

Detling Conservation Area **Management Plan**



Maidstone Borough Council
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Detling Conservation Area Management Plan

I Introduction

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities, from time to time, to formulate and publish policies and proposals for the preservation and enhancement of conservation areas. Section 69 of the 1990 Act also imposes the duty on the local authority to determine from time to time whether any further parts of the borough should be included within a conservation area.

Recent guidance from English Heritage (Guidance on the Management of Conservation Areas) published in February 2006 suggests that proposals for the preservation and enhancement of conservation areas should take the form of a mid- to long-term strategy setting objectives for addressing issues and recommendations for action arising from a previously published conservation area appraisal and identifying any further or more detailed work needed for their implementation. Such a strategy is generally given the title of a conservation area management plan.

It is important to note that a conservation area management plan cannot, of itself, introduce entirely new planning policies. Instead it will need to refer back to the original legislation; to government guidance (mainly Planning Policy Guidance Note 15 for listed buildings and, to a lesser extent, Planning Policy Guidance Note 16 relating to archaeology); to approved structure plan and local plan policies; and to the emerging Local Development Framework. It can interpret established legislative provisions and planning policies and explain how they will be applied within the conservation area to ensure its preservation and/or enhancement. If any particular issues are identified which do require new policies to be drawn up, the management plan can indicate these and set a programme for their development as part of the Local Development Framework process.

This Management Plan for Detling Conservation Area sets out the means proposed for addressing the issues identified in Section IV of the Detling Conservation Area Appraisal, adopted by the Council on 26th March 2008, and outlines the proposals for boundary changes as also suggested by the Appraisal.

II The Conservation Area Appraisal

The Detling Conservation Area Appraisal sought to establish the key elements which combine to produce the special architectural and historic interest of the Conservation Area, to explain how it has developed into its present form, and to identify pressures and developments which threaten its special character or sites and features which detract from its appearance.

The Appraisal's analysis of character provides a basis from which to make consistent and informed development control decisions and to frame design guidance; it also indicates areas of concern which require attention outside of the development control process. It forms the springboard for the proposals of this Management Plan.

The Appraisal finds a number of positive elements which contribute to the special character of the Conservation Area. These may be summarised as follows:

- The survival of a high proportion of historic buildings (both listed and unlisted).
- Little modern redevelopment – that which does exist is of appropriate scale and materials.
- A consistent small scale of buildings.
- The dominant use of a limited palette of largely local building materials.
- A differing pattern of development on either side of The Street.
- The importance of trees, both within the Conservation Area and as a backdrop to it.
- The importance of the open landscape setting, particularly to the west and north of the Conservation Area.
- The linear pattern of development along a single main street.
- A predominance of steeply-pitched roofs.
- A largely residential character, but with social facilities such as the village store/post office, the Cock Horse pub and the parish church adding to its vitality.

Conversely, the Appraisal identifies a number of features which detract from the special character of the Conservation Area. These can be summarised as follows:

- The cumulative impact of “minor” alterations such as replacement windows and doors (often in uPVC) or re-roofing in inappropriate materials to unlisted dwelling houses where such alterations currently enjoy permitted development rights and are not therefore subject to the need for planning permission.
- Telegraph poles and overhead wiring.
- The crash barrier at the junction of The Street with Hockers Lane.
- Some examples of inappropriate types of boundary enclosure such as close-boarded fences, concrete block walls or modern railings.
- Noise and light pollution caused by the proximity of the A249.
- The weak character of the approach and entrance to the Conservation Area along the Pilgrims Way from the west.

The Appraisal also suggests that it may be appropriate to consider the extension of the Conservation Area to include East Court, its grounds and outbuildings. This is studied in more detail in Section 4 of this Management Plan together with other proposals for rationalising the boundary.

III Policy Background

Planning Policy Guidance Note 15

National policy and advice regarding conservation area matters is given in Planning Policy Guidance Note 15 – Planning and the Historic Environment (PPG15). Paragraph 4.2 of PPG15 points out that the quality and interest of areas rather than individual buildings is the prime consideration in identifying conservation areas and that conservation policy should address the quality of the townscape in its broadest sense as well as the protection of individual buildings. It suggests that a wide range of factors can contribute to the special character of conservation areas – for example, the historic layout of property boundaries and roads/streets/paths; the mix of uses; characteristic materials; appropriate scaling and detailing of new buildings; the quality of advertisements, shopfronts and street furniture; the nature of hard and soft surfaces; vistas along streets and between buildings; and the impact of traffic.

Paragraph 4.3 of PPG15 goes on to identify the importance of keeping the boundaries of existing conservation areas under periodic review to ascertain whether any changes are required.

Paragraph 4.5 of PPG 15 suggests that designation of a conservation area in itself is unlikely to be effective without the formulation of specific policy guidance, and paragraph 4.9 reminds local planning authorities of the duty imposed on them by Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of conservation areas and for these to be submitted to a "public meeting" in the area. Paragraph 4.16 points out that such proposals cannot realistically seek to prevent all new development and should instead concentrate on the controlled and positive management of change; indeed, it is suggested that there may be instances where redevelopment will be a means of enhancing character.

The South East Plan

The approved Strategic Plan is the South East Plan, published in May 2009. Policies within it which are relevant to all conservation areas in the region are:-

- Policy BE1 – This policy applies generally, not just within conservation areas. It requires all local authorities to promote and support design solutions for new developments which are relevant to their context and respect local character and distinctiveness; it also encourages the sensitive re-use of redundant or under-used historic buildings.
- Policy BE6 – This policy requires local authorities to adopt policies which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local distinctiveness.

Within Detling specifically, because of its situation within the Kent Downs Area of Outstanding Natural Beauty (AONB), Policy C3 of the South East Plan also applies. This states that within the region's AONBs high priority will be given to the conservation and enhancement of natural beauty. Small scale development to meet local social or economic needs may be permissible if it does not conflict with these aims and is sustainably located and designed.

The Maidstone Local Development Framework

Maidstone Borough Council has begun the preparation of its Local Development Framework which will form the successor to the Maidstone Borough Wide Local Plan 2000. A supplementary planning document to cover conservation areas has not yet been produced, and whilst this Management Plan indicates how national and local policies will be applied in the on-going management of the conservation area, it is not in itself a planning policy document and does not form part of the Local Development Framework. Only some of the policies in the Maidstone Borough Wide Local Plan 2000 continue to form part of the Development Plan since 28th September 2007 – these are known as "Saved Policies". No policies specific to conservation areas are included within these Saved Policies, but Policy ENV33 relating to the Kent Downs AONB is – this policy essentially reflects Policy EN4 of the Kent and Medway Structure Plan but also states that any new buildings should reflect the traditional character of buildings in the area insofar as their design, siting and materials is concerned.

IV Proposed Boundary Changes

The Conservation Area Appraisal suggests that one significant extension to the designated area be considered, to include East Court, its grounds and outbuildings. The reasons for this are:

- The quality and interest of East Court itself.
- The quality and interest of various other outbuildings formerly associated with East Court, such as The Stables and the listed dovecot in the grounds of Medway House.
- The contribution which the open grounds of East Court make to the character of the village and the importance of trees along the northern boundary which screen the A249.
- The currently unsatisfactory boundary line which does not follow identifiable features on the ground and cuts through buildings in some places.

A detailed description of all buildings and sites within this suggested extension follows. These descriptions are based on examination from the street and aerial photographs and by historic map analysis. Buildings have not been examined internally or from non-public viewpoints.

In addition to a physical description, buildings and structures have been assessed according to their potential value to the character of the Conservation Area. They have been graded as follows:

- **Essential** - buildings/sites which, because of their high historic architectural interest or townscape function must be retained.
- **Positive** - buildings/sites which would make a positive contribution to the character and interest of the Conservation Area and whose retention should be encouraged wherever possible. Some buildings in this grade may have suffered from unsympathetic alteration but could be restored to their original appearance relatively easily.
- **Neutral** - buildings/sites which do not harm the character of the area but whose retention is not necessary.
- **Negative** - buildings/sites which harm the area's character and where redevelopment would be advantageous.

Address	Listed/Unlisted	Description/Comments	Value to Character
East Court, Detling Hill	Unlisted	A large building in substantial grounds, although housing development in the 1970s resulted in the loss of large areas of the original grounds. The current house probably dates from circa 1850 and replaces the original manor house which stood to the south west, near the surviving Tudor gateway at	Essential

		the junction of Pilgrims Way and The Street. White-painted with clay tile roof and prominent clustered brick chimney stacks. Multi-gabled with deeply-projecting eaves and decorated bargeboards. Small-paned casement windows.	
The Stables, Detling Hill	Unlisted	A former outbuilding to East Court, now converted to a house. Probably of late 18 th / early 19 th Century date. Brick and white-painted weatherboarding with clay tile roof. Mainly modern casement windows, but lunette windows to first floor of south elevation probably occupy original openings. Modern conservatory addition to south elevation.	Essential
Tudor Gate, Detling Hill	Unlisted	A large L-shaped bungalow dating from the second half of the 20 th Century. The north-south arm of this building already lies within the Conservation Area. Brick with half-hipped tiled roof. A building whose form is alien to the character of the Conservation Area, but its low eaves height limits its visual impact.	Neutral
Medway House, Pilgrims Way	Unlisted	Built in the 1970s in the former grounds of East Court. Detached house, brick and tile-hung with half-hipped tiled roof.	Neutral
Outbuilding in back garden of Medway House	Unlisted	Probably late 18 th / early 19 th Century. A timber-framed building previously forming an agricultural outbuilding to East Court. Clay tiled roof.	Positive
Dovecot in front garden of Medway House	Listed Grade II	An 18 th Century brick dovecot with a pyramidal clay tile roof.	Essential

South View Lodge, Pilgrims Way	Unlisted	Built in the 1970s in the former grounds of East Court. A detached house of brick and tile-hanging with a half-hipped tiled roof. Trees along the Pilgrims Way frontage are important features of the approach to the Conservation Area from the east.	Neutral
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A small adjustment is also proposed to the Conservation Area boundary to the rear of the original Victorian school building on the western side of The Street. At present, the boundary does not follow a logical line and bisects one of the modern school buildings. It is proposed to re-align the boundary along the rear of the Victorian building and exclude entirely the modern building, thus resulting in a small area being deleted from the Conservation Area.

These proposals for boundary changes will be the subject of further consultations with affected residents, landowners and other interested bodies as part of the designation process and will be subject to Member approval. The boundary changes are considered to be of high priority.

V Principles for Development Control

Sensitive and responsive management of development pressure is required in order that new developments do not spoil the character and appearance of the Conservation Area. To this end, the Council will adopt the following principles when dealing with planning applications within the Conservation Area or on sites affecting its setting:-

1. The Council will apply the principles, guidance and regulations set out by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the more detailed guidance of PPG15 and any subsequent revisions, additions or replacement government guidance.
2. The Council will apply the relevant policies of the Kent and Medway Structure Plan and any relevant saved policies from the Maidstone Borough-Wide Local Plan 2000 until such time as these policies are replaced by policies in the emerging Local Development Framework.
3. The Council will require all planning applications and applications for listed building consent to be supported by a Design and Access Statement. This should be a brief but thorough document setting out the reasons for the development, explaining how the design has been evolved and showing how it will preserve or enhance the character of the Conservation Area; it should also cover any access issues which exist. In some cases a separate Heritage Statement will also be required.
4. Applications must be accompanied by clear and accurate drawings showing the proposed development in detail and illustrating how it fits in to its context. Drawings should clearly indicate materials to be used in producing the external finish and architectural details of proposed buildings. Site plans should accurately depict the positions of trees on or adjacent to the site and show clearly those which will need to be removed and those which will be retained. The application should include a survey by a professional arboriculturist to comply with current British Standard BS5837, 'Trees in Relation to Construction – Recommendations'. It should also include details of any

proposed works to, and methods for protecting, any retained tree.

Photographs and other illustrative media are encouraged. Any applications which fail to provide adequate detail will not be registered.

5. Outline planning applications will not be accepted for proposals within the Conservation Area or on sites affecting its setting.
6. The Council will make use of technically experienced and qualified officers in guiding the assessment and determination of all applications within the Conservation Area or affecting its setting.
7. The overriding consideration in dealing with any proposal for development will be whether or not it would either preserve or enhance the special character of the Conservation Area. Any proposal which fails to do so will be refused. The Council will not insist on any particular architectural style for new building works, but the quality of the design and its execution will be paramount. The Council encourages the use of high quality contemporary design, subject to proposals being appropriate to their context in terms of scale and use of materials; however, there may be instances where a traditional approach is appropriate – in such case, designs should be high in quality and well-researched, resulting in a scheme which accurately reflects the design, scale, massing, detail and materials of local tradition.
8. In dealing with applications for the redevelopment of existing buildings, the Council will have regard to the detailed building assessments as set out in the Conservation Area Appraisal and in this Management Plan. Except in the most exceptional circumstances, Conservation Area Consent will not be granted for the demolition of buildings identified as being “essential” to the character of the Conservation Area, and is unlikely to be granted for those rated as “positive”; buildings cited as “neutral” may be considered appropriate for redevelopment, subject to the quality of any replacement scheme constituting an improvement over current circumstances; the redevelopment of sites and buildings judged to be “negative” will usually be encouraged so long as any scheme is appropriate to its context. Conservation Area Consent will not normally be granted to demolish buildings in the absence of an approved scheme of redevelopment.
9. The Maidstone Borough-Wide Local Plan 2000 includes nearly all of the Conservation Area within an area identified as appropriate for minor residential development as set out in Policy H27 (one of the “saved” policies) – normally, this would be restricted to proposals for one or two houses. Despite this policy it will also be necessary for any new housing development proposals to illustrate that it is appropriate within the context of the Conservation Area and will not harm its special character. It is considered that the scope for new developments within the Conservation Area is very limited, but in dealing with any proposals the Council will have regard to the following considerations in addition to those set out in point 8 above:
 - a) Development should respect the essentially linear form of the existing village.
 - b) The Conservation Area Appraisal identifies a difference in the character of built development between the two sides of The Street, with the east side being more intensively developed. Proposals for new development will need to acknowledge this difference in their form and layout. Space between buildings as well as the character of the buildings themselves is an important factor contributing to the overall character of the Conservation Area, and it should be borne in mind as a general rule that the larger the building the larger the open space around it needs to be in order to provide it with an appropriate setting.

c) New developments should utilise building materials appropriate to the Conservation Area – these are:

- i. Red or yellow stock bricks.
- ii. Painted brick.
- iii. Ragstone (except in the church largely confined to plinths or boundary walls and it is only in such features that it will be appropriate in new development).
- iv. Flint.
- v. Render.
- vi. Dark-stained or white-painted feather-edged weatherboarding.
- vii. Clay plain tiles for roofs or tile-hanging.
- viii. Painted timber windows.

In the case of red stock bricks and tiles it will be important for them to be made of Wealden Clays or clays of similar geological formation. Similarly, yellow stock bricks should be made from Thames Valley clays or clays of similar geological formation.

- d) Buildings should respect the predominant scale of village buildings, which is modest. Buildings should not exceed 2 storeys in height (although attic accommodation may be acceptable). Bungalows will not be considered to be appropriate to the character of the Conservation Area.
- e) Developments should preserve trees which are healthy and make a significant contribution to the character of the Conservation Area, whether or not they are protected by a Tree Preservation Order.

10. The Council will seek to protect the attractive open setting of the Conservation Area, particularly to its northern and western sides.

11. In dealing with proposals for extensions and other alterations to existing buildings, the Council will have regard to the following considerations:

- a) Extensions should normally be of matching materials, design and detailing to the host building, and should be subservient in scale.
- b) Dormer windows may be acceptable, depending on their position, number, scale and design. No more than one or two dormers per elevation will normally be considered appropriate and as a general rule a dormer should not occupy more than about one third of the overall height of the roof. Depending on circumstances, dormers should either be covered by a pitched clay tiled roof or, in the case of smaller or shallower roofs, a flat lead roof above a traditionally-detailed cornice. They should not appear crowded together or be located too close to hip or gable lines. Large “box” dormers will not be considered appropriate; neither will dormers which extend above the existing ridge height.
- c) Rooflights may be considered acceptable and will be subject to the same provisos as dormers in relation to numbers, position and scale. “Conservation Rooflights” which sit close to the roof slope should be used.
- d) Porches can have a disruptive effect on the appearance of regularly designed terraces and semi-detached buildings, and on all buildings if too large or poorly designed. The Council will consider all proposals for porches carefully and where necessary will resist them. Where appropriate in principle, porches should be of modest size and be of appropriate design for the building to which they are to be attached.
- e) Garden outbuildings and garages should be small- scale and discretely sited. They should be built of materials appropriate to the Conservation Area as set out above. The siting of garages in positions in advance of the front walls of houses will not be appropriate. Garage doors should

ideally be of traditional timber framed, ledged and braced design, but up-and-over doors of vertically-grooved design may be acceptable in certain locations; double garages should preferably be accessed by two single doors. Elaborate door designs of spurious historical detail (e.g. neo Tudor) should be avoided.

- f) Satellite dishes will only be considered acceptable when they cannot be readily seen from the streets or other public spaces.
- g) Boundary enclosures can have a significant effect on the character of the Conservation Area. The most appropriate forms are considered to be hedges, walls of brick, flint or ragstone, or picket fences. Close-boarded fences have an unfortunate suburban character and will not normally be considered appropriate except in rear gardens where they are not readily visible from the streets or other public spaces.

VI Enhancement Proposals

Article 4 Directions

The Conservation Area Appraisal revealed that significant damage to the character of the Conservation Area had been occasioned by alterations to unlisted single dwelling houses carried out under permitted development rights granted by the Town and Country Planning (General Permitted Development) Order (GPDO). Such alterations include re-roofing in inappropriate materials and replacement windows and doors of inappropriate design or materials (they are often in uPVC). Whilst individually such alterations may be minor, their cumulative impact is substantial.

Articles 4(1) and 4(2) of the GPDO enable local planning authorities to make directions to withdraw such permitted development rights. Directions under Article 4(1) can be applied to any land and any type of building and can remove any permitted development right specified in the Direction; a Direction under Article 4(1) needs to be approved by the Secretary of State.

Article 4(2) Directions can only be made within conservation areas, and can only apply to single dwelling houses and their ancillary buildings. The individual permitted development rights which can be removed are limited to specified classes of development and only those parts of buildings which front onto highways, waterways or open spaces can be covered by an Article 4(2) Direction. However, there is no need to obtain the approval of the Secretary of State.

Government guidance on the use of Article 4 Directions is given in Department of the Environment Circular 9/95, which states that permitted development rights should only be withdrawn where firm evidence exists that damage to the character and appearance of a conservation area is likely to take place or is already taking place because of the exercise of such rights. Such evidence has been obtained in the production of the Conservation Area Appraisal.

Within Detling Conservation Area there are a large number of listed buildings which are protected from unsuitable alteration by listed building legislation. In addition, non-residential buildings enjoy little in the way of permitted development rights. Nevertheless, there are a number of unlisted single dwelling houses which have either already been unsympathetically altered or which are vulnerable to further such alteration. The Council will, therefore, as a matter of priority, consider the making of an Article 4 Direction to cover appropriate parts of the Conservation Area.

Enforcement Strategy

Unauthorised development may seriously harm the character of the Conservation Area as well as causing other problems. The Council is therefore fully committed to using its powers under Section 172 of the Town and Country Planning Act 1990 to serve enforcement notices, where expedient, to allay breaches of planning control. Parallel powers to serve listed building enforcement notices regarding unauthorised works to listed buildings also exist by virtue of Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and these too will be used to their full. In suitable cases the Council may also exercise the legal provision to seek a prosecution for unauthorised works to a listed building or the unauthorised demolition of an unlisted building.

Buildings in Disrepair

This is currently not a significant issue in Detling Conservation Area. However, there are numerous powers which the Council can and will use should any building fall into a state of disrepair serious enough for it to significantly adversely affect the character of the Conservation Area or to endanger the future of a listed building. These powers are:

- i. Urgent Works Notices (Sections 54 and 76 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Such notices can be served in respect of any vacant listed building or, with the prior approval of the Secretary of State, a vacant unlisted building whose preservation is considered important to the maintenance of the character and appearance of the Conservation Area. Works specified can only be the minimum necessary to make the building wind and weathertight and are thus essentially temporary in nature. The owner must be given at least seven day's notice, after which the Council may carry out the specified works and reclaim the costs from the owner.
- ii. Listed Building Repairs Notices (Section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990. These can only be served in respect of listed buildings. Full and permanent repairs can be specified. If an owner fails to commence work on the specified works within 2 months of the service of a Repairs Notice, the Council may start compulsory purchase proceedings in relation to the building; no other recourse is made available by the legislation.
- iii. "Untidy Site" Notices (Section 215 of the Town and Country Planning Act 1990). Such a notice can be served in respect of any land (including a building) which the Council considers to adversely affect the amenity of the surroundings. The necessary steps to remedy the condition of the land and building need to be set out in the Notice and at least 28 days given for compliance. Failure to comply is deemed an offence and is punishable by a fine.

Trees

Trees are identified as important contributors to the character of the Conservation Area. All trees in a Conservation Area with a stem diameter generally above 75mm at 1.5 metres above ground level, are protected under Section 211 of the Town and Country Planning Act 1990. Six week's formal notice to the Council is required for any proposal to cut down or carry out work to such trees (a Section 211 Notice). Some trees are already protected by Tree Preservation Orders and the Council will consider the making of further orders where appropriate and expedient. If a tree is considered dead, dying or dangerous, the person proposing to remedy the problem is advised to give the Council 5 day's prior notice to establish whether a notice or consent under Tree Preservation Order legislation is required.

New developments will be expected to retain existing trees of merit and, where appropriate, suitable new tree planting may be required as a condition of the grant of planning permission. A full planning permission which details works to protected trees overrides the requirement to give notice or obtain consent separately for such tree work.

However, anyone who otherwise carries out work to a tree in a Conservation Area without giving the necessary notice or obtaining the necessary consent where the tree is subject to a tree preservation order is likely to be guilty of an offence punishable by a fine. There may also be a requirement to plant a replacement tree of appropriate size and species at the same place as soon as it can be reasonably done. This duty may also apply where a tree has been removed because it was dead, dying or dangerous.

Wirescape

The intrusive nature of overhead wiring and associated poles is also brought out in the Conservation Area Appraisal. The Council will therefore negotiate with the relevant statutory undertakers to seek improvements to or the removal of such wiring, subject to the identification of a suitable budget to carry out such works.

The Junction of The Street and Hockers Lane

The current junction arrangement and crash barrier are identified in the Conservation Area Appraisal as being visually unfortunate at an important entrance point to the Conservation Area. The Council will therefore negotiate with the Highways Authority to investigate the feasibility of a junction re-alignment (which could re-create the historic situation) and the removal of the crash barrier.

The Village School Site

With the unfortunate closure of the village school, it is necessary to consider the future of this site. The original Victorian school building lies within the Conservation Area and is identified as being "essential" to its character. The Council will therefore be seeking an appropriate new use within the existing building which will not result in any harmful alteration to its exterior or to its setting. In considering any new use, the Council will seek the removal of the existing temporary classroom building which currently lies in the forecourt. Any proposals for development of the site to the rear will be assessed in relation to their impact on the setting of the Conservation Area as well as their congruity with other planning policies and considerations.

Pilgrims Way (West)

The Conservation Area Appraisal identifies the entrance to the Conservation Area from this direction to be not entirely satisfactory at present. The formation of a more appropriate and solid boundary between the back edge of the pavement and the car park for the Cock Horse would provide a stronger edge to the street and help to reduce the impact of parked cars. The Council will seek to negotiate with the owner of the pub to investigate the possibility of securing such an improvement, subject to the identification of a suitable budget.

VII Review & Practice Procedures

The Conservation Area Appraisal and Management Plan will be reviewed after a period of five years and any appropriate amendments will be made to reflect changing circumstances. A comprehensive photographic survey of the Conservation Area will be carried out every four years at least, in order to monitor changes and identify unauthorised works.

VIII Action Plan Summary

Measures to remedy breaches of planning or listed building control and the disrepair of buildings will be pursued in an ongoing fashion whenever appropriate. A summary of action to be taken on specific issues follows:-

Issue	Action	Responsibility	Priority
Suggested boundary extension	Research and propose appropriate changes to the boundary for approval of Cabinet Member for Regeneration. Conduct public consultation.	HLD Cabinet Member for Regeneration	High
Introduction of Article 4 Direction	Submit report for approval of Cabinet Member for Regeneration. Conduct public consultation.	HLD Cabinet Member for Regeneration	High
Intrusive wirescape	Identify problematic areas and liaise with public utilities to encourage more sensitive approaches.	HLD Utilities Parish Council	High
Possible realignment of junction of The Street and Hockers Lane	Liaise with Kent County Council Highways to determine feasibility.	HLD Kent County Council Highways	Low
New use of Village School site	Encourage sensitive approaches through development control process.	HLD DC	High
Need for improvements to Pilgrims Way	Negotiate with owner of Cock Horse PH to encourage improvements.	HLD DC	Low

Key:

DC = Development Control

HLD = Heritage, Landscape & Design Team