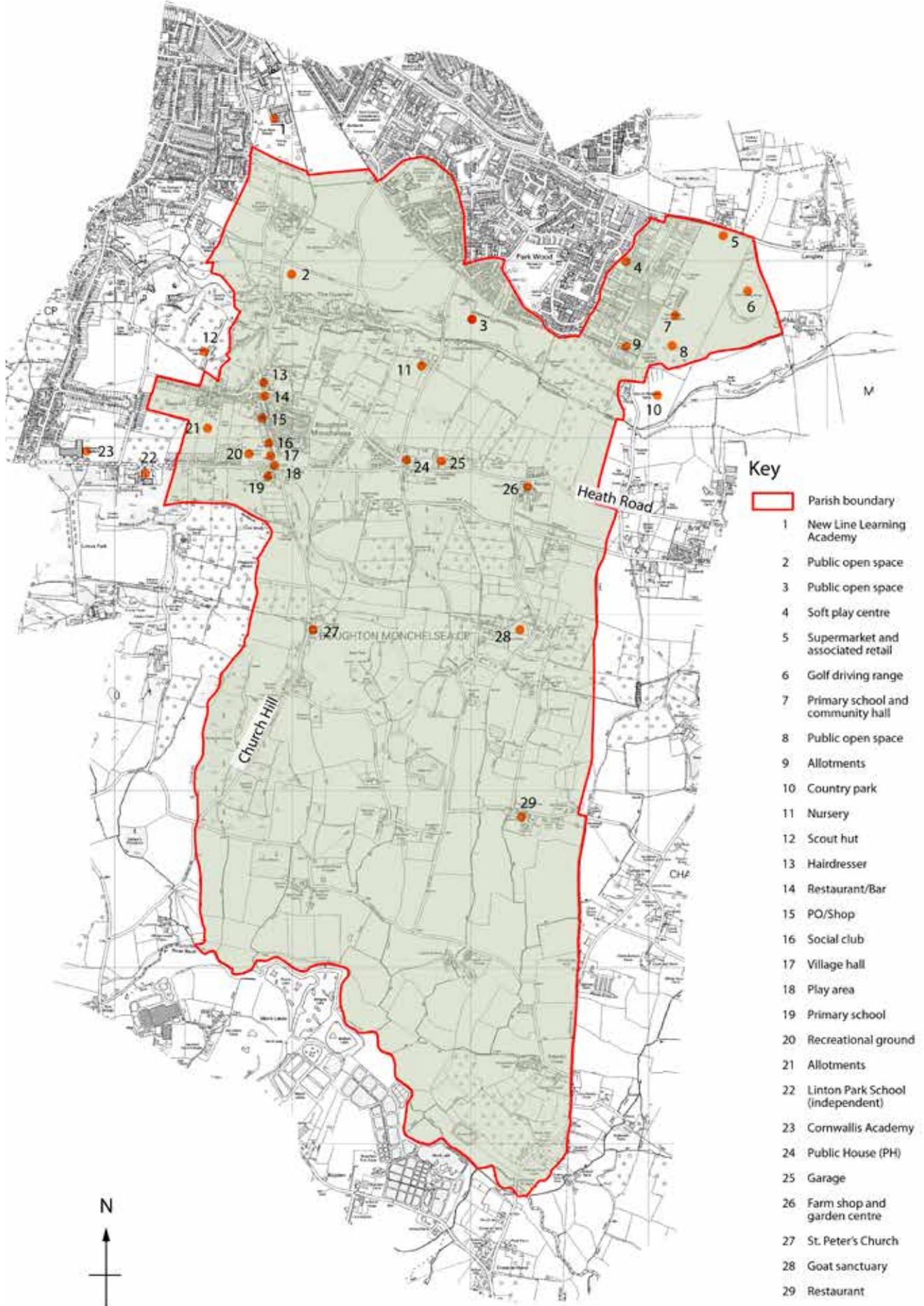


## 4.2 PARISH FACILITIES & SERVICES

The parish contains a number of facilities serving public needs, including some which are also businesses (such as shops and pubs/restaurants). Map 6 shows how features are concentrated in two areas in the northern part of the parish: in the village heart, the historic core of the parish, and on the southern edge of Maidstone where major residential development is taking place alongside new facilities. The parish is well endowed with educational establishments, with a primary school in each of these areas, as well as two secondary academies and an independent school serving all age groups adjacent. There is a lack of public transport to support the large numbers of students travelling to the parish. There is relatively good provision of public open space and recreational facilities. By contrast, while there is at least one shop and a hall/community space in each of the two main residential areas of the parish, there are no primary medical care or other health facilities in the parish, and public transport in the area south of the urban edge is limited to a very poor bus service.



MAP 6 INDICATIVE  
Parish Facilities & Services



## 4.3 VILLAGE HEART & CONSERVATION AREA

Boughton Monchelsea's historic character is recognised by the formal designation by MBC of the three Conservation Areas indicatively shown on Map 7. Within these areas development is more tightly controlled by national as well as Local Plan policies.

In addition, there is the Registered Park/Garden at Boughton Monchelsea Place, a Scheduled Ancient Monument and a substantial number of "listed buildings" scattered across the parish. These are of national historic or architectural importance and are likewise given additional protection as "designated heritage assets", indicatively shown on Map 8. A list of these designated heritage assets is given in Appendix 2.

The areas of Ancient Woodland identified on map 7 are of historic importance as they have existed as woodland since at least 1600, and often earlier.

All the features can be seen in more detail on the MBC Local Plan Policies Map<sup>12</sup>.

## 4.4 DESIGNATED AND NON-DESIGNATED ASSETS IN THE PARISH

While map 8 shows heritage assets which have been formally recognised by national legislation, there are many other features of the parish which tell the history of the place and are important to character of the parish. These range from ragstone walls, built of locally quarried stone, cartwheel stones which were the equivalent of laybys and loading bays for horsedrawn carts in the past, oast houses and malt houses for processing agricultural produce, to the more recent Soup Kitchen on the village green and finger post road signs. These are locally special for their historic associations with the quarrying and agricultural industries of the past and the life of those working in them, and the intention of identifying them is that they can be taken into account when planning decisions are taken, and when local people are making changes to their property which do not require planning permission.

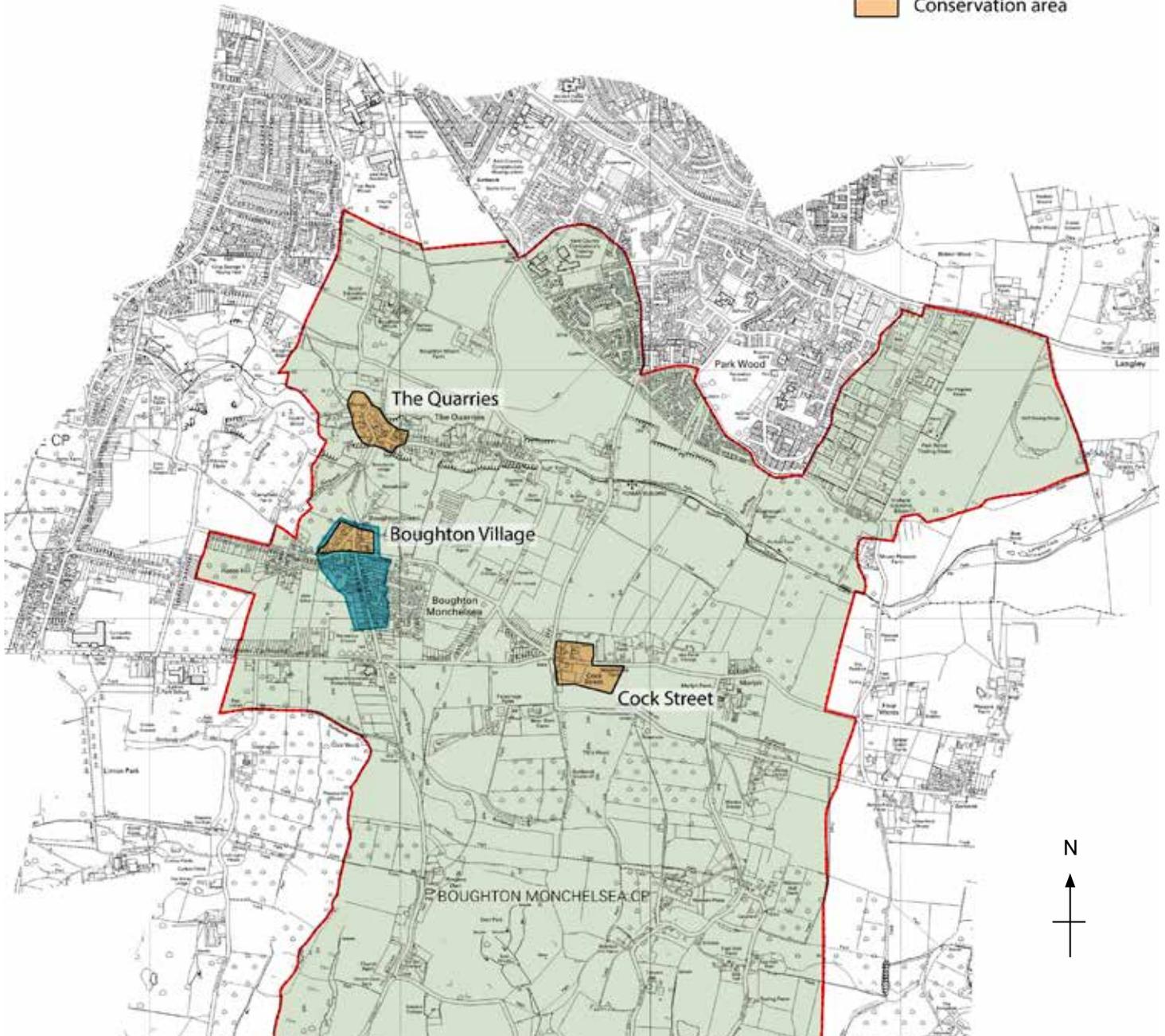
A list of these "non-designated heritage assets" is included in Appendix 3 and policy PWP3 is a policy to protect them.



<sup>12</sup> The Policies Map can be seen online at <https://maidstone.gov.uk>, search on Planning Guidance.

MAP 7 INDICATIVE  
Map of Conservation Areas

- Key
-  Parish Boundary
  -  Village Heart
  -  Conservation area



Boughton Village

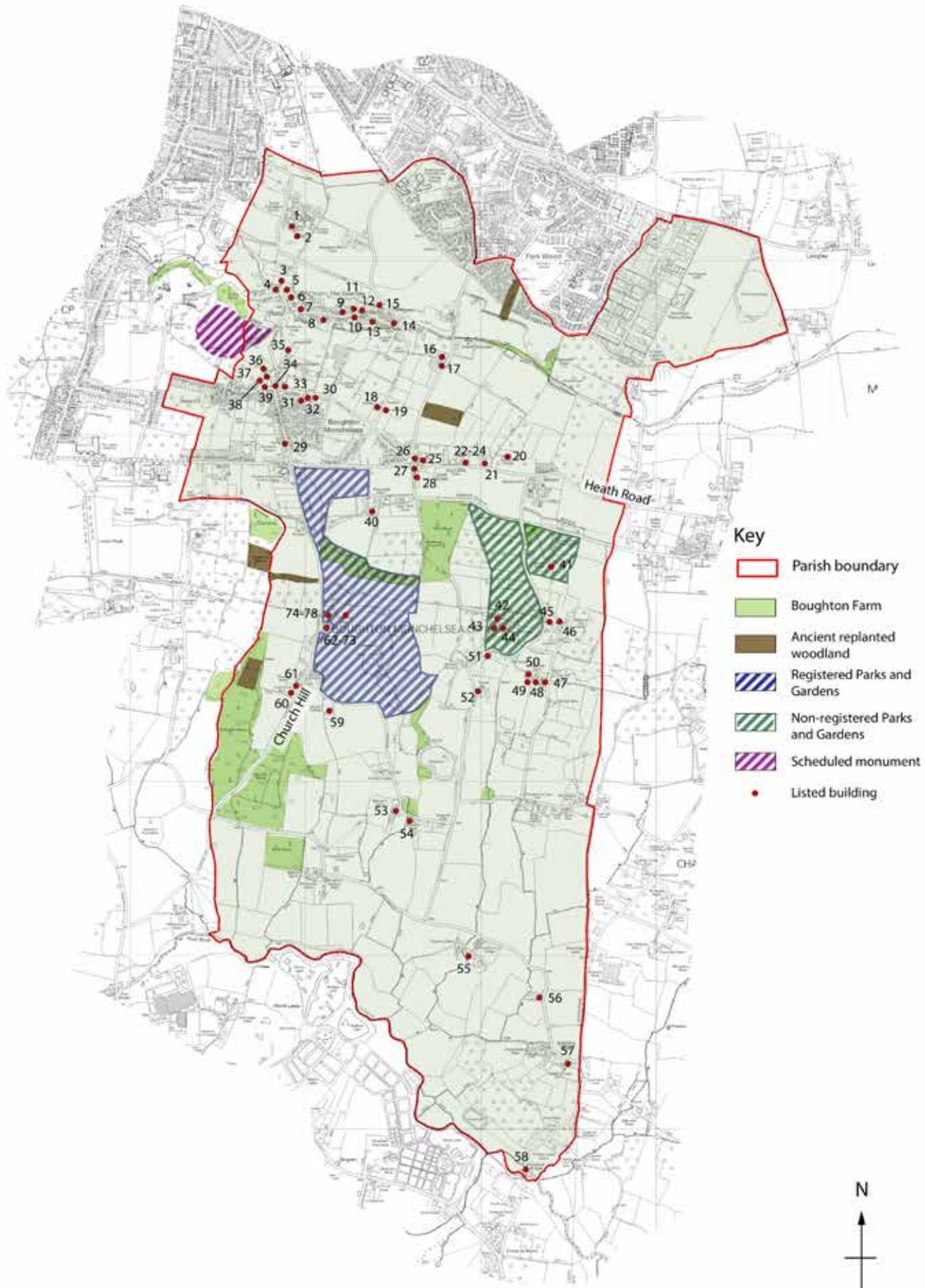


Cock Street



The Quarries

MAP 8 INDICATIVE  
 Designated Heritage assets in the Parish



## 4.5 PARISH LANDSCAPE CHARACTER & LANDSCAPE ASSESSMENT

The landscape of the parish is one of its most distinctive features, and the Neighbourhood Development Plan should be sensitive to this and protect it. The elongated shape of the parish takes in a number of different landscape types, as is typical of the area. Travelling from one end of the parish to the other it is obvious how landscape character relates strongly to underlying geology and traditional patterns of land use and changes as one moves across the parish. For example, the farmlands of the south of the parish have a very different appearance and character from those of the north of the parish, and indeed the urban area on the edge of Maidstone.

Landscape architects Colvin & Moggridge carried out analysis of the landscape of the parish in late 2017, to recognised national approaches, drawing on work carried out previously for MBC in 2013 as evidence for the Local Plan and reviewing this “on the ground”.

Whilst for the most part their analysis agreed with that carried out for MBC, there were several areas of difference as a result of their detailed local analysis, and these are identified in their study.

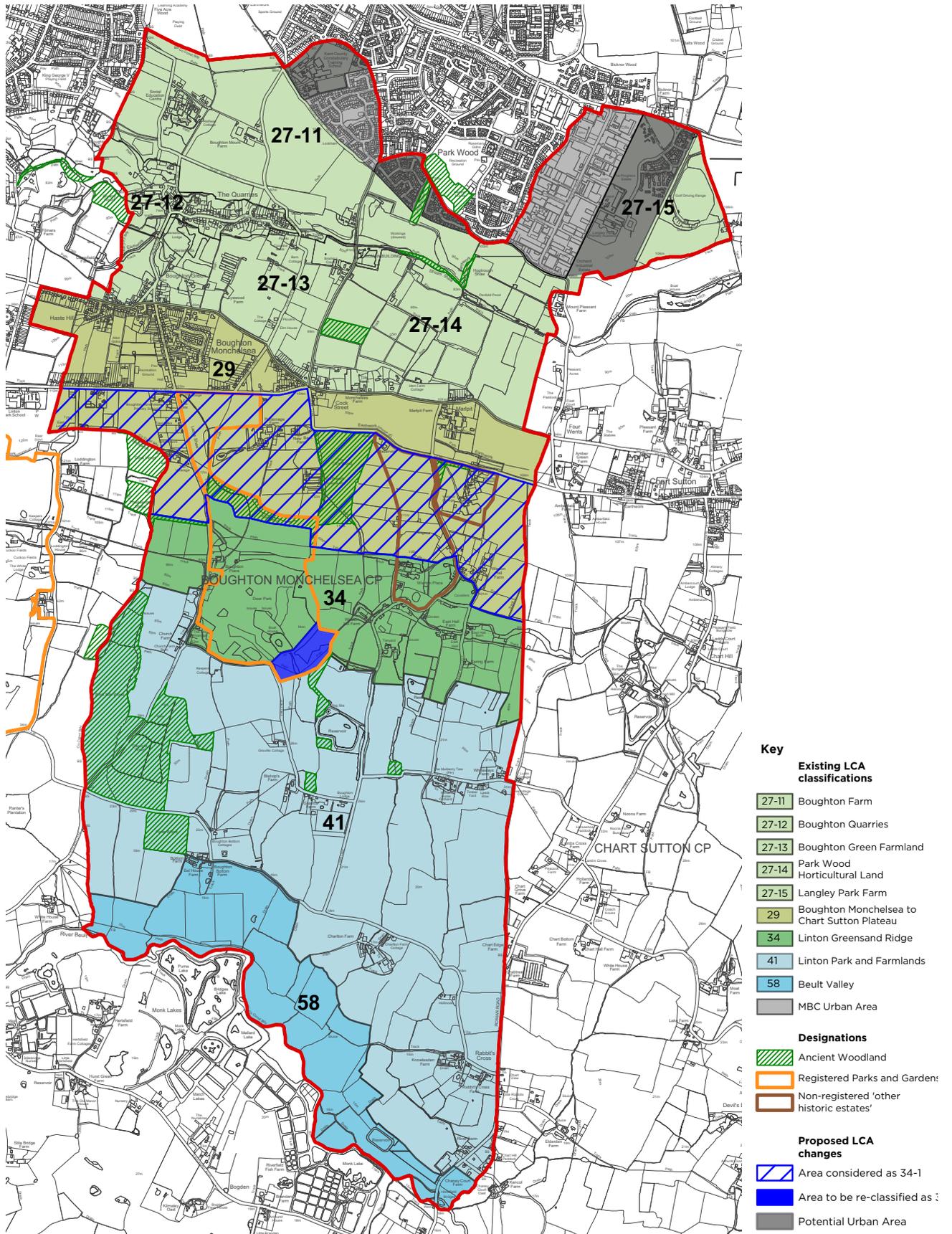
A number of small areas on the southern edge of Maidstone, around Langley Park Farm and the Kent Police Training School, are either being developed or are allocated for development, and should now more accurately be described as part of the urban area.

A small area around Boughton Monchelsea Place has been placed in the wrong landscape category as a result of not following the historic estate boundary.

A much more significant discrepancy affects the boundary between MBC's Landscape Character type 29 Boughton Monchelsea to Chart Sutton plateau, and type 34 Linton Greensand Ridge. The area shown hatched on Map 9 is included within character type 29 but on more detailed examination on the ground as described in Colvin & Moggridge's work, its character is dramatically at odds with MBC's description for that type Colvin & Moggridge consider that the landscape within the hatched zone is more accurately aligned with landscape type 34 than with type 29.

This is significant because within MBC's Local Plan landscape type 34 within the parish is designated as the Greensand Ridge Landscape of Local Value, a designation which extends across the parish boundary and which will be conserved and enhanced. Colvin & Moggridge's work suggests that this designation could be extended to the area south of Heath Road in the west, and south of Back Lane in the east as it meets the criteria in the Local Plan for designation as Landscape of Local Value. Therefore Policy PWP 2 proposes a change to the boundary of the Linton Greensand Ridge Landscape of Local Value in the parish.

MAP 9 INDICATIVE  
MBC Landscape Character & Assessment Map





Farmland South of Parish

## 4.6 KEY VIEWS

Analysis by Colvin & Moggridge landscape architects has identified a number of key views within the village, which are typical of the character of the parish and should either be protected, particularly when development takes place, or which could be improved, for example by additional planting or rationalisation of road signs and street furniture. Full details are given in their study, but typically these are:

- views at “gateways” to Boughton Monchelsea village or hamlets, or along narrow lanes, where it is particularly important to retain the wooded fringes and corner woodlands which provide a green entrance to settlements and help retain the sense of separation between them. In particular, the entry into the village from Cock Street along Green Lane from its junction with Old Tree Lane and Gandy’s Lane is key to rural separation, is very complete, and should be protected from development.
- views at the entrance to or within conservation areas (around the village green and at the entrance to The Quarries) which could be improved
- views along Heath Road which demonstrate how its character reinforces the distinction between the more developed northern part of the parish and the rural, undeveloped south
- a small number of locations which give distant views across the wider landscape

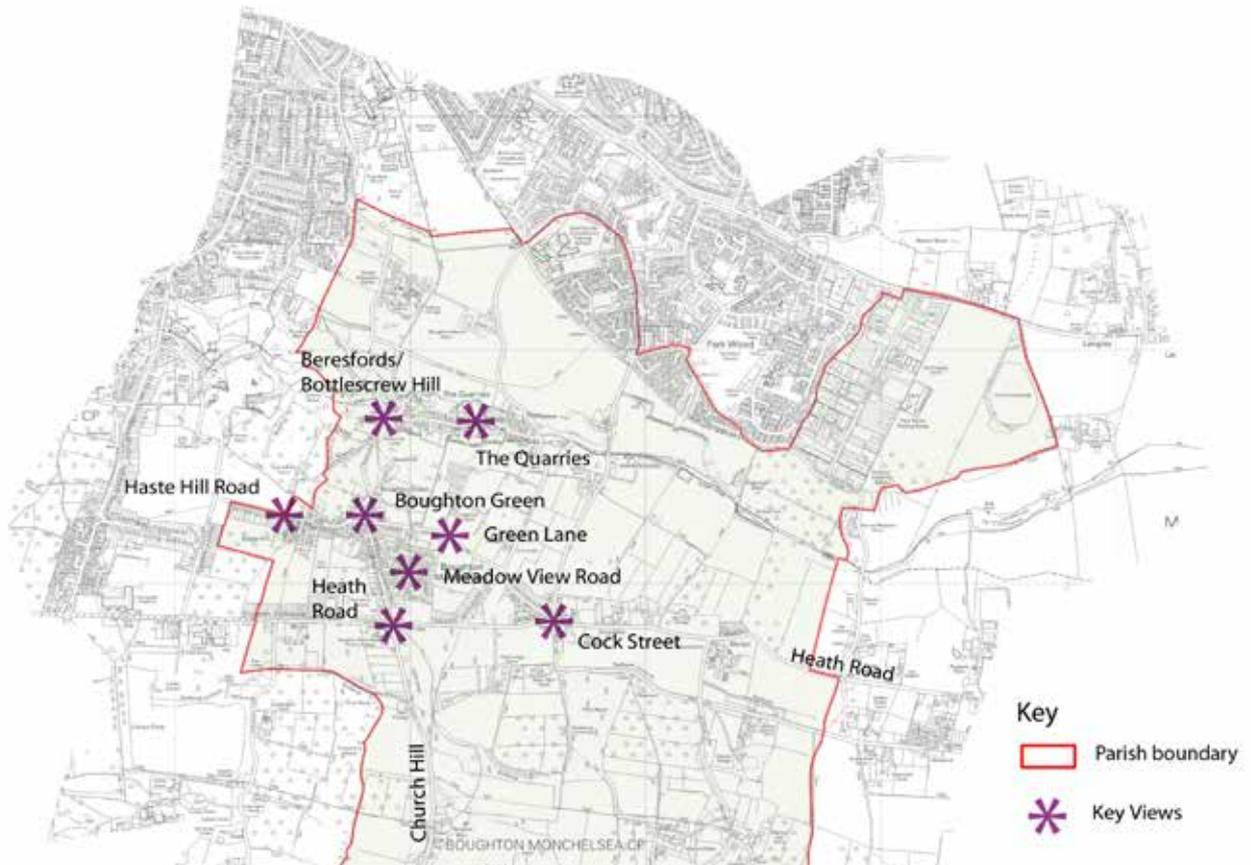
The analysis focuses on the area around the village, because the topography of the south of the parish results in extensive long views south across the landscape, and from the south looking north to the scarp and Boughton Monchelsea. These are so extensive that any development south of Heath Road has to be assessed individually in terms of its impact on views in the landscape.

All these views, whether specifically identified on the map or more generally south of Heath Road, are important elements of what makes Boughton Monchelsea unique and special, and should be protected.



Heath Road / Church Street junction

MAP 10 INDICATIVE  
Key Views



The Quarries



Boughton Green



Recreation Ground



Cock Street



# SECTION 5.0

## POLICIES & PROPOSALS

**Overall NDP Vision: ‘Meet the demands of the modern community whilst protecting and enhancing a sustainable rural environment.’**

This draft Neighbourhood Development Plan contains a series of policies and proposals, the successful delivery of which during the plan period will achieve the community’s Vision for the parish. Some policies are additional to those in the Maidstone Borough Local Plan; others refine Local Plan policy or add local context.

Each policy is numbered and each section is accompanied by a short explanation and justification, including a reference where appropriate to the relevant key evidence.

### 5.1 PARISH – WIDE POLICIES (PWP)

**Snapshot of consultation responses:**

*“We have a beautiful village set in magnificent countryside. Let’s not spoil it for us or future generations”*



*“Village to stay a village, not expanding into Maidstone and retaining its country feel”*

*"We do have a need (for development) but it needs to be sympathetically managed"*

*"The parish must be refreshed if it is to remain a vibrant community, but not overrun. The village and South should be small scale developments only, with the northern areas along the Sutton Road only for larger developments - but only if absolutely essential"*

*"Encourage landowners to dedicate rights of way that are important links"*

*"Create a hub to stimulate interaction / engagement"*



*"Protection and maintenance of the countryside, conservation areas and wildlife"*

*"We need to ensure that there are good links between the two wards with a proper foot and cycle path down Brishing Lane, and to the village centre."*

*"In the south parts there is a need for improved bridleways for the many horse riders and walkers (incl. dog walkers) that are currently forced onto the narrow single track roads"*

### **Introduction to the Parish Wide Policies (PWP)**

The Parish Wide Policies (PWP) are overarching in nature, either applying parish-wide or dealing with large areas of land. They respond to the Objectives of this Plan (see diagram 1, page 5) and the Key Themes as expressed in community engagement, examples of which are given above. They set out a positive and balanced approach to steering new development to appropriate areas of the parish, in a way which maintains the essential character of the parish and its individual settlements, its landscape, and in particular the distinction between the north of the parish and the more deeply rural area south of Heath Road. They also encourage the use of land in a positive way, including for recreation, and the appropriate use of windfall sites. They also explain how financial contributions arising from development will be used to improve local infrastructure.

The parish road network consists mainly of narrow lanes, and to make new development sustainable it should be well connected for pedestrians and cyclists and not add to current highway problems such as those in Church Street. Opportunities exist for new footpath and bridlepath links to improve recreational use of amenity land and access to facilities. Development should address identified local issues around drainage and internet connectivity, and contribute to the provision of facilities to support the growing population socially and environmentally, as well as protecting and where possible enhancing local biodiversity and rural character and reducing the use of non-renewable energy in order to help meet national carbon reduction commitments.





Boughton Monchelsea Village from the air

### **PWP 1. Ensuring a sustainable and resilient community**

All new development will contribute to and/or provide appropriate new community infrastructure in proportion to the scale of the development. Provision may be made on or off site as appropriate to the development and in accordance with the policies of the Maidstone Borough Local Plan.

Community infrastructure includes measures for improving the natural environment and its resilience to climate change, and the health and wellbeing of residents and the local rural economy as detailed in this Plan and the Maidstone Borough Local Plan.

### **Justification for Policy PWP 2**

The MBC Local Plan in policy SP17 and the Policies Map identifies areas of Local Landscape Value for protection (amongst other landscape designations). This approach was informed by a Landscape Character Assessment carried out for Maidstone Borough Council, published 2012 and amended in 2013. This provides helpful background to understanding local landscape. In Boughton Monchelsea parish, more detailed analysis by landscape architects as set out in Section 4 of this Neighbourhood Development Plan and accompanying evidence suggests that the area of the Linton Greensand Ridge designated as an area of Local Landscape Value has been inconsistently identified within the parish. For this reason the Neighbourhood Development Plan seeks to identify and protect a wider area than that shown in the MBC Local Plan.

### **PWP 2. Loose Valley and Linton Greensand Ridge Landscapes of Local Value**

The distinctive landscape character of the Loose Valley as defined in the Maidstone Borough Local Plan, and the Linton Greensand Ridge within the parish, as defined on Map 9, will be conserved and enhanced as Landscape of Local Value

Development proposals in this area will not be permitted unless they accord with other policies in the MBC Local Plan and this Neighbourhood Plan and they will not result in harm to the character and appearance of the area.

As explained in Section 3.4, the Maidstone Borough Local Plan identifies six specific housing development sites in the parish. Langley Park and land south of Sutton Road are not considered further in the Neighbourhood Plan. Other sites are considered as follows.

### **Justification for Policy PWP 3**

As explained in Section 4 of this Plan, through consultation the community has identified a number of features which are important to understanding the history and character of Boughton Monchelsea, and help create a sense of place. These are identified as “non-designated heritage assets” which are protected under local, rather than national, policy and are listed in Appendix 3. The following policy ensures that their protection is properly considered when they are affected by planning applications. Identifying them can also help protect them when other actions such as building or highway maintenance, which do not require planning permission, are planned.

### **PWP 3. Protection of Non-Designated Heritage Assets**

Proposals for development which affects non-designated heritage assets as identified in Appendix 3 of the Neighbourhood Plan will be assessed taking account of the scale of any harm or loss, and the significance of the heritage asset.

#### **PWP 4. Provision for new housing development**

Positive and appropriate provision for new housing development for Boughton Monchelsea parish, and as required by the Maidstone Borough Local Plan, is made as follows:

- A** Development is encouraged on identified sites where appropriate development could address local issues such as the need for affordable housing and community facilities. The sites are illustrated in Map 4 and are as follows:
- RH5A BMNDP site 1, locally known as Boughton Mount
  - RH5B BMNDP site 2, locally known as Fridays Chicken Farm
  - RH5C BMNDP site 3, locally known as Thomas Cooke's Field
  - RH5D BMNDP site 4, Kent Police Training School
- The sites are illustrated in Map 4 above.
- Detailed requirements for each site are set out in Policy RH 5 A, B, C, and D.
- B** Development may be supported on other windfall<sup>13</sup> sites and through conversions where:
- (i) It is in line with policies RH1 and RH6 of this plan in particular, is small scale and of high quality and in keeping with its location
  - (ii) **AND** results in significant benefits to the parish in resolving community issues identified in the Plan such as specific identifiable housing needs **OR**
  - (iii) It constitutes enabling development contributing to the retention and sustainability of heritage and/or community assets **OR**
  - (iv) It is within the Boughton Village development boundary
- C** In other circumstances, and particularly where development would result in the coalescence of hamlets within the parish, development will not be supported

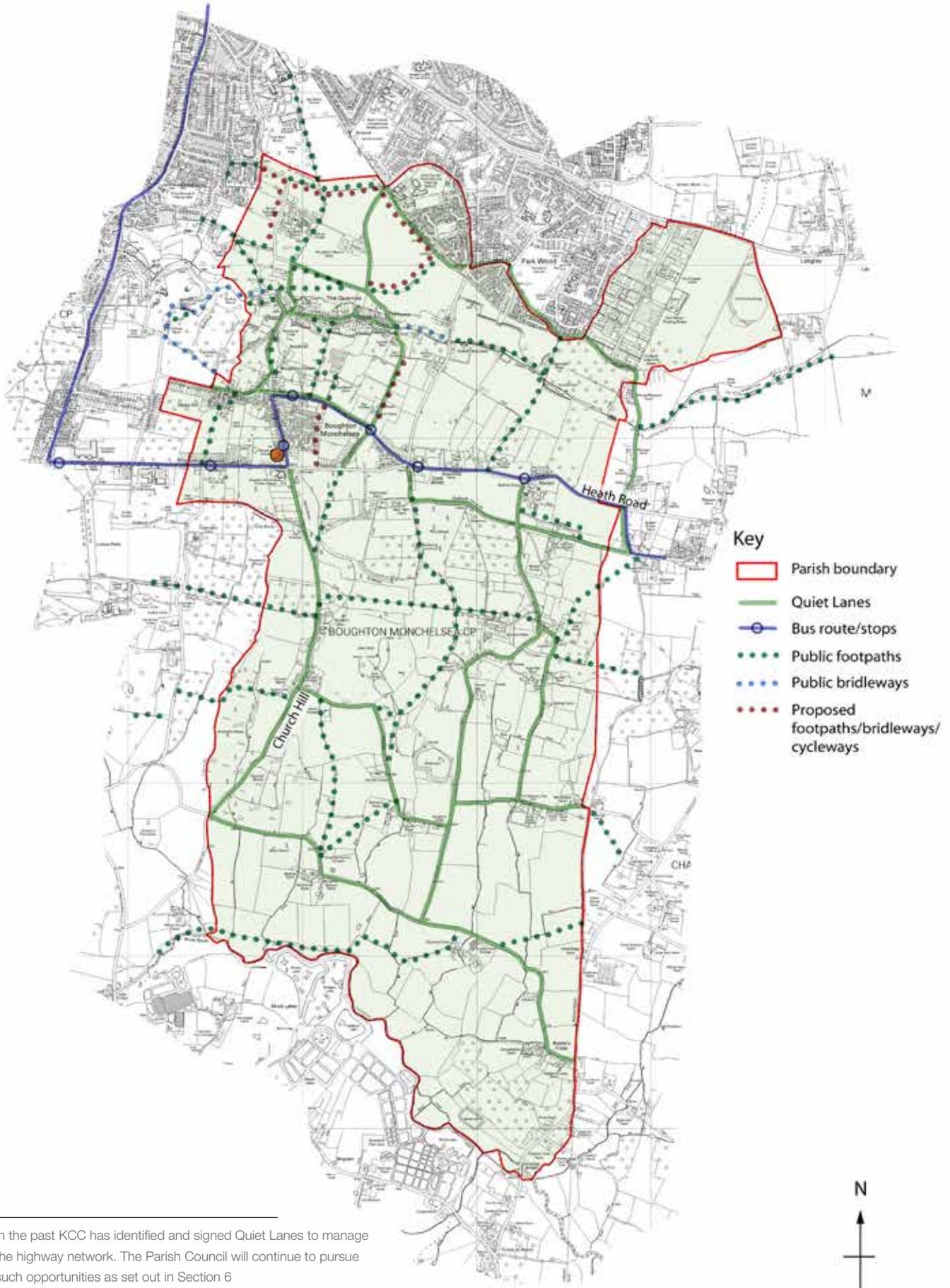
#### **PWP 5. Improving landscape and amenity access between South Maidstone and Boughton Monchelsea**

- A** In the area north of The Quarries, and south of the built edge of Maidstone, development in association with the continued use of land for countryside/agricultural economy or for community recreational use will be supported, providing the proposals do not detract from the open and undeveloped character of the area. Suitable recreational uses include community woodland, country park or informal public open space. Map 11, below, refers.
- B** Development should avoid:
- a) detracting from the open character of this area, or
  - b) reducing the visual separation of Boughton Monchelsea from the built up area of Maidstone, or
  - c) reducing the area's potential for recreational and green infrastructure<sup>14</sup> provision, especially improved links between the southern urban edge of Maidstone and Boughton Monchelsea village
- C** In exceptional circumstances, such as to provide essential utilities (e.g. water) infrastructure where no suitable alternative site is available, development which does not comply with part A of this policy will be supported

<sup>13</sup> Windfall sites: Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

<sup>14</sup> Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. (Source: NPPF)

**MAP 11 INDICATIVE**  
**Amenity & Access Improvements**



In the past KCC has identified and signed Quiet Lanes to manage the highway network. The Parish Council will continue to pursue such opportunities as set out in Section 6

### **PWP 6. Sustainable connections** <sup>15</sup>

All new development will be well connected, providing convenient, safe and direct links for pedestrians and cyclists to local facilities, particularly those within Boughton Monchelsea village, the southern urban edge of Maidstone and the Town Centre.

Cycle routes will connect to local and national networks where appropriate as shown on Map 11.



### **PWP 7. Sustainable drainage systems** <sup>16</sup> and water management

Development will be supported where it includes appropriate effective sustainable drainage design features which as a minimum maintain and where current problems exist, improve current surface water management in order to manage the risk of surface water flooding within and beyond the boundary of the development.

Appropriate measures may include:

- permeable driveways and parking areas
- water harvesting and storage features
- green roofs
- soakaways
- other suitable and effective technical solutions recommended by a flood risk assessment demonstrating that the proposal satisfactorily manages the risk of surface water flooding.



### **PWP 8. Energy Efficiency and Renewable Energy** <sup>17</sup>

New development should incorporate appropriate energy efficiency measures, electric vehicle charging points, and local generation technologies which where possible serve existing development as well. The siting and design of such technologies should take into account policies in this and the Maidstone Borough Local Plan so as not to harm local character.



<sup>15</sup> Sustainable transport connections: provision for efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport. (Source: NPPF adapted)

<sup>16</sup> Sustainable drainage systems are designed to control surface water run off close to where it falls and mimic natural drainage as closely as possible. They provide opportunities to reduce the causes and impacts of flooding; remove pollutants from urban run-off at source; and combine water management with green space with benefits for amenity, recreation and wildlife.

<sup>17</sup> Local generation technologies - local renewable energy and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies.

### **PWP 9. Local fibre or internet connectivity**

New business and residential development, including conversions and changes of use, must demonstrate how it will be compatible with, local fibre or internet connectivity.

This could be through a 'Connectivity Statement' provided with relevant planning applications. Such statements could consider such aspects as; the intended land use and the anticipated connectivity requirements of the development, known nearby data networks and their anticipated speed, realistic assessments of connection potential or contribution to any such networks.

Where no internet provider is available, as a minimum and in accordance with the NPPF, suitable ducting that can accept fibre should be provided either to:

- the public highway; or
- a community led local access network; or
- another location justified through the connectivity statement.



### **PWP 10. Lighting**

Proposals for new development anywhere in the Neighbourhood Plan area incorporating external lighting, or for new lighting where these require planning permission, must be designed and managed to reduce:

- a) energy usage, **and**
- b) impact on biodiversity<sup>18</sup>, **and**
- c) light pollution **and**
- d) any harmful visual impact on neighbouring activities and the character of the area.

Where appropriate, applications should be accompanied by sufficient details to ensure the impact of the development can be assessed. This could include a Lighting Assessment to ensure it complies with national and local requirements.



<sup>18</sup> Biodiversity is the variety of all life on Earth, including all species of animals and plants. In the context of this Neighbourhood Plan biodiversity is related to the "Kent Biodiversity Strategy 2020 and beyond – a strategy for the natural environment 2015-2025." Biodiversity is important for its own sake, and human survival depends upon it, it provides us with services that are critical to our wellbeing and economic prosperity. (Source: KBS)

<sup>19</sup> Nut platt- a local name for an orchard of nut trees  
Ancient woodland – An area that has been wooded continuously since at least 1600 AD it includes ancient semi-natural woodland and plantations on ancient woodland sites (Source: NPPF).

### **PWP 11. Protecting woodland areas and planting native tree and hedge species**

To maintain and improve landscape and ecological value development shall incorporate native hedge and tree planting within landscaping schemes. Where relevant it shall preserve vistas of the rural landscape.

In limited cases it may be appropriate to plant fast growing non-native species as a temporary screen, to be removed and replaced by slower growing native species.

Development resulting in the loss of existing nut platts, traditional orchards, coppiced woodland, ancient woodland<sup>19</sup> or roadside tree belts and corner woodlands will not be supported.



### **PWP 12. Biodiversity in New Development**

All new development should incorporate measures to maintain and improve biodiversity in the parish. These could include measures such as:

- Site layouts which maximise the retention of habitats such as mature trees, hedges and ponds.
- Landscaping schemes incorporating native species and those particularly attractive to pollinators.
- Landscaping schemes which connect with other green areas to provide wildlife corridors, and the inclusion of “wildlife doors” in otherwise impermeable boundary treatments.
- Maintenance or creation of water bodies with wildlife friendly features such as sloped sides.
- The inclusion of bird nesting boxes and swift bricks in new buildings.



### Justification for PWP13

Many roads in the parish are narrow lanes and not suited to modern traffic, but they form an integral part of the character of the area. Local people are concerned that highway infrastructure and parking are adequate to deal with congestion and air quality impacts. Maidstone Borough Council has guidance in place for assessing and mitigating air quality impact.<sup>20</sup>

#### **PWP 13. Traffic impact studies and increased parking provision**

New development should ensure that highway infrastructure and parking are adequate to support it, in relation to congestion and air quality, or can be provided.

In particular any development proposed that is accessed from Church Street should demonstrate that it will have no further detrimental effect on traffic and infrastructure problems in the immediate area.

Where appropriate, the developer will submit full evidence, such as traffic impact studies, to inform the decision.



### Justification for PWP14

Assessment of village-wide views by Colvin & Moggridge has demonstrated the importance to the character of the parish of the continued separation of settlements and hamlets within it. To this end the Maidstone Borough Council Local Plan village development boundary around Boughton is supported, and any further development which erodes the separation of settlements is resisted



<sup>20</sup> Air quality Planning Guidance, Maidstone Borough Council 2017

**PWP 14. Separation of settlements, gateways and long views**

A. Development outside Boughton Village, and the urban area of Maidstone, as defined in the Maidstone Borough Local Plan, will be resisted where it does not retain the separation of individual settlements, including the hamlets of The Quarries, Wierton, Cock Street, Marlpits and Rabbit's Cross.

B. Development which does take place will maintain and where necessary improve the integrity and positive perception of the green gateways to settlements within the parish, thereby retaining the separate identity of these settlements, as identified on Map 3. This should include provision of landscaped buffer zones between roads and new development at entry points to the settlements, to preserve separation and rural character.

C. Any development south of Heath Road will be carefully assessed to avoid detrimental impact on long views in and out of the parish.



**PWP 15. Planning obligations and Community Infrastructure Levy**

Any planning obligation contributions and Community Infrastructure Levy raised by development in Boughton Monchelsea parish and paid to the Parish Council will be used to:

- A** Deliver projects listed in the Boughton Monchelsea Amenity Trust Management Plan
- B** Support the delivery of improved facilities at the village hall to meet the needs of the growing local population
- C** Support any other projects identified as a priority by the parish Council to address the demands that development places on the area.



## 5.2 HEALTH AND WELLBEING POLICIES (HWB)

### Snapshot of consultation responses:

*"A meeting place for informal meetings, chats, free wifi, networking"*

*"Retain decent amount of open / green space in north ward"*

*"Would it be possible to extend the village hall? The hall is in use most days. With extra accommodation other activities might be helpful for the community"*

*"There is a real danger of a fully split ward with the North modern estates feeling excluded from the old village. We need to ensure that there are good links between the two including footpaths and cycleways"*

### Introduction to the Health and Wellbeing Policies

The Health and Wellbeing policies (HWB) address specific issues raised by the local community in respect of social wellbeing, including the need for improved village hall facilities and the provision of allotments in the light of an expanding population. These facilities bring social and environmental benefits and make the community more sustainable. They respond to the Objectives of this Plan (see **diagram 1**) and the Key Themes as expressed in community engagement, examples of which are given above.



### **HWB 1. Supporting local community facilities**

Proposals for improvements to existing community facilities and/or the provision of new community facilities will be supported where they meet all the following criteria:

- a) The proposal is of good design, and where sited within the Boughton Monchelsea Conservation Area <sup>21</sup>, has regard to protecting and enhancing its setting and the surrounding rural landscape
- b) The proposal is designed to be energy and resource efficient to minimise running costs and manage thermal comfort
- c) The proposal is of a size capable of accommodating any relocated uses from existing locations and, where the proposal constitutes a new community building, incorporates appropriate space for other community uses
- d) The proposal includes a flexible layout to allow optimum use of space
- e) Means of continuing the current activities carried out within the existing facility/s, in alternative premises if necessary, are approved and secured before work begins on any new proposal.

### **HWB 2. Allotments**

Proposals will be supported where there is a proven demand and they provide either:

- a) improvements and/ or extension to the existing allotments  
and/or
- b) land suitable for new allotments where accessibly located within the Parish



<sup>21</sup> A conservation area is an area which has been designated by the local planning authority (in this case Maidstone Borough Council) because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. (Source: NPPG)

## 5.3 RURAL HOUSING POLICIES (RH)

### Snapshot of consultation responses:

*"A general mix with emphasis on affordable housing"*

*"Would like to see varied and good housing design. Rather than volume house builders use local builders to build smaller housing schemes"*

*"Yes, brownfield sites should always be utilised first"*



*"Yes, we need more smaller houses for young and retired people. I believe it would be best to develop land in the north of the parish"*

*"Housing for local families that fits with the architectural stereotypes of this area"*

*"More housing suitable for elderly, thereby freeing up our plentiful supply of family accommodation, much of which is occupied by single pensioners currently"*

*"Affordable housing for local people"*

*"Not allowing large estates of new homes to be built in the village"*

*"Church Street is congested and this needs to be addressed"*

*"We should make our homes as energy efficient as possible"*

*"Non intrusive energy provision, e.g. ground heat pumps"*



## Introduction to the Rural Housing Policies (RH)

The following policies (RHP) deal with new housing development in the parish, in line with the overall spatial strategy, and specific local requirements. They respond to the Objectives of this Plan (see **diagram 1**) and the Key Themes as expressed in community engagement, examples of which are given above.

The Maidstone Borough Local Plan identifies the following sites for housing developments in the parish. All these sites have been assessed by Maidstone Borough Council to ensure that access, utility connections, and drainage can be provided. They are illustrated on Map 4 (note that this does not show associated areas of open space).

Langley Park, Sutton Road (MBC Local Plan policy H1(5))  
South of Sutton Road (part in parish) MBC Local Plan policy H1(10)  
Kent Police Training School, Sutton Road MBC Local Plan policy H1(28)  
Boughton Mount, Boughton Lane MBC Local Plan policy H1(52)  
Lyewood Farm, Green Lane MBC Local Plan policy H1(54)  
Junction of Church Street and Heath Road MBC Local Plan policy H1(53)

Langley Park is under construction, and the area south of Sutton Road is the subject of a planning application which Maidstone Borough Council granted in September 2018 subject to the completion of a legal agreement. There are four sites which either do not have planning permission or are yet to be constructed, and they are considered in more detail in policy RH5. One of these sites (Kent Police Training School) lies within the Maidstone Urban Area.

The identified sites and principles balance the need for more housing to support the community and to meet the MBC Local Plan requirements, with local requirements for design which is in keeping with the locality and is sustainable, and landscape husbandry. The policies support both market and affordable housing<sup>22</sup> in line with the definitions set out in the NPPF (see Glossary). They also support housing which is designed to meet the needs of ageing population, including those who wish to downsize.

Local people have expressed a wish for some more new housing and know there is a need for affordable housing in the area. They support affordable housing which meets local needs and contributes to the continuing community spirit in the parish, and avoids provision which brings a disproportionate number of new residents into the rural part of the parish who have no local connection or positive wish to reside in Boughton Monchelsea.

There is a considerable amount of existing affordable housing already in that part of the parish which lies within the Maidstone Urban Area, and proposed large developments in this area will contribute more to meet borough-wide needs. It is proposed that any affordable housing on the sites identified in policy RH5 should be prioritised for people with a local connection to Boughton Monchelsea. As described in Section 4.0 of this Neighbourhood Plan, the rural part of the parish is not well endowed with facilities, particularly public transport.

Further unplanned poor quality development will be strongly resisted. The Neighbourhood Development Plan robustly resists the development of large windfall sites not identified for development in either this Neighbourhood Development Plan or the 2017 Maidstone Borough Local Plan.

Analysis of important views and opportunities for landscape enhancement as part of new development is contained in the Colvin & Moggridge study, and this should be taken into account in new development.

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<sup>22</sup> Affordable housing has a particular meaning in planning legislation – see Glossary.

## Policies

### **RH 1. Location of new residential development**

New residential development to the north of Heath Road, B 2163, will be supported where it is within the Boughton village development boundary, retains the dispersed character of existing hamlets in the area and avoids visual or actual coalescence and subject to no significant adverse impact on the landscape or infrastructure, including parking. Preference will be given to development on brownfield<sup>23</sup> land, within settlement boundaries as set out in the Maidstone Borough Local Plan.

Applications for new development must demonstrate how it responds positively to the established local character, including rural character and topography, and sits comfortably alongside existing development respecting the privacy, wellbeing and quality of life of any existing residents.. Supporting information shall include information on streetscene impact and relationship to wider context and topography where appropriate in order to properly assess the impact.

New residential development south of Heath Road will only be permitted under exceptional circumstances, in accordance with national exception policies.



### **RH 2: Affordable housing – local priority**

New-build affordable housing for social rent and existing social housing outside the Maidstone Urban Area which is made available to people on the Housing Register<sup>24</sup>, including transfers, shall be prioritised for people with a proven local connection to Boughton Monchelsea Parish (as defined on the Housing Register Application form), subject to the extent of their needs.



<sup>23</sup> Brownfield land, sometimes known as previously developed land, is defined in the Glossary

<sup>24</sup> The Housing Register is a list of those in housing need, who meet certain criteria, kept by Maidstone Borough Council and updated from time to time.

### **RH 3: Redevelopment and/ or remodelling of existing affordable housing provision**

The redevelopment and remodeling of existing affordable housing in the Neighbourhood Plan area is encouraged where:

- a) it enables the provision of affordable housing which is more suited to current local need for affordable housing in style, size, type, energy efficiency or design, and
- b) appropriate accommodation is made available in the locality for those who may be displaced during redevelopment and
- c) Where housing is outside the Maidstone Urban Area, priority for occupation is given to applicants with a local connection, as set out in policy RH2.

The mix of affordable properties for social rent, affordable rent or intermediate tenure shall be agreed between Maidstone Borough Council and the Registered Provider.

### **RH 4: Housing allocations and phasing**

The following sites shown on Map 4 RH5 A,B, C, and D are allocated for new housing development to be delivered over the plan period to 2031 and shall be developed as set out in the strategic policy requirements for each site set out in the Maidstone Borough Local Plan, and local requirements set out in this Neighbourhood Plan.

- RH5 A BMNDP site 1, locally known as Boughton Mount Maidstone Borough  
Local Plan ref H1(52)
- RH5 B BMNDP site 2, locally known as Fridays Chicken Farm Maidstone Borough  
Local Plan ref H1(54) Lyewood Farm
- RH5 C BMNDP site 3, locally known as Thomas Cooke's Field Maidstone Borough  
Local Plan ref H1 (53) Junction of Church Street and Heath Road
- RH5 D BMNDP site 4 , Kent Police Training School Maidstone Borough  
Local Plan ref H1 (28)

**Justification RH 5 A: BMNDP Site 1, locally known as Boughton Mount.  
Maidstone Borough Council Local Plan ref: H1 (52)**

This site is brownfield (previously developed land) with listed structures comprising walled garden and ha-ha. The main house no longer exists. More modern buildings of the last 30 years or so have been erected and are in a derelict condition, as is the rest of the site. Boughton Mount was used as a special school, formerly owned by the Foster-Clarke Family and now owned by KCC. The site is set in its own grounds in the countryside between North Loose and The Quarries.

Some of the remaining traditional buildings are attractive and have the potential for re-use within a well-designed new development. A considerable amount of the remaining historic fabric would be retained along with the memory of this prominent local family. The site would previously have attracted a certain amount of vehicular traffic to serve the school use. The restrictive covenant over the land, imposed by the Foster-Clarke Family Trust, to prevent redevelopment can be varied if the benefit were to go to the local school for disadvantaged children.

The site is identified in the Maidstone Borough Local Plan as suitable for approximately 25 dwellings, using an average of 14 dwellings per hectare.

**RH 5 A: BMNDP Site 1, locally known as Boughton Mount  
Maidstone Borough Council Local Plan ref: H1 (52)**

Development of this site for between 15 and 25 houses will be supported where:

1. The Folly, Victorian gardens and listed Ha-Ha are suitably repaired and their setting improved and respected by the new development
2. The site shall be well-landscaped to befit its origins
3. Development shall be of the highest visual quality befitting its historic surroundings
4. Development shall be limited to the existing developed area as shown in red on accompanying map
5. Design and materials of dwellings and boundaries must respect traditional materials common to the locality and colours of its surroundings



### **Justification RH 5B: BMNDP Site 2, locally known as Fridays Chicken Farm**

#### **Maidstone Borough Council Local Plan ref: H1(54) Lyewood Farm**

This site is located between the village and The Quarries. It is currently occupied by rows of large chicken sheds and silos. The house to the front of the site is associated with the farm. The site's boundaries are partially landscaped and relatively unobtrusive. It dips away from main public vantage points and is not readily visible from The Quarries and beyond.

The site continues the pattern of development in this part of the Parish of compact hamlets of varying sizes, The Quarries being the largest. Development that is similar in height to the existing and set within the natural slope of the land would be unobtrusive. The site already has good vehicular access and attracts some traffic associated with the existing use. The existing site can cause unwanted odours. There are opportunities to improve the landscape setting of the existing dwelling.

The site is identified in the Maidstone Local Plan as suitable for approximately 25 dwellings, using an average density of 20 dwellings per hectare. However, the area identified in this Neighbourhood Development Plan is slightly larger and it is felt that it can accommodate approximately 80 houses while complying with the prevailing density in the area (see policy RH 6). In August 2018 planning permission was given for 85 houses and associated access and landscaping, subject to completion of a legal agreement conveying freehold ownership of the residual 30 acres of land to Boughton Monchelsea Amenity Trust for public benefit.

#### **RH 5B: BMNDP Site 2, locally known as Fridays Chicken Farm Maidstone Borough Council Local Plan ref: H1 (54) Lyewood Farm**

Development of this site for approximately 80 houses will be supported where:

1. Homes are similar in height to the existing chicken sheds and not exceeding typical village building heights of 2 ½ storeys
2. Development is laid out in a well landscaped setting, including a landscape buffer to the north and east, and utilising native species
3. Whilst taller elements approaching the height of the silos may be considered, it is not acceptable to repeat the height of the existing silos across the site
4. Terraced dwellings may be acceptable, as demonstrated by the existing layout of chicken sheds
5. Otherwise the development may create its own distinctive farmstead type pattern
6. Long views across the farm to the North Downs should be retained
7. Substantial area of land (not less than 30 acres) is made available for public benefit in perpetuity via BMAT freehold ownership



**Justification RH5 C: BMNDP Site 3: Locally known as Thomas Cooke's field  
Maidstone Borough Council Local Plan ref: H1 (53)**

Adjoining the southern edge of the village, the site is at the corner of Church Road with Heath Road. It comprised a field with low mature hedge boundary and some trees at the edge. The site slopes downward from Heath Road. Otherwise surrounding land is relatively flat. Surrounding dwellings variously address the site from either side on and at their rear garden boundaries of a mix of different high fencing and hedges.

The site is in a sustainable location. It abuts the village boundary, near the village hall, school, shop and recreation ground. The site edges already have some screening that can be allowed to grow and soften the appearance of new development.

High quality appropriately designed development in this location can improve the visual quality of this important gateway to the village.

*NB this site is now under construction for 41 houses and maisonettes, 25 market units and 16 affordable units (a mix of affordable rent and shared ownership) as at October 2017.*

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

Development of this site will be supported where:

1. Vehicular access shall be from Heath Road, the entrance of which have due regard to the setting of the entrance to Boughton Place
2. Additional parking provision for the school and residents of Church Street may be made in Church Road. This may result in the welcome requirement of an upgraded pedestrian crossing
3. Development shall comprise low density homes laid out spaciouly in a semi-organic, informal and well landscaped setting
4. Well-proportioned and generously sized landscaped buffer zones will be adjacent to Heath Road and the houses to the rear of the site, including a generous open green area at the corner of Church Street and Heath Road to reflect and complement that on the corner of Heath Road and Church Hill to the south, and contribute to the landscape character in this part of the village



### Justification RH5D: BMNDP site 4 Kent Police Training School

This site lies within the Maidstone Urban Area and has outline planning permission for up to 90 houses at the time of writing.

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

Development of this site for around 90 houses will be supported where:

1. Density is at an average of 35 units per hectare
2. Vehicular access is from Queen Elizabeth Square only.
3. Contributions are made to the provision and/or improvement of local play and open space facilities
4. Improvements are made to bus services and infrastructure on the A274
5. Improvements are made to highway capacity at the A229/A274 Wheatsheaf junction and to relieve traffic congestion at Sutton Road and Willington Street



Deer Park, Boughton Monchelsea Place

## Justification RH6

Good design which respects the character of the area and reduces the future impact on the environment is important to local people. This policy sets out how this can be achieved. In addition, it is important that the occupants of new houses are welcomed into the parish, and further details are given in Section 6.0.

### **RH 6. Design of new housing development**

In addition to meeting the design requirements of the policies of the Maidstone Borough Local Plan, all housing development, whether conversions or new build or redevelopment, must meet all the following criteria:

- i) be of the highest visual quality appropriate to the area both in itself, and how it impacts on the setting and significant views of the wider village and parish
- ii) reflect local characteristics in terms of topography, ridge heights, layout, plot size, and materials
- iii) be designed so it may incorporate flexibility in terms of internal layout and size to suit lifetime living
- iv) be no higher than surrounding dwellings, to a maximum of two and a half storeys in height including roofspace, subject to impact on local topography
- v) unless specified elsewhere in this plan, have densities that are in line with the prevailing 12-27 per hectare in the parish outside Maidstone Urban Area. Higher density development will be allowed if it is shown that it will not affect the character of the area or have an undue impact on neighbouring properties, and it contributes to the achievement of important community objectives
- vi) incorporate hard and soft landscaping which is characteristic of the locality and takes into account the study by Colvin & Moggridge landscape architects
- vii) have any public realm<sup>25</sup> within it designed to reflect the rural nature of the area using local materials and/ or colourways and natural landscaping species and layout
- viii) be designed to meet the Building Regulations optional requirement for water efficiency and strengthened standards for on-site energy performance. Where this standard is not met or exceeded, the development will not be supported, in order to manage and not exacerbate the burden on local utilities and the environment
- ix) consideration shall be given to designing the accommodation for older people wishing to downsize

These criteria will apply to all proposed development unless exceptional circumstances dictate and sufficient evidence is provided to demonstrate that the proposed development would otherwise comply with the high quality and low impact aims of this policy.

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<sup>25</sup> Public realm is commonly defined as any space that is free and open to everyone. The London Plan describes it as 'the space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces.'

### **RH 7. Residential annexes**

Where planning permission is required, new residential annexes or conversion of outbuildings to use as a residential annex will be supported where they are well designed, fit well within their context, do not harm neighbours' amenity or privacy, and are associated with existing properties.

In some circumstances, for example where permission would not be granted for a new dwelling yet the proposed annex might be of a size and level of facilities that could accommodate a new dwelling, there may be a requirement to demonstrate the need for an annex and/ or a restriction to not be occupied separately from the residential use of the host dwelling.

### **Justification - RH 8. New dwellings in open countryside**

The parish has a small number of historic homes in the open countryside that were leaders for demonstrating the trends of the day, in aspects such as socially, use of materials, technology and design etc. National planning policy permits a limited amount of such development in the UK to continue this tradition. RH 8 will therefore enable a limited amount of development of this nature, subject to the policy criteria below.

### **RH 8. New dwellings in open countryside**

New, high quality single dwellings to a bespoke design, which comply with the following requirements as set out in NPPF, will be favourably considered where there is no damage to visual amenity or negative impact upon the open countryside:

- be truly outstanding or innovative, helping to raise standards of design more generally in rural areas.
- reflect the highest standards in architecture.
- significantly enhance its immediate setting.
- be sensitive to the defining characteristics of the local area.

The information required to accompany applications as set out in policy RH1 will apply, as will RH6, and material to demonstrate compliance with the NPPF.

### **RH 9. Provision for gypsies and travellers**

- Development providing for gypsies and travellers should be of a scale which is subordinate to the scale of any nearby existing development for the settled community.
- Any development providing for gypsies and travellers which does not comply with Maidstone Borough Local Plan policies will not be supported.



## 5.4 LOCAL RURAL ECONOMY POLICIES (LRE)

Snapshot of consultation responses:

“Should be encouraged where it does not impact on the semi-rural nature of the village”



“Assist appropriate rural development that neither spoils the environment nor alters the quiet nature of these rural areas, but allows a financially secure footing for appropriate rural industries.”

“Create a business hub”

“Improve broadband”



“Parkwood estate needs support to help those businesses that have retail and wholesale arms – e.g. a voice to help them in making their case to the estate management / MBC. e.g. signage / access / parking”

“Dependant on kind of business being encouraged as this may have implications for transport, road usage, parking availability etc”



“If possible but most people travel to work”

“Balance need with environmental concerns”

## Introduction to the Local Rural Economy Policies

The Local and Rural Economy policies (LRE) seek to maintain and improve the local economy through businesses in the area. They respond to the Objectives of this Plan (see **diagram 1**) and the Key Themes as expressed in community engagement, examples of which are given above. They focus on a desire for new businesses to be in the local landbased sectors, which are undergoing a renaissance, and for higher tech companies wishing to locate to a rural environment. While larger-scale activities have a role in the local economy, new larger industrial activities are more appropriately located at Parkwood Industrial Estate (identified as an Economic Development Area in the Maidstone Borough Local Plan) due to the rural nature of the area of most of the parish, limited local population encouraging in-migration of workers unlikely to be resident locally, and impact of heavier traffic on smaller roads in an already stressed highway network.

Where premises in existing economic use become redundant, their re-use will be subject to policies in this plan, particularly PWP3 and RH1.

New larger industrial activities are more appropriately located adjacent to Langley Park due to the rural nature of the area of most of the parish, limited local population encouraging in-migration of workers unlikely to be resident locally, and impact of heavier traffic on smaller roads in an already stressed highway network.

Where premises in existing economic use become redundant, their re-use will be subject to policies in this plan, particularly PWP2 and RH1.

### LRE 1. Rural economy

A. Proposals for development enabling traditional rural industries and for new industries, including leisure and tourism, located within the countryside will be encouraged where they:

- a) as a minimum, do not have a significant adverse impact on landscape, biodiversity, green infrastructure or existing traditional economically viable uses as described in this plan, and wherever possible enhance landscape, biodiversity and green infrastructure. Concentrations of commercial covered growing areas, such as polytunnels and glasshouses, which create major obstructions to wildlife corridors and reduce biodiversity will not be supported.
- b) are neighbourly in terms of their visual, noise, smell and other impacts on adjoining uses, and
- c) support an economically successful local economy which maintains the tranquillity of the countryside



B. Proposals that introduce discordant visual or noise elements into the landscape, such as for solar or wind farms and motor, shooting or other noisy sports, that do not support the current tranquillity of the parish, will not be supported.

## **LRE 2. Development relating to existing businesses**

Development proposals throughout the Parish, and particularly south of Heath Road, which relate to the continued operation of established agricultural, horticultural or equestrian – related uses in the area, or which reintroduce rural activities traditional to the locality will be encouraged provided that all the following criteria are met:

- a). where appropriate, proposals shall be accompanied by material showing the impact of the proposed new development from key vantage points in the surrounding open countryside and
- b). development minimises visual and noise impacts on the surrounding countryside and community
- c). development is located either
  - i) near existing established built or landscape features, or
  - ii) any new buildings/ structures are located so as to ensure existing patterns of development are maintained and to avoid significant incursions into open countryside.
  - iii) An exception to (i) may be made where a proposal demonstrates improvements to the existing situation in terms of visual impact on the surrounding countryside, and the existing buildings/structures are removed as part of the new development.
- d). development should provide adequate parking for operational and staff use, including infrastructure for electric vehicle charging and for refrigerated vehicles
- e). where appropriate, measures are proposed to improve the landscaping, setting and/or screening of the development within its wider setting.



# SECTION 6.0

## OTHER MATTERS

THE FOLLOWING MATTERS WERE IDENTIFIED AS IMPORTANT TO THE AREA, BUT ARE NOT MATTERS WHICH CAN BE CONTROLLED THROUGH PLANNING LEGISLATION. THEY ARE LISTED HERE FOR INFORMATION, AND WILL BE PURSUED THROUGH OTHER MEANS.

### LOCAL INFORMATION

The parish council will provide information to initial residents of new development on local facilities and amenities, including footpaths, cycle paths, public transport and public open space, to assist residents in assimilating into the community and reduce impacts of new development.

### WETLANDS

Creation of ecologically rich wetland/marsh/grassland will be supported. Landowners are encouraged to improve the visual interest of drainage channels and their ecological value by restoring grass and reed verges. Funding for this will be investigated. Development that adversely impacts on sensitive areas is not supported.

### NATURE RESERVE

Creation of a Nature Reserve on Parish Council and BMAT land will be investigated in partnership with other nature conservation bodies and farmers will be encouraged to plant small areas of woodland.

### PUBLIC REALM IMPROVEMENTS

Public realm improvements will be made to Church Street. They will focus on including new street trees, improved signage, high quality surface materials, removal of street clutter and barriers to pedestrian movement and provision of convenient cycle parking and seats.

### BUS SERVICE AND STOPS

Improvements to the local bus service and availability of stops will be sought through taking all available opportunities to lobby and suggest them.

### TRAFFIC SPEEDS AND ROUTES

The speed of vehicles and the routes taken, particularly by heavy vehicles, are an issue. The parish council will continue to lobby for appropriate traffic management measures including quiet lanes to reduce risk to pedestrians, cyclists and other road users. In some cases this may be associated with, and funded by, new development.

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The Parish Council will continue to take every opportunity to lobby for improvements to landscape protection in the parish, and will work with and support other bodies pursuing the same objectives, particularly where landscape character areas extend beyond parish boundaries.



# SECTION 7.0

## GLOSSARY

### AFFORDABLE HOUSING

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

**A) Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

**B) Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

**C) Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

**D) Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

**Brownfield, also called Previously developed land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape. (Source:NPPF)

**Housing Register:** a register maintained by the local authority (in this case Maidstone Borough Council) and used in allocating affordable housing tenancies . The housing register is for anyone over 18 who qualifies to go on the register. To qualify people need to have a housing need and have a local connection to Maidstone. (Source: Maidstone BC)

**Self-build and custom-build housing:** Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

# APPENDIX 1

## RELATIONSHIP BETWEEN VISION, OBJECTIVES & POLICIES

### OUR VISION FOR BOUGHTON MONCHELSEA TOWARDS 2031

*'Meet the demands of the modern community whilst protecting and enhancing a sustainable rural environment.'*

#### **Objective 1: Managing landscape and development to be more sustainable and ensure better resilience to social, economic and climate change**

- Managing the landscape and waterways, economy and growth in way which supports the social aspects of the community and is appropriate to this rural Parish.
- All new development must be sustainable in its location, visual impact and environmental performance, and have either a neutral affect or improve either the appearance or performance of the environment.

#### **Relevant Policies:**

- PWP 1. Ensuring a sustainable and resilient community
- PWP 2. Loose Valley and Linton Greensand Ridge landscapes of local value
- PWP 3. Protection of Non-Designated Heritage Assets
- PWP 4. Provision for new housing development
- PWP 6. Sustainable connections
- PWP 7. Sustainable Drainage Systems and Water Management
- PWP 8. Energy Efficiency and Renewable Energy
- PWP 10. Lighting
- PWP 11. Protecting woodland areas and planting native tree and hedge species
- PWP 12. Biodiversity in New Development
- PWP 14. Separation of Settlements, Gateways and Long Views
- PWP 15. Planning Obligations and Community Infrastructure Levy
- HWB 1. Supporting local community facilities
- RH 1. Location of new residential development
- RH 2. Affordable housing – local priority
- RH 3. Redevelopment and/or remodeling of existing affordable housing provision
- RH 4. Housing allocations
- RH 5. Identified sites for housing development
- RH 6. Design of new housing development
- LRE 1. Rural economy
- LRE 2. Development relating to existing businesses

#### **Objective 2: Landscape setting of rural settlements**

- Preserving the character and appearance of the village of Boughton Monchelsea and its satellite hamlets, particularly preventing them merging into the suburbs of Maidstone and losing their separate identity.
- Also contributing to the setting of Maidstone town, which is surrounded by countryside and high-quality landscape and penetrated by corridors of open land which also offer recreational opportunities, as noted in the Local Plan.
- Supporting and influencing national and local measures to improve the protection of local landscape.

**Relevant Policies:**

- PWP 2. Loose Valley and Linton Greensand Ridge landscapes of local value
- PWP 3. Protection of Non-Designated Heritage Assets
- PWP 14. Separation of Settlements, Gateways and Long Views
- PWP 5. Improving landscape and amenity access between South Maidstone and Boughton Monchelsea
- RH 7. Residential Annexes
- RH 8. New dwellings in open countryside

**Objective 3: Rural environment**

- Maintaining green open space for agriculture, food-based production, biodiversity, and resilience to climate change and for sport and recreation, landscape value and setting.
- Enhancing networks for movement by cycle and on foot to and within the Parish.

**Relevant Policies:**

- PWP 2. Loose Valley and Linton Greensand Ridge landscapes of local value
- PWP 5. Improving landscape and amenity access between South Maidstone and Boughton Monchelsea
- PWP 9. Local fibre or internet connectivity
- HWB 2. Allotments.
- RH 1. Location of new residential development
- RH 7. Residential Annexes
- RH 8. New dwellings in open countryside
- LRE 1. Rural economy

**Objective 4: Rural economy**

- Maintaining and enhancing local businesses, particularly related to the traditional land based economy of the area.

**Relevant Policies:**

- LRE 1. Rural economy
- LRE 2. Development relating to existing businesses

**Objective 5: Design and impact of new housing**

- Housing developments must be sustainable, meet the needs of the local community and be in keeping with the existing properties in the village thus preserving the village atmosphere for future generations.
- The scale of any new development must be in keeping with the established pattern of development in the village which has been successfully assimilated on single plots or smaller sites.

**Relevant Policies:**

- RH 1. Location of new residential development
- RH 2. Affordable housing - local priority
- RH 5. Identified sites for housing development
- RH 6. Design of new housing development
- RH 9. Provision for Gypsies and Travellers
- PWP 3. Protection of Non-Designated Heritage Assets
- PWP 13. Traffic Impact Studies and increased parking provision

# APPENDIX 2

## DESIGNATED HERITAGE ASSETS

### IN THE PARISH

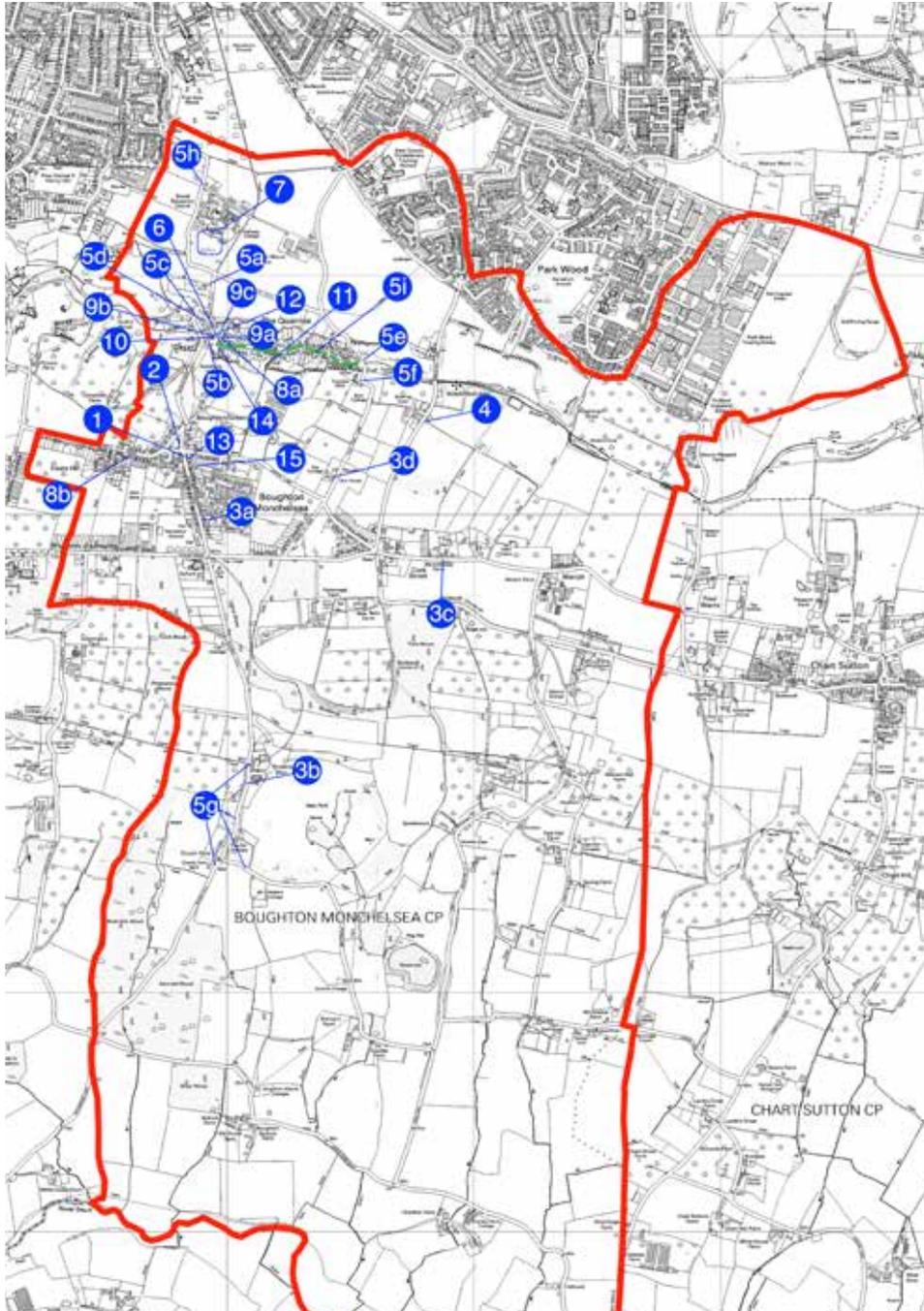
#### LIST OF LISTED BUILDINGS ON MAP 8

Note: NHLE = National Heritage List for England

- 1 Folly in the grounds of Boughton Mount, Grade II listed (NHLE ref 1413737)
- 2 Ha ha with footbridge in the grounds of Boughton Mount, Grade II listed (NHLE ref 1413736)
- 3 Rock Cottage, Grade II\* listed (NHLE ref 1344353)
- 4 Harts House, Grade II\* listed (NHLE ref 1060784)
- 5 Swiss Cottage, Grade II listed (NHLE ref 1344354)
- 6 The Malt House, Grade II listed (NHLE ref 1060783)
- 7 1-11, The Quarries, Grade II listed (NHLE ref 1060733)
- 8 Fir Tree Cottage, Grade II listed (NHLE ref 1344367)
- 9 Quarry House, Grade II listed (NHLE ref 1344366)
- 10 Stone House, Grade II listed (NHLE ref 1240388)
- 11 65, The Quarries, Grade II listed (NHLE ref 1060734)
- 12 Stone mason's workshop and yard, Grade II listed (NHLE ref 1344390)
- 13 88, The Quarries, Grade II listed (NHLE ref 1060736)
- 14 Gladstones, Grade II listed (NHLE ref 1060735)
- 15 Cliff Cottages, Cliff House, Grade II listed (NHLE ref 1068615)
- 16 Brishing Court, Grade II\* listed (NHLE ref 1344355)
- 17 Barn about 25m SW of Brishing Court, Grade II listed (NHLE ref 1060785)
- 18 Elm House and railings attached, Grade II\* listed (NHLE ref 1068795)
- 19 Mounting block about 6m S of Elm House, Grade II listed (NHLE ref 1261053)
- 20 Iden Farm, Grade II listed (NHLE ref 1344382)
- 21 Iden Farmhouse, Grade II listed (NHLE ref 1068664)
- 22 Tilts House, Grade II listed (NHLE ref 1060761)
- 23 Railings about 3m S of Tilts Hosue, Grade II listed (NHLE ref 1068658)
- 24 Mounting block about 5m SW of Tilts House, Grade II listed (NHLE ref 1060762)
- 25 Swallows, Grade II listed (NHLE ref 1068636)
- 26 The Cock Inn, Grade II listed (NHLE ref 1344381)
- 27 Martins Farmhouse, Grade II listed (NHLE ref 1356172)
- 28 3, Park Lane, Grade II listed (NHLE ref 1060701)
- 29 Mounting block immediately W of 63, Church St, Grade II listed (NHLE ref 1261039)
- 30 Tudor Cottage, Grade II listed (NHLE ref 1068776)
- 31 Lewis Court, Grade II listed (NHLE ref 1060768)
- 32 White Cottage, Grade II listed (NHLE ref 1068768)
- 33 Laburnum Cottage, Grade II listed (NHLE ref 1060767)
- 34 Lime Tree Cottage, Grade II listed (NHLE ref 1344346)

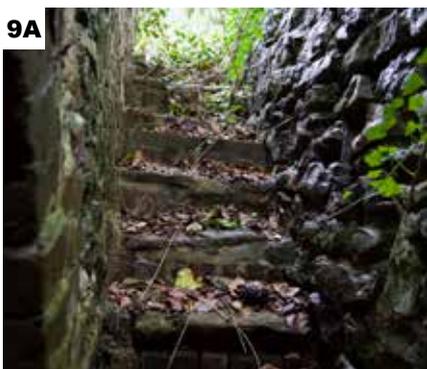
- 35 Beresfords, and gate piers attached, Grade II listed (NHLE ref 1060782)
- 36 The Old House, Grade II listed (NHLE ref 1356134)
- 37 Oak Cottage, Oak Tree Cottage, Grade II listed (NHLE ref 1060766)
- 38 The Old Farmhouse, Grade II listed (NHLE ref 1068744)
- 39 Old Cottage, Grade II listed (NHLE ref 1060765)
- 40 Parsonage Farmhouse, Grade II listed (NHLE ref 1060763)
- 41 Wierton Grange, Grade II listed (NHLE ref 1344368)
- 42 Greenhouses about 30m N of Wierton Place and attached garden wall, Grade II listed (NHLE ref 1373870)
- 43 Garden building to the NW of Wierton Place, Grade II listed (NHLE ref 1389638)
- 44 Wierton Place, Grade II listed (NHLE ref 1389637)
- 45 Wierton Hall Farm Cottage, Grade II listed (NHLE ref 1060737)
- 46 Wierton Hall, Grade II listed (NHLE ref 1068693)
- 47 Garden gateway about 20m E of East Hall, Grade II listed (NHLE ref 1068702)
- 48 East Hall, Grade II listed (NHLE ref 1344383)
- 49 Barn about 56m W of East Hall, Grade II listed (NHLE ref 1060764)
- 50 Barn about 70m WNW of East Hall, Grade II listed (NHLE ref 1068725)
- 51 Wierton Cottage, Grade II listed (NHLE ref 1049074)
- 52 Tanyard, Grade II listed (NHLE ref 1060738)
- 53 Bishops Farm House, Grade II listed (NHLE ref 1051669)
- 54 Gravitts Farm House, Grade II listed (NHLE ref 1344365)
- 55 Charlton Farmhouse, Grade II listed (NHLE ref 1060769)
- 56 Holbrook, Grade II listed (NHLE ref 1068785)
- 57 Rabbit's Cross Farmhouse, Grade II\* listed (NHLE ref 1060770)
- 58 Hertsfield Bridges, Grade II\* listed (NHLE ref 1060786)
- 59 Keeper's Cottage, Grade II listed (NHLE ref 1060771)
- 60 Church Farm Barn, Grade II listed (NHLE ref 1060760)
- 61 Church Farm House, Grade II listed (NHLE ref 1356183)
- 62 Church of St Peter, Grade II\* listed (NHLE ref 1060754)
- 63 Monument to members of the Joy family, Grade II listed (NHLE ref 1060757)
- 64 Monument to William Wedd, Grade II listed (NHLE ref 1068599)
- 65 Group of monuments to S of Porch, Grade II listed (NHLE ref 1060759)
- 66 Monument to Sidragh Fowler, Grade II listed (NHLE ref 1344378)
- 67 Monument to Thomas Maddox, Grade II listed (NHLE ref 1344379)
- 68 Monument to Edwards Emiot, Grade II listed (NHLE ref 1060756)
- 69 Group of 3 monuments NE of Chancel, Grade II listed (NHLE ref 1060755)
- 70 The Rider Mausoleum, Grade II listed (NHLE ref 1344377)
- 71 Monument to William Reiffgens, Grade II listed (NHLE ref 1060758)
- 72 Lychgate, Grade II\* listed (NHLE ref 1068606)
- 73 Mounting block about 6m W of Lychgate, Grade II listed (NHLE ref 1344380)
- 74 Boughton Monchelsea Place, and courtyard buildings, Grade I listed (NHLE ref 1060787)
- 75 Mounting block in front of E elevation of Boughton Monchelsea House, Grade II listed (NHLE ref 1060702)
- 76 Sundial about 8m S of Boughton Monchelsea Place, Grade II listed, (NHLE ref 1344376)
- 77 Archway about 10m S of W end of Boughton Monchelsea Place, Grade II listed, (NHLE ref 1060753)
- 78 Barn about 15m SW of Boughton Monchelsea Place, Grade II listed, (NHLE ref 1060752)

# APPENDIX 3 NON-DESIGNATED HERITAGE ASSETS IN THE PARISH



- 1 Flue on the roof of the Albion / Curious Eatery
- 2 Soup Kitchen
- 3 Steps to mount a horse
- 3a Opposite Village Hall
- 3b Church Lynchgate
- 3c Tilts House
- 3d Old Tree lane
- 4 Chimney / Hop Pole Tar Dip - Brishing lane
- 5 Ragstone Walls
- 5a Bottlescrew Hill Top
- 5b Bottlescrew Hill -Bottom -corner
- 5c Little Switzerland-Walls
- 5d Little Switzerland-Buildings
- 5e Cliff Hill
- 5f Old Tree lane
- 5g Church Area
- 5h Boughton Lane Farm Entrance
- 5i The Quarries
- 6 Edward VII Post Box
- 7 The Mount
- 7a Fish Pond
- 7b Wiggley Wall
- 7c Ragstone Gazebo
- 7d Ragstone Gazebo Pillars
- 7e Ragstone Garden Wall - North
- 7f Ragstone Garden Wall - South
- 7g Ragstone Garden Wall - West
- 7h Water Tower & Main Building
- 8 Old Stiles
- 8a Bottle Screw Hill Bridge
- 8b Haste Hill Road
- 9 Tunnel under the Bottle Screw Hill Road
- 9a Steps into the tunnel Cottage side
- 9b Steps into the tunnel Well side
- 9c Inside the tunnel itself
- 10 Dip Well
- 11 Ragstone Steps - The Slit between GCs House & the Quarries
- 12 Kiln - Just off Bottle screw Hill
- 12a Outside the Kiln
- 12b Inside the kiln
- 13 Cold Store - The Albion
- 14 Old Sign Post - Corner Quarries/Bottle Screw Hill
- 15 Area surrounding Lewis Court Cottages







# APPENDIX 4

## LOCAL DESIGN CHARACTERISTICS

**This section identifies some key features of built development and streetscape in the parish and it is hoped that it will inform and help those making changes to their properties or seeking to develop in the parish, so that changes fit in with existing character. Many alterations to buildings do not require planning permission but taken together they can have a considerable impact, not only on the human environment but also on biodiversity. Usually consideration of wildlife needs as well as human needs can lead to a satisfactory solution which meets both sets of requirements.**

### **Built form**

Residential building types include terraced cottages, semi-detached houses, some bungalows, and bigger detached properties in large plots, some of which are very large. Houses are predominately two storey. Pitched roofs are typical and features such as chimneys and gables create a varied roofline. Houses date from a variety of periods, and large blocks of similar properties are not characteristic of most of the parish, apart from the area within the defined Maidstone Urban Area.

### **Materials**

Typical natural and attractive materials include Kentish ragstone, buff stock brick, red stock brick detailing, white or cream painted brickwork, Kent peg tiles and slate or clay roof tiles. The best buildings use a limited palette and materials are used to highlight elements such as an entrance, upper storey or bay, rather than being applied in patches as a superficial facade.

### **Boundaries**

Typical and attractive front boundaries in the rural part of the parish include Kentish ragstone walls, carefully detailed brick walls, substantial hedges including native species, and rustic wooden fencing and gates. The character is informal as it is generally backed by planting, but it effectively delineates public from private space. High metal gates and metal fencing, particularly when not backed by vegetation, are more urban in character and are not typical, even in the northern part of the parish. Access driveways are generally restrained in character. Hoggin or gravel driveway surfaces bordered by setts are characteristic, and wide sweeping tarmac or paved driveways flanked by piers and ornaments are not typical in the rural part of the parish.



## Landscaping

The Landscape Character Study of the parish by Colvin and Moggridge gives a good indication of what is typical of different areas of the parish. In individual landscaping schemes for new and existing development it is desirable to include native species, and species which attract pollinators to enhance biodiversity.

## Other features

Understandably residents and businesses, particularly in the rural part of the parish which is unlit at night, desire security lighting for safety and convenience. But bright levels of illumination are not always necessary, and can be very disruptive to wildlife and create an urbanising effect as well as being expensive in energy consumption. Consideration should be given to motion sensor activated lighting, solar lighting, lit bollards and wall installations, particularly in domestic settings, as these are not only effective but are more sympathetic to wildlife and character.

House and business name and number signs are varied across the parish, and are particularly helpful to visitors in the rural area. Natural materials such as wood and paint are characteristic of the rural area, and again attention should be paid to any illumination.

## Public Realm

While many of the following features are the responsibility of Kent County Council, Maidstone Borough Council or Boughton Monchelsea Parish Council, individual property owners' actions also contribute to public enjoyment of the street scene. Mature trees and hedges flanking the highway and within domestic gardens make an important contribution. Many roads within the parish have an informal, rural or semi-rural character with features including grass verges, a lack of hard footway, tall hedges and timber fencing and stone walls. Features such as traffic management and safety installations, street signs, footpath signs and stiles etc, dog and waste bins, and footway surfacing need to be sympathetic to the character of the location.



# APPENDIX 5

## BOUGHTON MONCHELSEA MASTERPLAN - LANDSCAPE ENHANCEMENT PROPOSALS

### PROPOSED PROJECTS

The full schedule of 93 pieces of work associated with landscape enhancement proposals on pages 79 & 80 of the study by our landscape consultants is listed, however, projects 21, 35 and 41 have been identified by the Parish Council as the three main projects to be investigated in the first instance and, subject to the outcome of these investigations, our aim is to bring these 3 main projects forward.

Boughton Monchelsea Parish Council are committed to improving linkages within and beyond our parish for our residents and the wider community. Working with private land owners and utilising the land owned by Boughton Monchelsea Amenity Trust, we are endeavouring where possible to form a comprehensive network of well connected footways, bridleways and cycle ways.

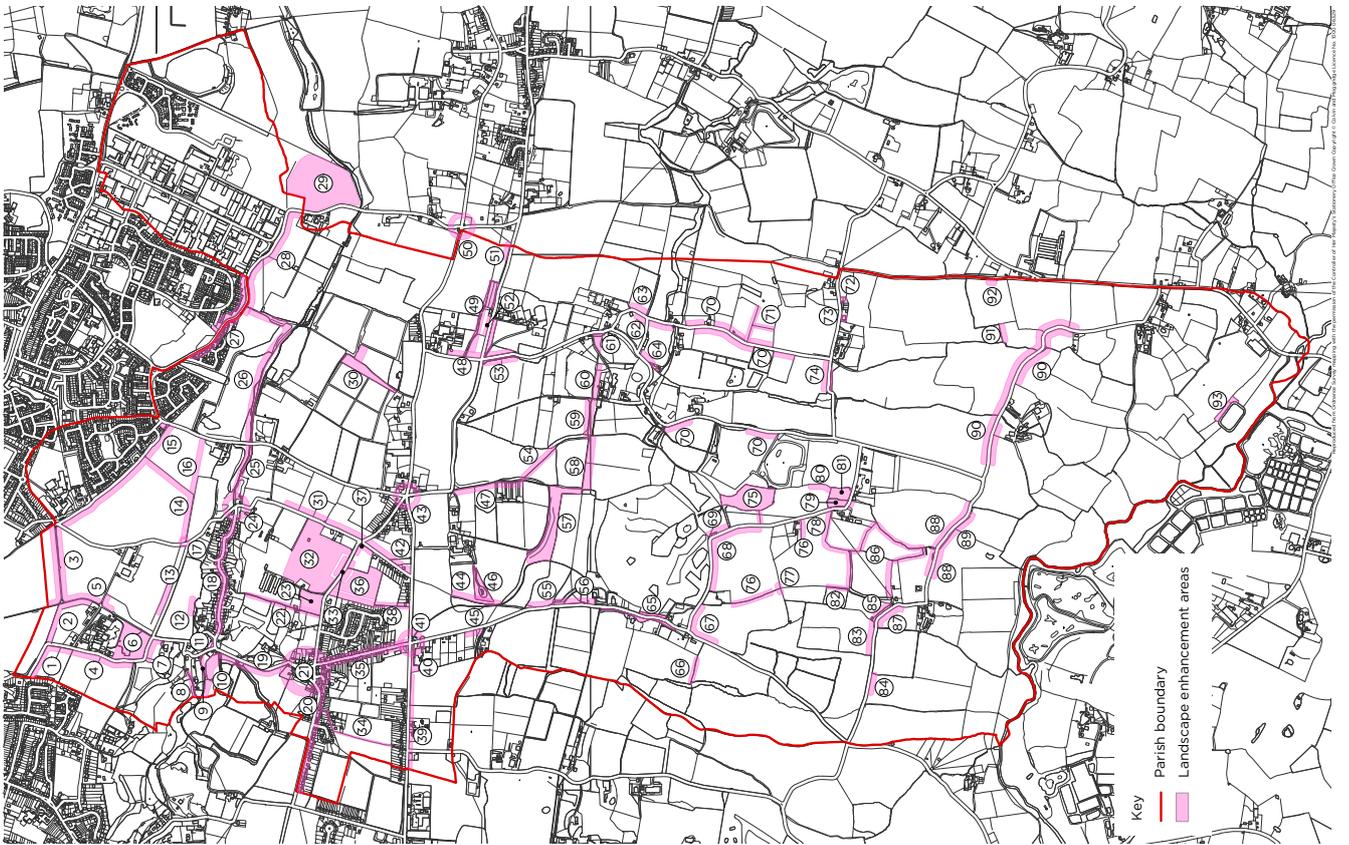
Some of the other works listed could be considered as more day-to-day maintenance and repair works which will be ongoing.

All of this work will be properly planned, prioritised and subject to funding.

The full study carried out by our appointed consultant, Colvin & Moggridge, is available on our website.

[www.boughtonmonchelseapc.kentparishes.gov.uk](http://www.boughtonmonchelseapc.kentparishes.gov.uk)

Landscape Enhancement Proposals



**Introduction**  
Combining the findings of the landscape character review, the views study, access and movement study, recreation and amenity study and the landscape condition review, a number of enhancement opportunities have been identified throughout the parish. These form the basis of the Landscape Masterplan and Management Plan document as Parish Council aspirations, subject to budgetary constraints and further specialist advice.

- The enhancements have varying goals, including:
  - improving visual coherence and quality
  - reinforcing or sustaining landscape character
  - increasing ecological value and connectivity
  - improving access and movement around the village, and
  - providing better recreation facilities or services around the village.
- Many of the proposals address more than one of these goals.

Locations for 95no. proposed enhancement sites are indicated on the plan opposite and listed below, with text explaining both the goal and the nature of the proposals.

First, please note that enhancement proposals have been made regardless of land ownership. Some relate to land owned by BMAT or the County Council, but the majority of recommendations apply to privately-owned features. For that reason, the enhancement proposals are often framed in terms of encouraging or promoting a particular course of action, rather than listing direct and immediate work tasks.

Second, enhancement recommendations are made only for landscape elements that could be seen in sufficient detail. This includes areas of publicly-accessible land but also elements clearly visible from public highways or rights of way. Whilst this means that some features on private land have been omitted, those included are the most prominent and key to the public appreciation of the parish landscape.

Finally, please note that these enhancement recommendations do not include or supersede standard ongoing maintenance practices. For example, only those hedgerows and woodlands needing unusual or urgent intervention have been included in the list, but clearly ALL require routine periodic management to stay in good condition.

For quick reference, the enhancements being proposed have been separated into 10no. colour-coded categories, according to the work involved. The appropriate colour or colours relating to each individual site are shown alongside the description. The different categories of work are:

- hedgerow repair or replanting
- hedgerow maintenance
- woodland management or replanting
- specimen tree planting
- fencing and gate repair or installation
- walling repair or installation
- street furniture changes
- surfacing changes
- access improvements
- miscellaneous

The enhancements will be organised into a number of manageable projects for implementation. Each project may be linked by type of work or, if more appropriate, by location and will be classed as short, medium or long term according to the difficulty, cost, sensitivity or logistics of implementation. Many projects will require additional specialist advice to determine the exact work to be carried out, for example, qualified arboricultural advice will be sought in relation to woodland management and regeneration. Major projects are highlighted in the text with a grey background.

**1 Cyclway creation**

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**Action:** Consider introduction of new permitted cycleway alongside Boughton Lane through fields. Create entry point in hedge opposite footpath KM98 and adjacent to footpath KM56 (Edlington Lane), with cycle gates at KM98 end to slow exit onto dangerous road. Excavate a route parallel with existing hedge but beyond rootzone, install suitable depth of sub-base material and macadam wearing course. Install timber post and wire fence to field side.

**2 Path widening for cycleway creation, fence and gate replacement and repair, shelterbelt planting and hedge replanting**

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**Goal:** To improve landscape quality and access  
**Action:** Consider incorporating a cycleway alongside the existing footpath; clean back accumulated organic matter and overgrown path edges to establish underlying path condition. Install combined macadam footpath and cycleway, removing (and replacing) collapsed timber post and wire fence and patchy field hedge on south side as necessary. If removal of field fence and hedge is not required, replace timber post and wire fence by laying and compacting a 100mm deep sub-base of H25, Hay, Maple and Field Maple, with a kissing gate at Boughton Lane and replace with cycle gate to slow access onto public highway. Encourage long term replacement of metal palisade fence immediately adjacent to public right of way on north side with a lower post and wire field fence, and installation of shelterbelt planting behind. Security fencing could be installed on other side of shelterbelt if still required. Shelterbelt planting to be mix of Oak, Poplar, Field Maple, Hazel and Scots Pine.

**3 Path widening for cycleway creation, hedgerow replacement or renovation/repair, fence replacement and hedgerow tree planting**

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- 
- 
- 

**Goal:** To strengthen landscape character and improve access  
**Action:** Consider incorporating a cycleway alongside the existing footpath; clean back accumulated organic matter and verges to establish underlying path condition and width. Remove collapsed timber field fence, hedge and trees on south side as necessary to accommodate wider surface. If removal of hedge is not required, trim for density and shape, and replace lengths of hedging that are beyond repair with new mix of Hawthorn, Blackthorn, Hazel and Field Maple, incorporating periodic individual hedgerow Oak and Poplar. Install new sub-base and macadam wearing course. Install cycle gate at northern end.

**4 Footpath creation**

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**Action:** Consider introduction of new permitted footpath alongside Boughton Lane through fields. Create entry point in hedge opposite footpath KM98 and run south to meet footpath KM55. Maintain existing grass surface and install timber post and wire fence to field side, with stile at each end. Return post and wire fencing alongside KM55.



**Landscape Enhancement**

**35 Church Street enhancement**

Goal: To improve landscape quality, character, visual coherence and ease of access.  
 Action: Encourage a green edge to the car park, of the Cock Inn, to screen large visually-busy area of meadow and parking, and encourage driver caution. Promote the introduction of a small number of large species trees (eg. Beech) within the grounds of the Cock Inn, to provide softness and balance trees in gardens on south side of Heath Road. Consider introduction of contrasting surface treatment at junction to encourage slower movement and promote sense of place. Rationalise bus stop pull-in on the south side of Heath Road. Has an area of woodland edged by gapping up of timber of Hawthorn, Hazel and Field Maple, with inclusion of a group of hedgerow Oak.

**44 Fence replacement**

Goal: To improve landscape quality.  
 Action: Encourage replacement of collapsed fence with similar timber post and wire.

**45 Hedgerow repair**

Goal: To maintain visual coherence.  
 Action: Encourage gapping-up of weak section of hedgerow at this point to include Hawthorn, Hazel, Common Elm and Field Maple.

**46 Woodland management**

Goal: To maintain landscape character.  
 Action: Encourage selective thinning within block of young tree planting, to allow successful long term development.

**47 Hedgerow or screen belt installation and fence repair**

Goal: To improve landscape quality and privacy adjacent to public right of way.  
 Action: Encourage installation of a narrow belt of Hazel coppice or mixed native field hedge alongside track using mix of Hawthorn, Hazel, Field Maple, Blackthorn and Dogwood to provide privacy to homes and screening to unsightly storage yard, to restore rural character of public right of way. Encourage repair of existing fence where this has collapsed.

**48 Fence replacement and hedgerow reinstatement**

Goal: To strengthen landscape character.  
 Action: Encourage replacement of new anti-climb fence panels over time, by native trees and plants to establish before the existing fence is removed. New hedge plants to be a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.

**49 Woodland management and reinstatement**

Goal: To maintain landscape quality and character.  
 Action: Significant proportion of woodland block has been cleared and public right of way diverted around edge of woodland. Remaining trees are etiolated, appear vulnerable to wind-blow and lack diversity of age structure. Understand cause of woodland clearance and encourage supplementary planting with mix of native trees and plants to create a more diverse canopy for the long term. Encourage selective inter-planting within gaps to improve diversity and age structure.

**50 Provision of road mirror**

Goal: Road safety.  
 Action: Request a convex mirror at the Four Wents junction to enable safe exit from Blishing Road.

**51 Hedgerow repair**

Goal: To maintain visual coherence and landscape character.  
 Action: Encourage gapping-up of existing hedgerow and reinstatement of base, using a mixture of Hawthorn, Blackthorn, Hazel and Field Maple.

**52 Hedgerow management**

Goal: To maintain landscape quality.  
 Action: Encourage replacement of collapsed fence with similar timber post and wire.

**43 Cock Street enhancements**

Goal: To improve landscape character.  
 Action: Encourage a green edge to the car park, of the Cock Inn, to screen large visually-busy area of meadow and parking, and encourage driver caution. Promote the introduction of a small number of large species trees (eg. Beech) within the grounds of the Cock Inn, to provide softness and balance trees in gardens on south side of Heath Road. Consider introduction of contrasting surface treatment at junction to encourage slower movement and promote sense of place. Rationalise bus stop pull-in on the south side of Heath Road. Has an area of woodland edged by gapping up of timber of Hawthorn, Hazel and Field Maple, with inclusion of a group of hedgerow Oak.

**44 Fence replacement**

Goal: To improve landscape quality.  
 Action: Encourage replacement of collapsed fence with similar timber post and wire.

**45 Hedgerow repair**

Goal: To maintain visual coherence.  
 Action: Encourage gapping-up of weak section of hedgerow at this point to include Hawthorn, Hazel, Common Elm and Field Maple.

**46 Woodland management**

Goal: To maintain landscape character.  
 Action: Encourage selective thinning within block of young tree planting, to allow successful long term development.

**47 Hedgerow or screen belt installation and fence repair**

Goal: To improve landscape quality and privacy adjacent to public right of way.  
 Action: Encourage installation of a narrow belt of Hazel coppice or mixed native field hedge alongside track using mix of Hawthorn, Hazel, Field Maple, Blackthorn and Dogwood to provide privacy to homes and screening to unsightly storage yard, to restore rural character of public right of way. Encourage repair of existing fence where this has collapsed.

**48 Fence replacement and hedgerow reinstatement**

Goal: To strengthen landscape character.  
 Action: Encourage replacement of new anti-climb fence panels over time, by native trees and plants to establish before the existing fence is removed. New hedge plants to be a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.

**49 Woodland management and reinstatement**

Goal: To maintain landscape quality and character.  
 Action: Significant proportion of woodland block has been cleared and public right of way diverted around edge of woodland. Remaining trees are etiolated, appear vulnerable to wind-blow and lack diversity of age structure. Understand cause of woodland clearance and encourage supplementary planting with mix of native trees and plants to create a more diverse canopy for the long term. Encourage selective inter-planting within gaps to improve diversity and age structure.

**50 Provision of road mirror**

Goal: Road safety.  
 Action: Request a convex mirror at the Four Wents junction to enable safe exit from Blishing Road.

**51 Hedgerow repair**

Goal: To maintain visual coherence and landscape character.  
 Action: Encourage gapping-up of existing hedgerow and reinstatement of base, using a mixture of Hawthorn, Blackthorn, Hazel and Field Maple.

**52 Hedgerow management**

Goal: To maintain landscape quality.  
 Action: Encourage replacement of collapsed fence with similar timber post and wire.

**53 Woodland management**

Goal: To maintain landscape character.  
 Action: Narrow belt of woodland alongside lane is gappy in places and some trees are covered with dense ivy. Encourage ivy-removal and selective understorey clearance and re-planting (or inter-planting into existing gaps) with Oak, Beech, and Hazel to help thicken and provide sufficient number of good quality replacement specimens for the long term.

**54 Footpath signage and access**

Goal: To improve accessibility.  
 Action: Improve signage for length of footpath KM19 crossing Tilts Wood.

**55 Hedgerow management and hedgerow tree planting**

Goal: To maintain parkland character.  
 Action: Weak section of roadside hedge beneath line of mature Oaks at edge of parkland, encourage trimming to develop density as far as possible and installation of a line of understory Oaks on park side.

**56 Woodland management**

Goal: To maintain landscape quality and character, and improve ecological value.  
 Action: Small area of coppiced woodland now overwhelmingly dominated by Sycamore with only a few remnant Sweet Chestnut. Encourage some re-coppicing to diversify age structure and some felling and re-planting with Sweet Chestnut and Oak.

**57 Woodland management**

Goal: To maintain landscape quality and character, and improve ecological value.  
 Action: Large block of Sweet Chestnut coppice with individual Oaks and smaller block of etiolated Sycamore coppice with individual Oaks both vulnerable to damage. Encourage phased sequence of re-coppicing within blocks to diversify age structure and create glades, and within Sycamore block, some felling and re-planting with Sweet Chestnut, Oak and Field Maple to introduce diversity.

**58 Hedgerow management**

Goal: To maintain landscape quality and improve access.  
 Action: Encourage gentle trimming back of overhanging hedge/hedgerow trees to enable better access without losing enclosed character, and clearing deliberate gaps in the hedgerow at strategic points.

**59 Fence repair and hedgerow management**

Goal: To maintain landscape quality and improve access.  
 Action: On south side, encourage trimming of overgrown hedge/hedgerow trees that crowd path to enable better access and again, creation of periodic views out from path route towards the Weald by clearing deliberate gaps in the hedgerow at strategic points.

**60 Hedgerow management and woodland planting**

Goal: To improve access and strengthen landscape character.  
 Action: Mixed hedgerow of Holly, Elder and Sycamore growing beneath thin line of trees at rear of Wierton Place cramps pathway and fails to screen views into service yard. Encourage trimming of hedgerow plants to clear pathway and to develop density, and supplementary planting of a mixed woodland screen belt within Wierton Place using a mixture of Oak, Sweet Chestnut, Field Maple, Hazel and Scots Pine.

**61 Woodland management**

Goal: To maintain landscape quality and character.  
 Action: Mixed corner/edge woodland in broadly good condition but becoming etiolated; encourage selective thinning and coppicing to maintain presence in future.

**62 Hedgerow management and repair**

Goal: To maintain visual coherence and landscape character.  
 Action: Encourage maintenance and gapping-up of existing hedgerows where these are in poor repair using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.

**63 Footpath signage and access**

Goal: To improve accessibility.  
 Action: Improve signage for length of footpath KM21 where this joins KM22 via steps, and establish whether access should still be possible onto East Hill opposite the cottages (gate locked at date of inspection).

**64 Hedgerow reinstatement**

Goal: To improve landscape quality.  
 Action: Encourage reinstatement of a field hedge at this very visible entry point to Wierton hamlet, to soften view of agricultural/commercial buildings and Dogwood without hedgerow trees, in order to maintain open views.

**65 Woodland maintenance**

Goal: To maintain landscape character.  
 Action: Narrow belt of trees on road banks to each side of Church Hill are in poor condition and vulnerable to decline; many trees are etiolated and ivy-ridden although ivy removal may appear to improve appearance. Encourage selective thinning and inter-planting to ensure sufficient good quality, large canopy trees (eg. Oak and Beech) to develop for the future.

**66 Hedgerow repair**

Goal: To maintain landscape character.  
 Action: Encourage gapping-up of weak length of hedge using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.

**67 Hedgerow reinstatement and introduction of hedgerow trees**

Goal: To strengthen landscape character and improve quality.  
 Action: Encourage reinstatement of a field hedge at this key entry point to the southern part of the parish, where landscape quality is otherwise very high. Use a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood and intermittent hedgerow Oaks.

**68 Hedgerow repair and introduction of hedgerow trees**

Goal: To improve visual coherence and strengthen landscape character.  
 Action: Encourage re-planting/gapping up of existing remnant hedge around large arable field using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood and intermittent hedgerow Oaks at this important location adjacent to Boughton Place deer park.

**69 Hedgerow repair**

Goal: To maintain landscape character.  
 Action: Encourage gapping up of weak length of hedge within this run using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.

**70 Hedgerow maintenance**

Goal: To maintain landscape character.  
 Action: Encourage maintenance and major height reduction/possible re-laying of existing hedges that are dominated by ivy and vulnerable to winter damage.

**71 Hedgerow reinstatement**

Goal: To strengthen landscape character.  
 Action: Encourage reinstatement of field hedges around paddocks using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.

**72 Screen large parking area**

Goal: To maintain landscape quality and character.  
 Action: Encourage installation of a roadside hedge and field gate to enclose and screen large area of plantings surface adjacent to cottages in otherwise attractive area.

## Landscape Enhancement

### 73 Replacement of timber fence

- Goal: To improve landscape quality and strengthen character
- Action: Encourage removal of uncharacteristic tall timber garden fence around Homeleigh Timber premises to reveal existing hedge.

### 74 Woodland maintenance

- Goal: To maintain landscape character
- Action: Belt of trees along either side of Hermitage Lane is narrow and although in reasonable condition at present, individual trees are etiolated and vulnerable to decline. Encourage thickening of the woodland belt, by planting rows of trees in the field margin using a mixture of Oak, Alder, Beech, Field Maple and Hazel.

### 75 Woodland maintenance and replanting and specimen tree planting

- Goal: To maintain landscape character
- Action: Existing Poplar plantation is of uniform age and becoming vulnerable to decline. Encourage phased felling and re-planting with mixed native woodland to form an extension of adjacent mixed woodland with species to include Oak, Beech, Alder and Hazel. Adjacent Field Maple and Poplar demarcating edge of Hermitage Lane will also be felled and replaced with native species. Encourage planting between existing trees with Oaks to ensure long term presence.

### 76 Hedgerow repair

- Goal: To maintain landscape character
- Action: Encourage replacement of weak lengths of hedge where possible between hedgerow trees, using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.

### 77 Hedgerow management

- Goal: To improve accessibility
- Action: Encourage engagement and maintenance of hedge gap in corner of field along KM127. To ensure pedestrians can pass.

### 78 Replacement of footpath sign

- Goal: To improve accessibility
- Action: Provide a new timber post and footpath signage for KM128 on Peens Lane where sign has fallen.

### 79 Woodland maintenance and replanting and hedgerow maintenance

- Goal: To maintain landscape character
- Action: Existing Poplar plantation is of uniform age and becoming vulnerable to decline. Encourage phased felling and re-planting with mixed native woodland to form an extension of adjacent mixed woodland with species to include Oak, Alder, Beech and Hazel. Short length of hedge opposite is gappy; encourage trimming for density and shape.

### 80 Hedgerow tree planting

- Goal: To maintain landscape character
- Action: Encourage inter-planting along narrow wooded boundary with Common Oaks to maintain line of trees for the long term.

### 81 Woodland maintenance

- Goal: To maintain landscape character
- Action: Encourage long-term management to ensure ongoing presence of corner woodland block, including selective thinning and inter-planting to ensure a suitable number of good quality large canopy trees (eg. Oak and Beech) to develop and to diversify age structure.

### 82 Footpath access

- Goal: To improve accessibility
- Action: Replace broken stile on KM127.

### 83 Reinstatement of hedgerow or replacement of fencing

- Goal: To improve landscape quality and character
- Action: Encourage reinstatement of native hedge using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood or replacement of dilapidated post and wire fence with new post and wire.

### 84 Hedgerow repair

- Goal: To maintain landscape character
- Action: Encourage gapping-up of weak length of hedge within otherwise strong run, using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.

### 85 Woodland management

- Goal: To maintain landscape character
- Action: Narrow belt of woodland alongside lane is etiolated and vulnerable to decline. Encourage ivy-removal and pruning to extend life-span, and selective felling and re-planting with Oak, Beech, Hazel and Hawthorn to help thicken and provide sufficient number of good quality replacement specimens for the long term.

### 86 Hedgerow repair and fence replacement

- Goal: To strengthen landscape character
- Action: Encourage replacement of dilapidated fences with similar timber post and wire and gapping-up of weak lengths of hedge using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.

### 87 Hedgerow repair and introduction of hedgerow trees

- Goal: To improve visual coherence and landscape character
- Action: Encourage re-planting/gapping up of existing remnant hedge around corner field using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood and intermittent hedgerow Oaks.

### 88 Hedgerow repair and introduction of hedgerow trees

- Goal: To maintain visual coherence and landscape character
- Action: Encourage weeding of newly-planted hedgerows and maintenance and gapping-up of existing hedgerows in poor repair using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood. Encourage the removal of uncharacteristic, short-lived hedgerow Birch and replacement (or inter-planting) with English Oak.

### 89 Provision of more appropriate field entrance

- Goal: To improve visual coherence by replacing unsightly field entrance with more discreet treatment.
- Action: Establish why secure entrance is required and discuss the possible removal of the bollards or replacement with a less prominent style.

### 90 Introduction of hedgerow trees & small corner woodlands

- Goal: To strengthen and sustain landscape character
- Action: There are few hedgerow trees along these routes, and those that have survived are now mature. A new generation of trees is needed to sustain character and provide ecological richness. Encourage the installation of young hedgerow Oaks within field margins, and small corner blocks of mixed Oak, Willow, Alder and Hazel on wet ground.

### 91 Hedgerow management and repair

- Goal: To maintain landscape character
- Action: Encourage maintenance and gapping-up of existing hedgerow alongside PRQW where it is in poor repair using a mixture of Common Elm, Hazel, Hawthorn, Field Maple and Dogwood.

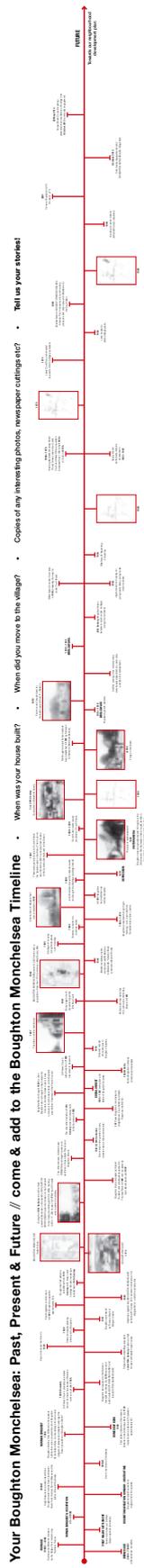
### 92 Replacement of footpath sign

- Goal: To improve accessibility
- Action: Provide a new timber post and footpath signage for KM130 on Forge Lane where sign is missing.

### 93 Phased replacement of conifer screen belt

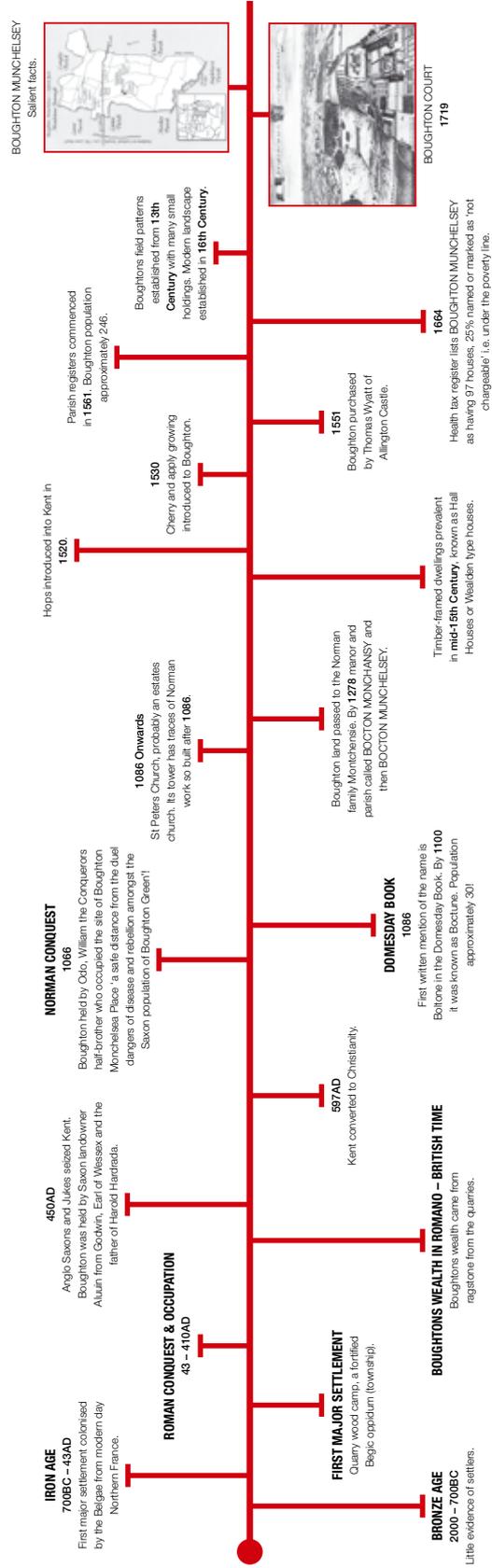
- Goal: To improve landscape character and visual coherence
- Action: Encourage installation of an alternative screen planting block to replace visually intrusive conifer belt, using a mixture of locally-appropriate species eg. Common Alder, White Willow, Goat Willow and Hazel, and English Oak on dry ground.

# APPENDIX 6 BOUGHTON MONCHELSEA TIMELINE



## Your Boughton Monchelsea: Past, Present & Future // come & add to the Boughton Monchelsea Timeline

When was your house built? • When did you move to the village? • Copies of any interesting photos, newspaper cuttings etc? • Tell us your stories!



During the **18th Century** one of the most powerful influences on the parish of BOUGHTON MONCHELSEA was the creation of the Cowheath Army Camp (mustering point for militia housing 5,000 – 17,000 troops). In **1779** it had 700 retail units to serve the soldiers.



Two other manors, Hobbrook and BRISHING and large houses such as Warton House (later Place), and Boughton Mount.

The only other industry in **19th Century** was the brewery built in the Quarries in **1803**.

Boughton Mount bought **1824** by John Broadrick who is thought to have made his fortune in the West Indies in part, it was run over, from the slave trade. John Broadrick was the first Chairman of the Parish Council.



**1857**  
The Albion Inn first mentioned.

St Peter's Church disastrous fire of **1832** rumored to be arson!

**1841**  
Bronze age brooch uncovered opposite Blishing Court.



**1842**  
BOUGHTON MONCHELSEA parish of 2,200 acres and a population of less than 700 commonly called Quarry Hills.

**1851**  
Shortage of housing brought desperate over-crowding.



Construction of village school was completed in **1851**.

**15th & 16th Centuries**  
Boom time in the quarries. Quarry workers seen as 'labour aristocrats'.

**SOCIAL UNREST**  
**1830 – 1832** swing riots and Battle of Boughton Quarries.

**1817** saw Boughton's road network straightened. Cock Street and Heath Road now the B21 63.

**1830/1840's**  
Some emigration overseas (America and Australia).

Roman bath discovered by HC south bank of Blishing Stream in **1841**.

**1844**  
Midstone railway station constructed and Midstone to Boddenden Turnpike Road constructed (Sutton Road).

**1850 – 1870**  
Boughton prospered through 'high farming': corn, hops and fruit. Transient labour from London.

**1864**  
Brewery converted to chemical works.

**1881**  
There were grocery shops in Church Street, the Quarries and on the Green. The Cock Inn was the main public house plus beer houses in the Quarries, Merpits and on the Green.



Early **20th Century** Quarrymen in Baresford Quarry.

**1890 – 1900**  
Good mains water supply provided to Church Street.

The Boughton Adult School Institute was established in **1908** by Hermann G Kleinwort (Merchant Banker).



**1919**  
Parish council bought land for recreation ground from R J Balston.

**1939 – 1945**  
**WORLD WAR II.**

Water piped to Lewis Court area in **1945** preparing the way for Lewis Court Estate.



The joys of mechanisation!!!

**1891**

**VICTORIAN ERA**  
Boughton was an agricultural parish throughout the Victorian era. Mechanisation then brought decline in the number of agricultural workers required.



Forge on the Green.

**1914 – 1918**  
**WORLD WAR I**  
Population growth arrested.

Until the coming of the motorcar they were heavily dependent on community activities for entertainment.

**20th Century** Boughton Green became modern centre of village along Church Street.

**1945**  
Urgent needs for housing for young locals. Many young locals forced to leave.

**1954**  
Blasting still happening in Quarries.





**DRAFT**

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