



A RURAL SETTLEMENT HIERARCHY STUDY OF CANTERBURY DISTRICT

OCTOBER 2011

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Aim of this Study

- 1.1 Canterbury District contains a wealth and diversity of settlements, from the cathedral city of Canterbury and the Victorian and Edwardian seaside resorts of Herne Bay and Whitstable to the many thriving villages and tiny hamlets of the Kent Downs and the North Kent plain. In response, the City Council's planning strategies have traditionally allowed for different approaches to development in different settlements, to ensure that the character of the district's rich and varied landscape and its towns and villages is maintained and enhanced. Maps of the district showing the location of its settlements and parishes follow on pages 3 and 4 of this Study.
- 1.2 One of the key objectives of the Canterbury District Local Development Framework (LDF), currently in preparation, is to set out policies for the location and management of new development in the rural areas of the district. Such policies must be developed in accordance with national planning guidance which promotes the principles of sustainable development and requires local planning authorities to ensure that new development is located in the most sustainable locations and that local development needs are met.
- 1.3 The strategy for the rural areas of the district as set out in the Canterbury District LDF will be rooted in part, but not exclusively, on the identification of a hierarchy of settlements, in which villages and towns are classified according to the services and facilities they currently offer and the extent to which they act as local service centres for adjoining rural areas and settlements. This Study presents such a hierarchy based on an analysis of a range of services in each rural settlement deemed to act as indicators of the sustainability of a settlement. These include shops, education, health, employment facilities and access to public transport. Specifically this Study
 - describes in brief the character of the settlement pattern of Canterbury District
 - provides a brief overview of the national planning policy context including the Draft National Planning Policy Framework published as this Study was being finalised, the Canterbury Local Development Framework, current Local Plan policies and community-produced supplementary planning documents such as Parish Plans and Village Design Statements
 - describes the broad methodology used to develop the Hierarchy
 - identifies the types and role of settlements in the district based on village survey work carried out between April and June 2011
 - identifies a hierarchy of settlements and explains the classification of each of the district's settlements included in the Hierarchy
 - proposes recommendations based on the evidence arising from this Study

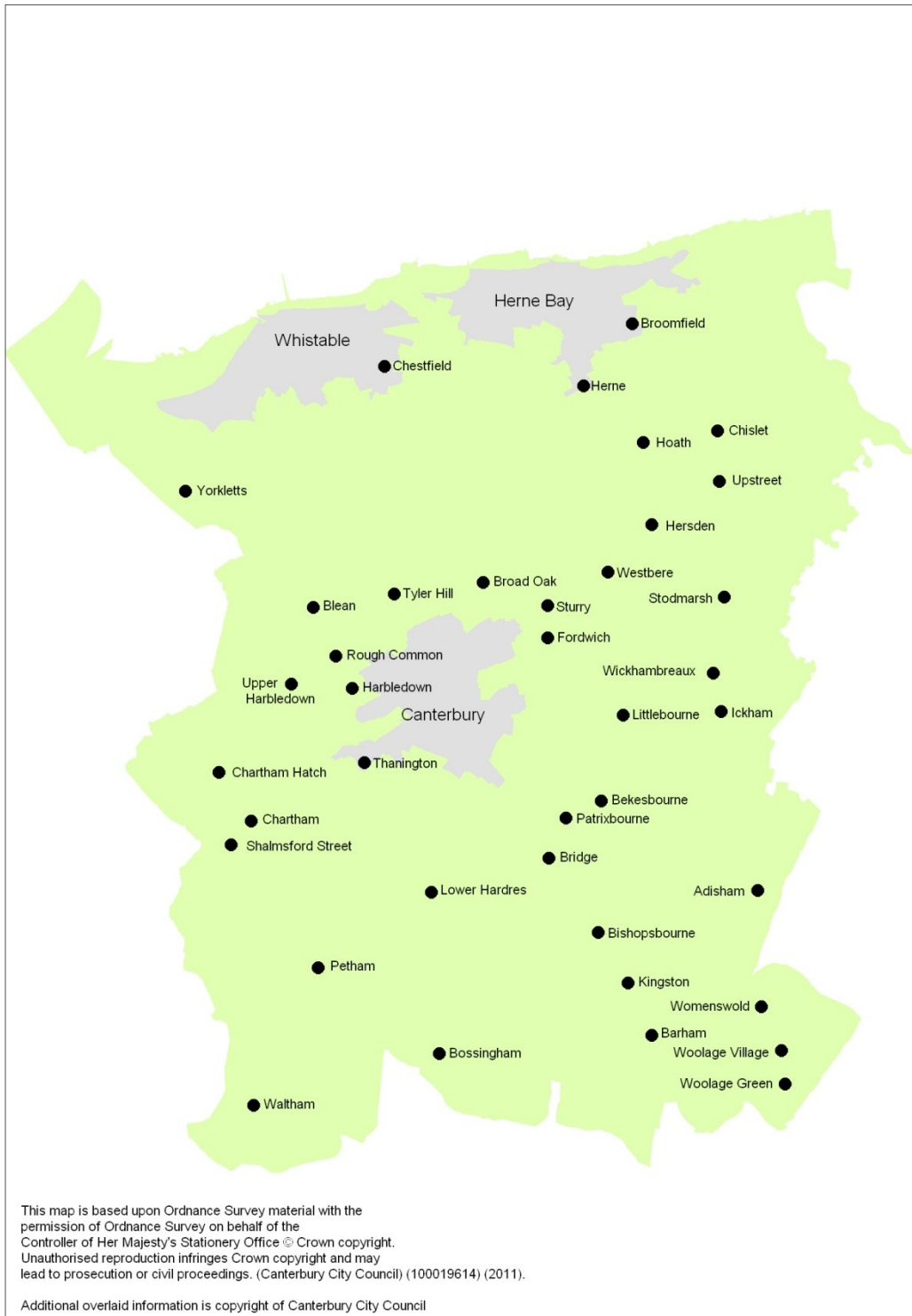


FIGURE 1: Settlements of Canterbury District

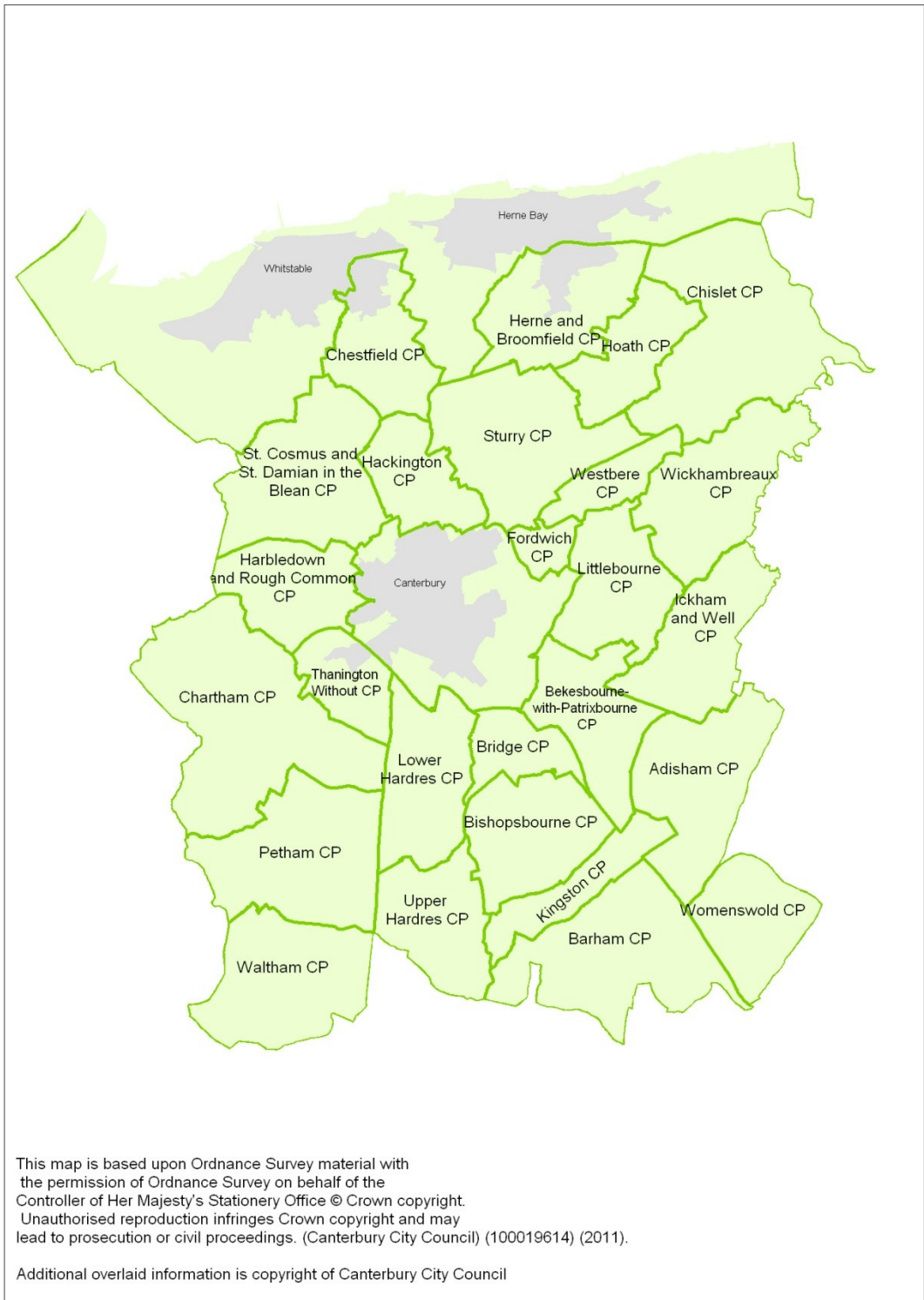


FIGURE 2: Parishes of Canterbury District

The nature of Canterbury District's Settlement Pattern

- 1.4 Canterbury has the largest population of all the Kent Districts with a population in 2010 of 153,200¹. Population is concentrated in the three principal urban areas of Canterbury and the coastal towns of Herne Bay and Whitstable. A number of parishes on the edges of these three settlements, namely Herne and Broomfield, Sturry, Chartham, Blean, Chestfield, Thanington Without and Harbledown are amongst the highest ranked non-urban areas in population terms.
- 1.5 The distribution of the population across Canterbury District exhibits a markedly different pattern than that of other parts of the county. With an unusually large number of small hamlets which have their origins in the area's historic character of scattered farmsteads, the district is home to fewer market towns and large villages serving its rural areas than is the case with settlement patterns in other parts of Kent. An examination of all districts in Kent reveals that Canterbury has the highest proportion (62%) of its parished population living in the smallest parishes - those of less than 1,000 people. In contrast, the profile in the neighbouring boroughs of Swale, Ashford and Thanet is markedly different, with larger proportions of the populations of these districts living in larger settlements. Such a pattern results in challenges in addressing the location of new housing in Canterbury District based, as national policy guidance requires, on sustainability issues.
- 1.6 The most recent population figures for which data is available for the 26 parishes and three urban areas of which the district is comprised are set out in Table 1 overleaf.



Littlebourne village



Ickham village

¹ Kent County Council 2010, Mid Year Estimates

URBAN AREAS	POPULATION (2009) ²
Canterbury	49,040
Herne Bay	38,040
Whitstable	32,430

PARISHES	POPULATION (2007) ³
Herne and Broomfield <i>including Herne Common</i> *	8,030
Sturry <i>including Broad Oak and Hersden</i>	6,730
Chartham <i>including Shalmsford Street, St Augustines and Chartham Hatch</i>	4,040
Blean	3,860
Chestfield **	3,040
Thanington Without ***	2,710
Harbledown and Rough Common <i>including Upper Harbledown</i>	2,160
Littlebourne	1,510
Bridge	1,480
Barham <i>including Out Elmstead and Derringstone</i>	1,270
Bekesbourne with Patrixbourne	990
Chislet <i>including Marshside, Highstead, Upstreet and Grove Ferry</i>	890
Petham <i>including Garlinge Green</i>	800
Adisham	680
Lower Hardres	620
Hackington <i>including Tyler Hill</i>	560
Hoath <i>including Maypole</i>	530
Kingston	490
Wickhambreaux <i>including Stodmarsh</i>	450
Ickham and Well <i>including Bramling</i>	440
Waltham <i>including Anvil Green</i>	420
Westbere	400
Fordwich	390
Upper Hardres <i>including Bossingham</i>	330
Womenswold <i>including Woolage Green and Woolage Village</i>	250
Bishopsbourne	220

* for the purposes of this Rural Settlement Hierarchy Study only this parish is considered to fall within the Herne Bay Urban Area

** for the purposes of this Rural Settlement Hierarchy Study only this parish is considered to fall within the Whitstable Urban Area

*** for the purposes of this Rural Settlement Hierarchy Study only this parish is considered to fall within the Canterbury City urban area

² KCC, ward level population estimates 2009, the most recent available at time of writing

³ KCC, parish population estimates 2007, the most recent available at time of writing

2. PLANNING POLICY

National planning policy

- 2.1 Policies in the Canterbury Local Development Framework must be developed in accordance with national planning policy. National planning guidance is currently set out in a series of Planning Policy Statements (PPSs), with PPS1: *Delivering Sustainable Development*, PPS3: *Housing*, PPS7: *Sustainable Development in Rural Areas* and PPS13: *Transport* being of particular relevance to this Study. PPS12: *Local Spatial Planning* sets down how Local Development Documents, into which this Study will feed, should be prepared.
- 2.2 On the issue of locating new development such guidance at national level advocates
- Most new development should be directed to existing towns and cities to help maximize accessibility to employment and services by walking, cycling and public transport
 - Within rural areas most new development should be focused in or near to local service centres
 - There is a need to provide housing in villages in order to enhance or maintain their sustainability
 - Any new development in the open countryside, away from existing settlements or outside areas allocated for development, should be strictly controlled in line with the government's overall aim to protect the countryside for its own sake and for the sake of its landscape character, heritage, wildlife and recreational opportunities
- 2.3 The clear message from such national guidance therefore is that new development should occur in the most sustainable locations. New development should be
- “located where everyone can access services or facilities on foot, bicycle or public transport rather than having to rely on access by car, while recognising that this may be more difficult in rural areas”.*⁴
- 2.4 With specific regard to housing, national policy requires that the planning system should deliver housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure⁵. Although national policy does acknowledge that some housing development should take place in more rural areas to prevent stagnation or decline in the rural economy

⁴ Planning Policy Statement 1, *Delivering Sustainable Development*, paragraph 27

⁵ Planning Policy Statement 3, *Housing*, paragraph 36

and its social infrastructure, the imperative of ensuring that additional development takes place in the most sustainable locations remains

“away from larger urban areas, planning authorities should focus most new development in or near to local service centres where employment, housing (including affordable housing), services and other facilities can be provided close together”⁶

and such centres

“should be identified in the development plan as the preferred location for such development”⁷.

- 2.5 At the same time national policy also requires that account should be taken of the need to provide housing in rural areas, not only in market towns and local service centres but also in villages in order to enhance or maintain their sustainability. Such work should include, particularly in the case of small rural settlements, consideration of the relationship between settlements so as to ensure that growth is distributed in a way that supports existing informal social support networks, assists people to live near their work and to benefit from key services, minimise environmental impact and where possible, encourage environmental benefits.⁸
- 2.6 PPS12 states that it is essential that a Local Development Framework makes clear spatial choices about where development should go in broad terms. It also requires such work to be founded on a robust and credible evidence base. The use of Settlement Hierarchies to guide such spatial choices has been previously employed by the City Council, by Kent County Council in the formation of Structure Plan policies and by many local planning authorities across the country and has been supported at the Examination stages of plan preparation as an important evidence base from which to determine the location of new development. However caution has also been expressed over undue reliance being placed on the application of such an approach in defining ‘sustainable’ locations for new development, and this is reflected in the recommendations of this Study set out in section 5. Such caution stems from concern that the underlying premise of such an approach can be that new housing in villages is too often considered negatively; to be, in essence, a burden. At a time when increasing numbers of people who work in the countryside are unable to be able to live there, and those that live there increasingly do not work there, this is at best an unhelpful place to start. The Taylor Review⁹ for example highlights the threats to the national goals of sustainable development and of creating mixed communities in all areas, both urban *and* rural, and the problems that result from an approach that prevents new housing (whether affordable or otherwise) in rural settlements on the sole basis that they do not possess a specific combination of services at present.

⁶ Planning Policy Statement 7, *Sustainable Development in Rural Areas*, paragraph 3

⁷ Planning Policy Statement 7, *Sustainable Development in Rural Areas*, paragraph 3

⁸ Planning Policy Statement 3, *Housing*, paragraph 38

⁹ *Living Working Countryside* (2008), Matthew Taylor, DCLG

- 2.7 Furthermore, while it is important to focus policy on sustainable development and behaviour change, linked to tackling and mitigating the effects of climate change, it should be borne in mind that if decision making in rural areas is determined primarily or solely by reference to limiting car-based travel then there is little or no opportunity for a settlement at a lower level to migrate up a settlement hierarchy. This results in what the Taylor Review terms a ‘sustainability trap’¹⁰ where in essence, otherwise beneficial development can only be approved if the settlement is considered sustainable in the first place.
- 2.8 At the time of writing, proposed changes to the national planning framework have been released for public consultation and the Localism Bill is going through its final parliamentary stages. The Localism Bill reflects a new approach to land use planning, known in short as Localism, and aims to ensure that amongst other things communities have improved opportunities to shape the future of their own communities. It proposes the replacement of the current portfolio of documents that make up Local Development Frameworks, with one statutory Local Plan, which will perform a strategic planning role, and new Neighbourhood Plans which will have to conform to such Local Plans and will be produced by a designated ‘Neighbourhood Forum’. Such Neighbourhood Plans will also be required to conform to a proposed presumption in favour of sustainable development, European directives, national and international designations and neighbouring Neighbourhood Plans. Subject to passing an independent examination a Neighbourhood Plan will, uniquely in the field of planning policy documents, under the Bill as currently drafted, have to be approved by more than 50% of the ‘local’ population in a referendum.
- 2.9 The Draft National Planning Policy Framework, out for public consultation at the time of writing, also signals a new approach to planning policy at national level. It sets out to bring together Planning Policy Statements, Planning Policy Guidance notes and some circulars into a single consolidated document to provide a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans which reflect the needs and priorities of their communities. The presumption in favour of sustainable development is central to the policy approach in the Framework. The brownfield target is proposed to be removed, with councils instead being required to allocate sites considered most suitable for housing development taking account of environmental quality while actively managing patterns of growth to make the fullest use of public transport. The Draft Framework is clear that rural housing that is distant from local services should not be permitted.¹¹

¹⁰ *Living Working Countryside* (2008) Matthew Taylor, DCLG, paragraph 77

¹¹ *Draft National Planning Policy Framework* (2011), DCLG, paragraph 112

Regional planning context

- 2.10 At the time of writing, although the Secretary of State has announced an intention to abolish Regional Spatial Strategies once the Localism Bill has received Royal Assent, advice currently states that for so long as the regional strategies continue to exist, any development plan documents must be in general conformity with the relevant regional strategy; in the case of Canterbury, the South East Plan (2009).
- 2.11 Policies of the South East Plan conform to national guidance in also requiring new housing to be provided in sustainable locations. Policy SP2 advocates the majority of new housing in Canterbury District to be focused on Canterbury itself, an approach also set down in Policy SP3 which states that development should be concentrated within or adjoining urban areas. Policy H2 vi requires local planning authorities to provide a sufficient quantity and mix of housing, including affordable housing, in rural areas to ensure the long term sustainability of rural communities. Of particular relevance to this Study is the direction that limited small scale development can help meet the specific local housing, business and service needs of individual rural settlements, preferably informed by community-led planning initiatives and documents such as parish plans and village design statements.

Canterbury District Local Plan

- 2.12 In addressing the location and scale of new housing development in Canterbury District for the adopted Canterbury Local Plan, housing capacity work revealed that the District had capacity within its existing urban areas to achieve the strategic housing requirements up to and beyond the local plan period of 2011.
- 2.13 Allocations for new residential development in the adopted Local Plan are therefore concentrated on previously developed land within the three main urban areas of the district, namely Canterbury, Herne Bay and Whitstable. New residential development in all villages is restricted to minor development only, unless brownfield land becomes available and a full impact assessment of its redevelopment for housing can demonstrate that no adverse impact on the existing social and physical infrastructure of the village would result, that any development has had regard to the character, appearance and historic environment of the village and does not conflict with other Local Plan designation or environmental objectives and that a Development Brief is prepared as part of a planning application to ensure the proper planning of the area.
- 2.14 The majority of Local Plan housing policies have been saved and, as the latest Housing Information Audit¹² confirms, Canterbury District continues to enjoy a surplus supply of housing land (allocated sites and those with existing planning permissions for housing development which remain unimplemented or fully implemented) in excess of the 5 year statutory requirement.

¹² Canterbury Housing Information Audit, Kent County Council 2010

Canterbury District Local Development Framework

- 2.15 In January 2010 the Canterbury District Local Development Framework Core Strategy Options Report was published for consultation. This Options report and in particular the District Settlement Strategy and the Strategic Development Options therein, is based to a large degree on the outcomes of the extensive Canterbury Futures Study, a study commissioned from consultants Experian in 2006 to establish and examine potential scenarios for the growth and future character of the district over the next 20 years. This Futures work concluded¹³ that a Knowledge based economy approach to the District was most supported and identified a need for new development to be focused on Canterbury to support the development of such a ‘Knowledge Economy’ and the ‘Canterbury Experience’.
- 2.16 Locations for new development in the District continued to be informed by a sequential approach in the Core Strategy Options Report. Seven Options were set out, with a preferred Option identified. A Settlement Hierarchy was also included (as set out below) for consultation as part of the District Settlement Strategic Options.

City of Canterbury	Identified as Regional Hub in South East Plan; commercial, tourism and retail centre for the sub-region
Whitstable, Herne Bay	Main urban centres at the coast
Larger, well-served villages around Canterbury	Barham; Blean; Bridge; Chartham; Sturry; Littlebourne
Other villages	Adisham; Bekesbourne; Bishopsbourne; Bossingham; Broad Oak; Chartham Hatch; Derringstone; Fordwich; Harbledown; Hersden; Hoath; Ickham; Kingston; Lower Hardres; Patricbourne; Petham; Rough Common; Shalmsford Street; Stodmarsh; Tyler Hill; Upper Harbledown; Upstreet; Waltham; Westbere; Wickhambreaux; Womenswold; Woolage Green; Woolage Village; Yorkletts

FIGURE 3: Canterbury District Core Strategy Options Report, Table 3

¹³ *At a Crossroads: Canterbury Futures Study (2006)* Experian for Canterbury City Council

- 2.17 This Hierarchy received 51 representations, 15 in support and 36 objections. Of the objections half related to the rankings of individual settlements, just under a third to the classification of the settlement of Hersden, while a third were promoting individual sites and not therefore of direct relevance to principles and composition of the Settlement Hierarchy.
- 2.18 The City Council is currently working to take forward the results of this public consultation and to assemble both the robust evidence base for and the policy content of a Canterbury District Local Development Framework to replace the Canterbury District Local Plan in providing strategic policies for the planning of development in the district. As part of this work it was considered appropriate to review and update the village survey work previously undertaken by the City Council in 2007 alongside a review of changes in planning policy at regional and national level where applicable, and to make such alterations to the draft Settlement Hierarchy as set out in the Options Report as may be required as a result of such work.

Community Planning

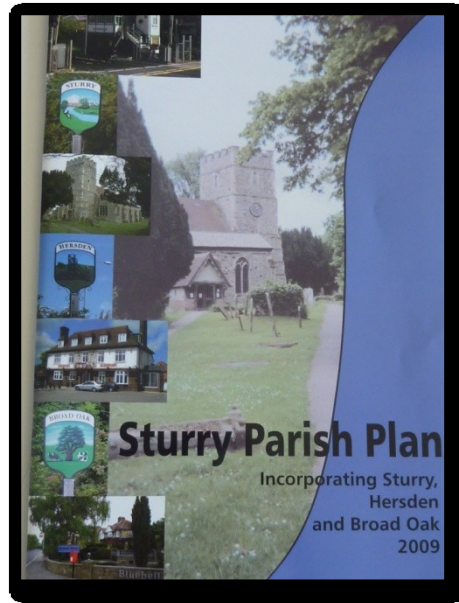
- 2.19 In addition to national and local requirements the distribution of housing allocations across the district will take account of the needs and aspirations of the District's rural communities, building on consultation already undertaken as part of the Core Strategy. The district has enjoyed a high level of proactive involvement in the planning process by its rural parishes (Canterbury City Council's approach to working with parish councils in preparing Parish Plans and Village Design Statements has been highlighted by Natural England¹⁴ as an example of best practice) with more than a third of all parishes in Canterbury District having produced Community Appraisals or full Parish Plans¹⁵. Two further parishes (Chartham and Littlebourne) and part of the parish of Thanington Without have produced Village Design Statements and the District Council continues to work in partnership with parish councils to encourage community involvement in the planning process. All Parish Plans, Village Design Statements and responses to the Core Strategy Options Report by parish councils and community groups have been reviewed as part of the preparation of this Report.

¹⁴ *England's statutory landscape designations: a practical guide to your duty of regard* (2010) Natural England

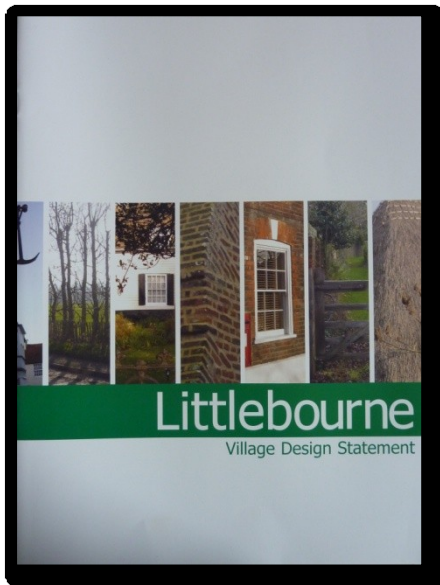
¹⁵ Barham (2005) Blean (2009) Chestfield (2006) Hackington (2007) Herne & Broomfield (2004) Hoath (2007) Ickham and Well (2010) Petham (2009) Sturry (2009) Thanington (Parish Appraisal) (2006) Upper Hardres (2005) Westbere (2011)



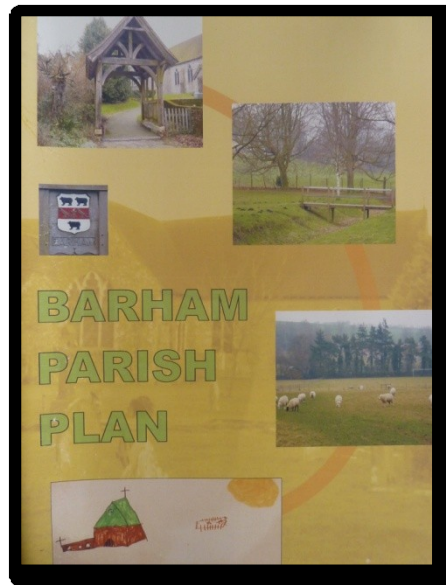
Chartham Parish Design Statement (2005)



Sturry Parish Plan (2009)



Littlebourne Village Design Statement (2005)



Barham Parish Plan (2005)

3. SURVEY METHODOLOGY

- 3.1 As part of the preparation of this Study (which reviews and updates the village survey work previously undertaken by the City Council in 2007) all rural settlements¹⁶ were visited and surveyed between April and June 2011 to identify the services and amenities present that provide residents with access to basic needs including shops and social facilities, education, healthcare, leisure and employment as well as public transport links. A profile of each of these settlements, grouped by Parish, can be found in Section 6 of this Study. Parish Profiles were circulated to parish councils for fact-checking during October 2011.
- 3.2 Due to their geographical proximity and character the parishes and settlements of Herne and Broomfield and of Chestfield have been considered for the purposes of this Study only to fall within the urban areas of Herne Bay and Whitstable respectively, while part of the parish of Thanington Without, despite its name, falls within the urban area boundary of Canterbury and is therefore classified as part of the city for the purposes of this report. Yorkletts although a small settlement is not located in a rural parish, and thus is deemed to fall within the Whitstable Urban Area for the purposes of this Study.
- 3.3 It should be noted that discrepancies between historical parish boundaries and modern day settlement patterns throw up a number of anomalies when seeking to assess the sustainability of villages and settlements in this district on the basis of the facilities they currently enjoy. The large parish of Sturry, for example, includes the settlements of Sturry, Broad Oak and the residential areas of Hersden. The village of Sturry is however contiguous with the small historic town, and parish, of Fordwich whose sustainability is therefore enhanced by the facilities of its larger neighbour. Similarly, the village of Bossingham, in Upper Hardres parish, immediately abuts the village of Stelling Minnis (in Shepway District) and is served by Stelling Minnis School which sits on the boundary between both parishes and which serves, for the purposes of assessing the facilities which contribute to sustainability, both Bossingham and Stelling Minnis equally, despite being actually located in the latter.
- 3.4 With regard to assessing the existing employment facilities of settlements, two of the district's principal industrial estates are located along the A28 east of Sturry in the village of Hersden on land largely previously occupied by buildings of the Chislet colliery which operated from the 1920s until its closure in 1969. However as these employment sites lie south of the A28 they are therefore geographically, but not functionally, in the rural parish of Westbere whose boundary historically has run along

¹⁶ For the purposes of this work the word settlement covers all towns, villages and hamlets where there are existing services or facilities.

the centre of what is now the A28 but whose settlement, the small village of Westbere, and the Stodmarsh National Nature Reserve which covers roughly half the area of Westbere parish, has an entirely separate and distinctive character and range of facilities for the purposes of this Study. The rural hamlet of Chislet similarly gives its name to a large rural parish stretching north east from the Great Stour river, which forms its southern boundary, to the A299 Thanet Way but which contains for example a number of employment sites which are far removed from, and therefore cannot be deemed to be part of or contribute to the character and sustainability of, the small settlement of Chislet.

- 3.5 Alongside the main survey work set out below, accessibility studies were undertaken by Kent County Council's Planning and Environment directorate using specialist 'Accession' software recommended by the Department of Transport as an effective tool for measuring accessibility to identified public amenities and for graphically representing how accessible a specific destination is using the existing public transport network. The studies included analysis of 30 minute accessibility, by public transport, to key services within Canterbury district. The key services examined were primary schools, post offices, local stores and GP surgeries and the results, shown at the end of this Chapter, reflect the historical growth of development in the district along the main transport routes into the city of Canterbury.
- 3.6 For this Rural Settlement Hierarchy Study of Canterbury District a range of services and facilities were considered to contribute to the sustainability of settlements based on work by the Commission for Rural Communities in their State of the Countryside reports. In addition facilities which formed the basis for previous surveys by the City Council were referred to, to allow for an element of consistency and comparison with such previous survey work.
- 3.7 Such services and facilities were drawn from six broad categories
- **public transport :** hourly bus service; train station
 - **shops :** post office; local store/s; public house ; other shops
 - **community facilities:** village hall; play area/field; playgroup
 - **education:** primary school
 - **health services:** GP surgery
 - **employment:** business premises
- 3.8 Scores were then assigned to determine a settlement's position in the hierarchy, as set out in Table 2 below, with weighting employed to reflect the view, and an approach prevalent amongst many such rural settlement hierarchy studies, that some services are deemed as making a more important contribution towards the sustainability of a settlement than others. These 'key' services were defined as

- **regular hourly bus services**

- a train station
- primary school
- post office
- local supermarket or store
- GP surgery

For a settlement to score points, the service or amenity must be located within the built up area of a settlement, or within 800m (reasonable walking distance) of the centre of that settlement.

- 3.9 Local employment opportunities are also considered vital to the vibrancy of rural settlements. The district's rural communities can only prosper and survive if a living and *working* countryside is promoted and supported by planning policies. It is however difficult to establish a consistent and accurate evidence base which measures local employment, particularly as the nature of rural employment often results in jobs being located across rural areas, rather than being located in rural settlements. The employment indicator used in this Study is based on the number of businesses in a parish paying business rates (with figures extracted by address to cross relate as far as was possible to each settlement) Such a score excludes registered charities, those working from home and is indicative only, reflecting as it does the numbers of businesses present in each parish and not the numbers of jobs.
- 3.10 As noted in 3.3 above, discrepancies between historical parish boundaries and modern day settlement patterns throw up a number of anomalies. In assessing the employment facilities of settlements such anomalies are particularly evident in the eastern part of the district, with the industrial estates of Lakesview International Business Park and Canterbury Business Park being located largely on land which previously formed part of Chislet Colliery and thus in what is the modern day settlement of Hersden but which falls within the historic boundary of the parish of the small rural hamlet of Westbere. Similarly the employment site of Chislet Business Park functions within the settlement of Hersden, despite being located in the adjoining large rural parish of Chislet. Acknowledgement has been made for such boundary anomalies in the hierarchy tables where they occur.



Village stores at Littlebourne (left) and at Blean (right)

	RAIL	BUSES (Hourly)	SCHOOL	LOCAL SHOP	OTHER SHOPS ¹⁹	PO	GP	HALL	EMPLOYMENT AREA ¹⁸	PLAY AREA	PUB ¹⁷	PLAY GROUP	SCORE
Points awarded	3	3	3	3	1 per shop	3	3	1		1	1	1	
Adisham	*		*					*	1	*			9
Barham		*	*	*	2	*		*	3	*	*	*	21
Bekesbourne	*				5			*	2	*	*		13
Bishopsbourne								*	1	*	*		4
Blean		*	*	*	2	*	*	*	3	*	*	*	24
Bossingham			²⁰		1			*	1	*	*	*	9
Bridge		*	*	*	6	*	*	*	2	*	*	*	27
Broad Oak				*	1			*	2		*	*	9
Chartham (inc Shalmsford Street)	*	*	*	*	2	*	*	*	3	*	*	*	27
Chartham Hatch					1			*	1	*	*		5
Chislet + Marshside			*					*	2	*			5
Fordwich								*	1	*	*		4
Harbledown		*							1		*		5
Hersden		*	²¹	*	3	*	*	*	4	*		*	26
Hoath + Maypole			*		1			*	1		*	*	6

¹⁷A settlement scores one point irrespective of the number of pubs located there

¹⁸ Less than 25 business premises: 1pt; 26-50: 2pts; 51-100: 3pts; 100+ business premises: 4pts

¹⁹ Excludes car sales and garages; includes farm shops

²⁰School located within boundary of Stelling Minnis parish but serves Bossingham

²¹Hersden scores an extra point here as it has a secondary school, Spires Academy. Secondary schools serve a wide catchment area and thus are not considered to be an indicator of a settlement's sustainability in the same way as a primary school.

	RAIL	BUSES (Hourly)	SCHOOL	SHOP	OTHER SHOPS	PO	GP	HALL	EMPLOY MENT AREA	PLAY AREA	PUB	PLAY GROUP	SCORE
Points awarded	3	3	3	3	1 per shop	3	3	1		1	1	1	
Ickham + Bramling								*	1		*	*	4
Kingston		*						*	1	*	*	*	8
Littlebourne		*	*	*	1	*	*	*	2	*	*	*	22
Lower Hardres					1			*	1	*	*		5
Patixbourne										*			1
Petham + Garlinge Green			*		1			*	1	*	*	*	9
Rough Common				*		*		*	1	*	*	*	11
Stodmarsh									0		*		1
Sturry	*	*	*	*	16	*	*	*	3	*	*	*	41
Tyler Hill		*						*	1	*	*		7
Upper Harbledown									1	*	*		3
Upstreet+Grove Ferry		*		*		*			1	*	*		12

	RAIL	BUSES (Hourly)	SCHOOL	SHOP	OTHER SHOPS	PO	GP	HALL	EMPLOYMENT AREA	PLAY AREA	PUB	PLAY GROUP	SCORE
Points awarded	3	3	3	3	1 per shop	3	3	1		1	1	1	
Waltham+Anvil Green								*	1	*			3
Westbere								*	1		*	*	4
Wickhambreaux			*					*	0	*	*		6
Womenswold									1				1
Woolage Green									0	*	*		2
Woolage Village									0	*			1

Access to Primary Schools by Public Transport

Client: Sarah Parker,
Canterbury City Council

Accession Variables

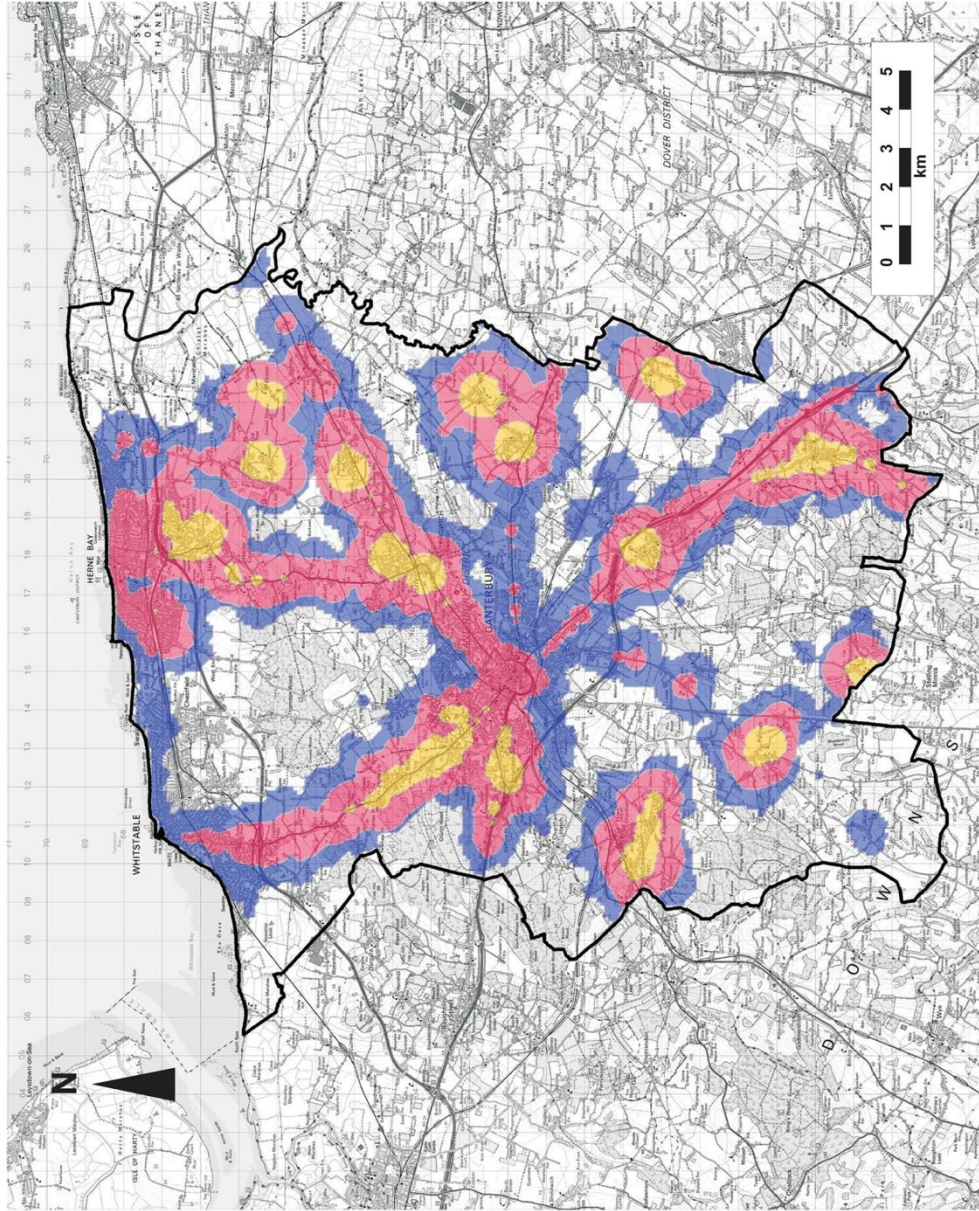
- Destination = Primary Schools
- Direction = To Destination
- Modes = Bus, Rail, Coach & Foot
- Origin = 250m grid
- PT Route = Along Road Network
- PT Date = October 2010
- Road Accuracy = All Nodes
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- Walk Speed = 4.8km/h
- Walk Distance = 800m
- Walk Factor = 1.4
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- Time = Tuesday 7am to 9am
- Journey Time (max) = 30 minutes
- Contour Interpolation = Aggressive
- Accession Version = 1.6.2.0

KEY

- 10 minutes
- 20 minutes
- 30 minutes



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Access to Primary Schools by Foot

Client: Sarah Parker,
Canterbury City Council

Accession Variables

Destination = Primary Schools
 Direction = To Destination
 Modes = Foot
 Origin = 250m grid
 PT Route = Along Road Network
 PT Date = October 2010
 Road Accuracy = AI Nodes
 ITN Date = January 2011
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 Walk Distance = 800m
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 Walk Route = Through Road Network
 Time = Tuesday 7am to 9am
 Journey Time (max) = 30 minutes
 Contour Interpolation = Aggressive
 Accession Version = 1.6.2.0

KEY

- 10 minutes
- 20 minutes
- 30 minutes



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Access to Post Offices by Public Transport

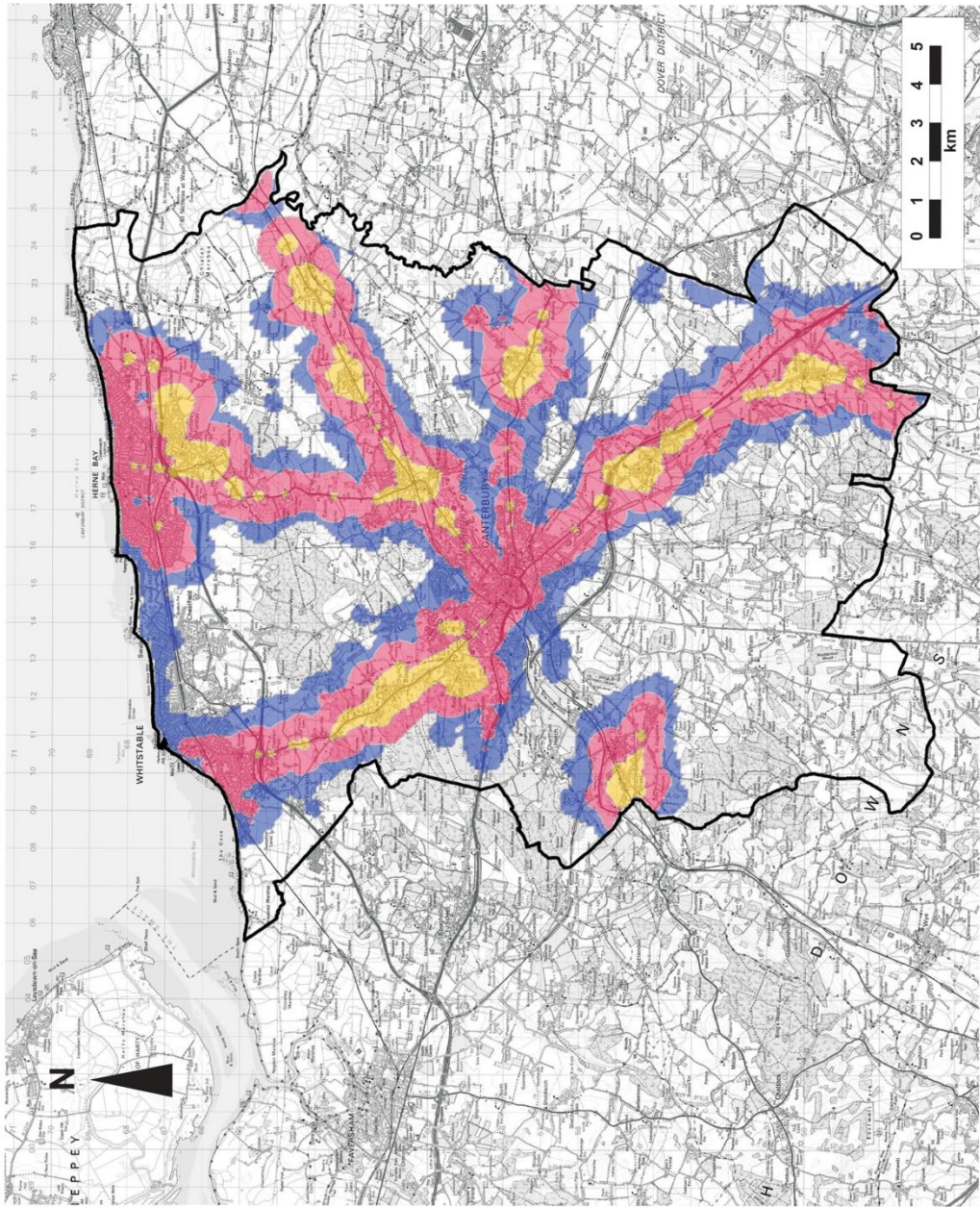
Client: Sarah Parker
Canterbury City Council

Accession Variables

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- Contour Interpolation = Aggressive
- Accession Version = 1.6.2.0

KEY

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- 30 minutes



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Access to Post Offices by Foot

Client: Sarah Parker,
Canterbury City Council

Accession Variables

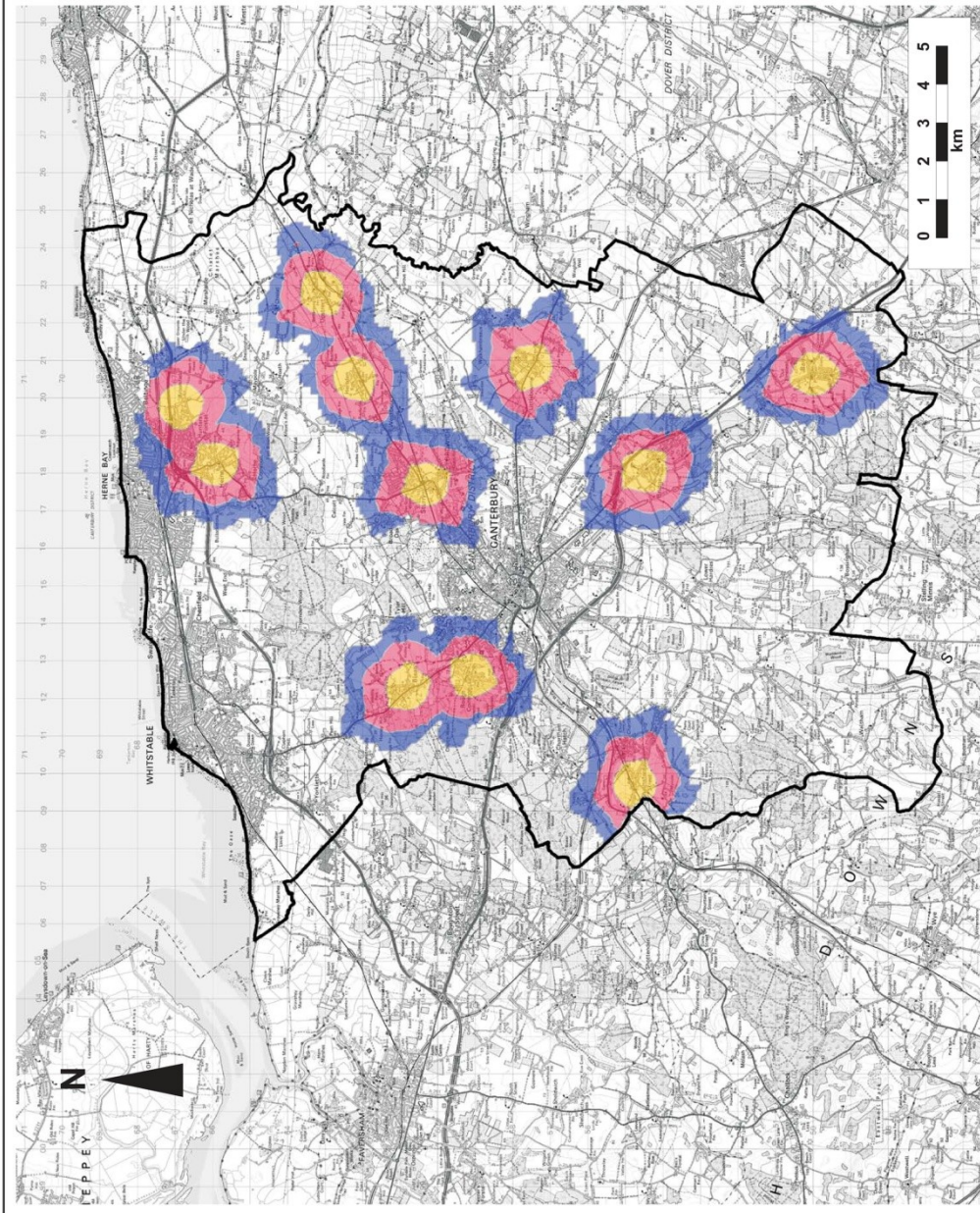
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 Time = Tuesday 7am to 9am
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 Contour Interpolation = Aggressive
 Accession Version = 1.6.2.0

KEY

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- 20 minutes
- 30 minutes



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Access to Local Stores by Public Transport

Client: Sarah Parker,
Canterbury City Council

Accession Variables

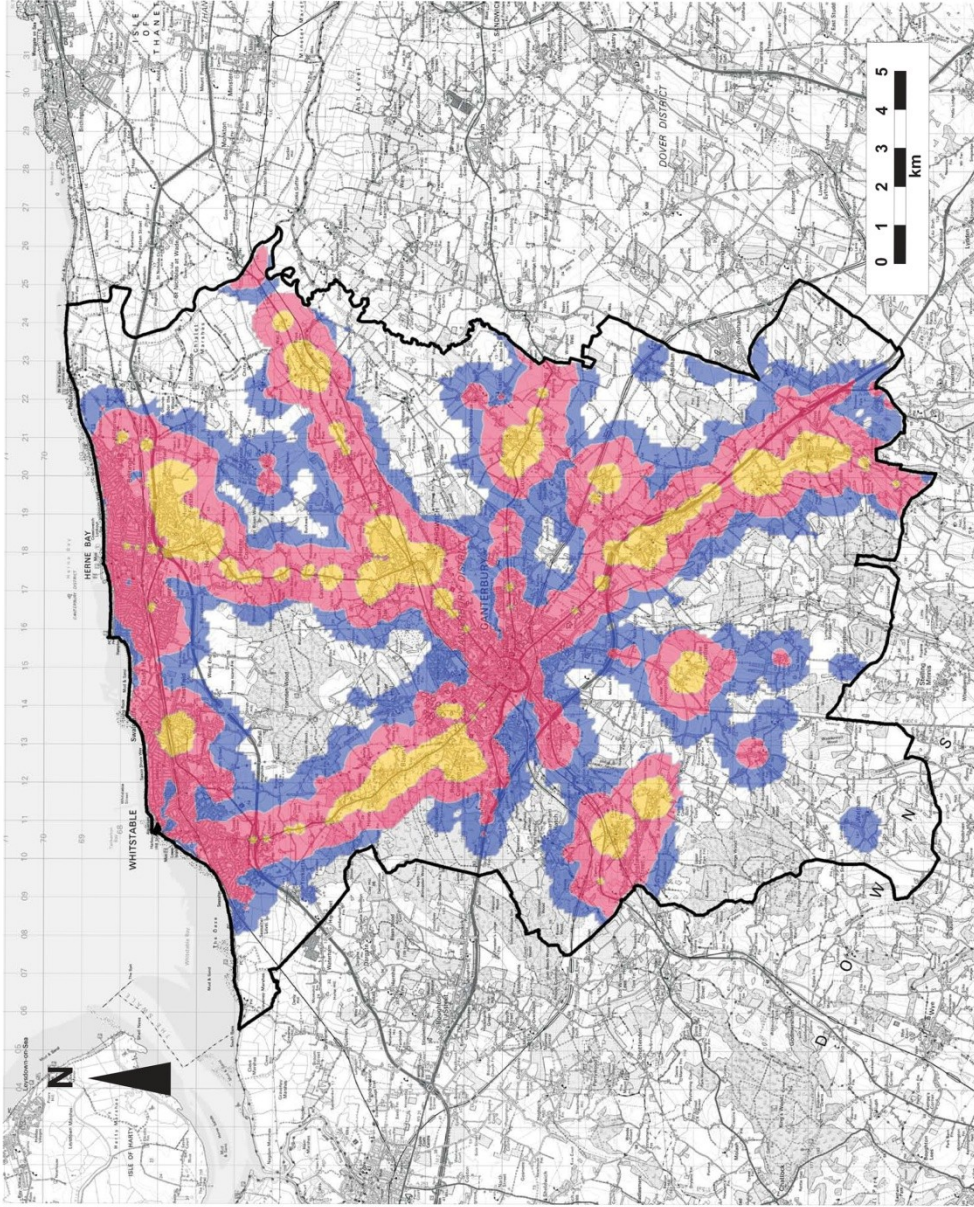
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- Road Accuracy = AI Nodes
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- Walk Distance = 800m
- Walk Factor = 1.4
- Walk Route = Through Road Network
- Time = Tuesday 7am to 9am
- Journey Time (max) = 30 minutes
- Contour Interpolation = Aggressive
- Accession Version = 1.6.2.0

KEY

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- 20 minutes
- 30 minutes



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Access to Local Stores by Foot

Client: Sarah Parker,
Canterbury City Council

Accession Variables

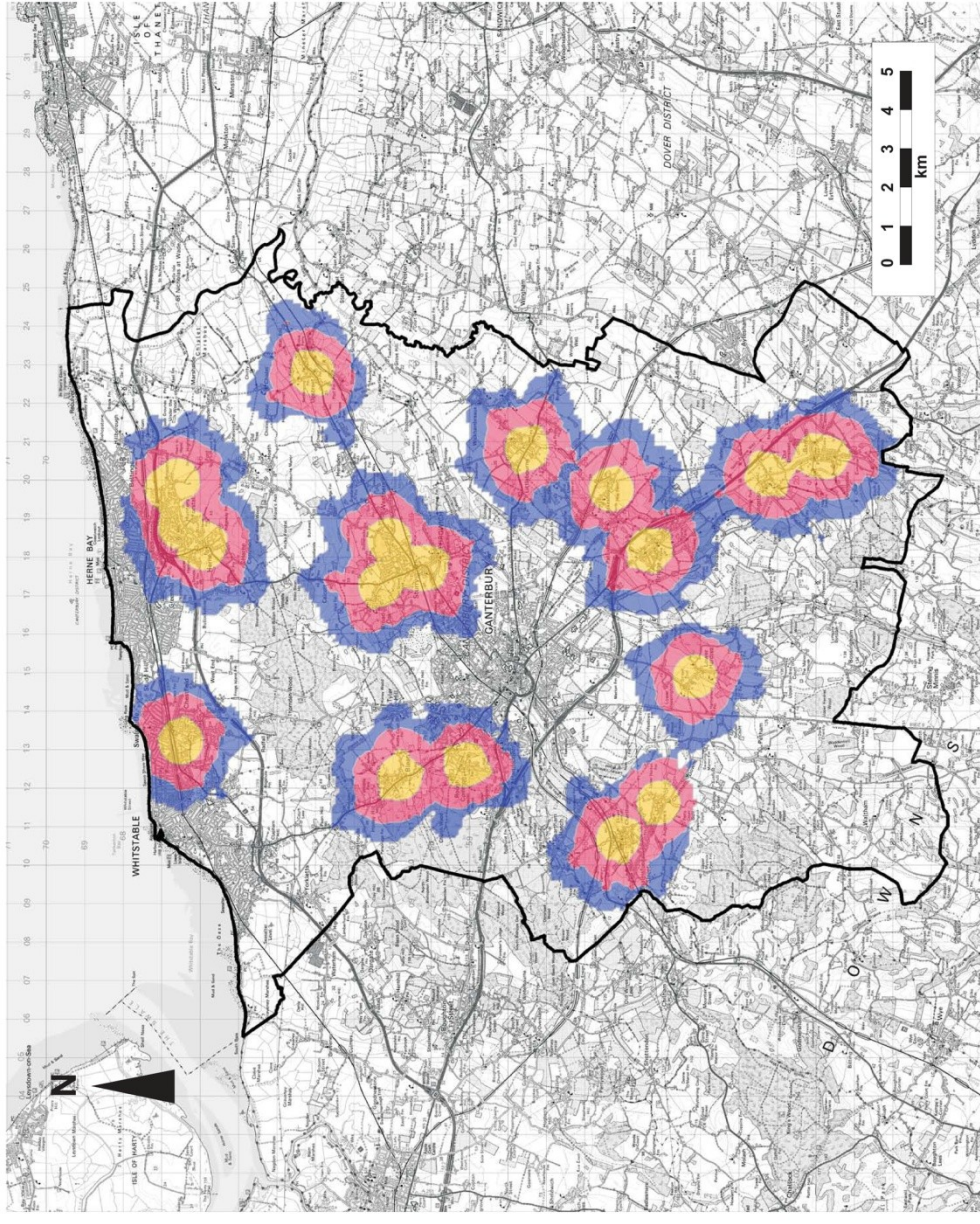
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KEY

- 10 minutes
- 20 minutes
- 30 minutes



John Luckcock, KCC, 15-07-11



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Access to GP Surgeries by Public Transport

Client: Sarah Parker,
Canterbury City Council

Accession Variables

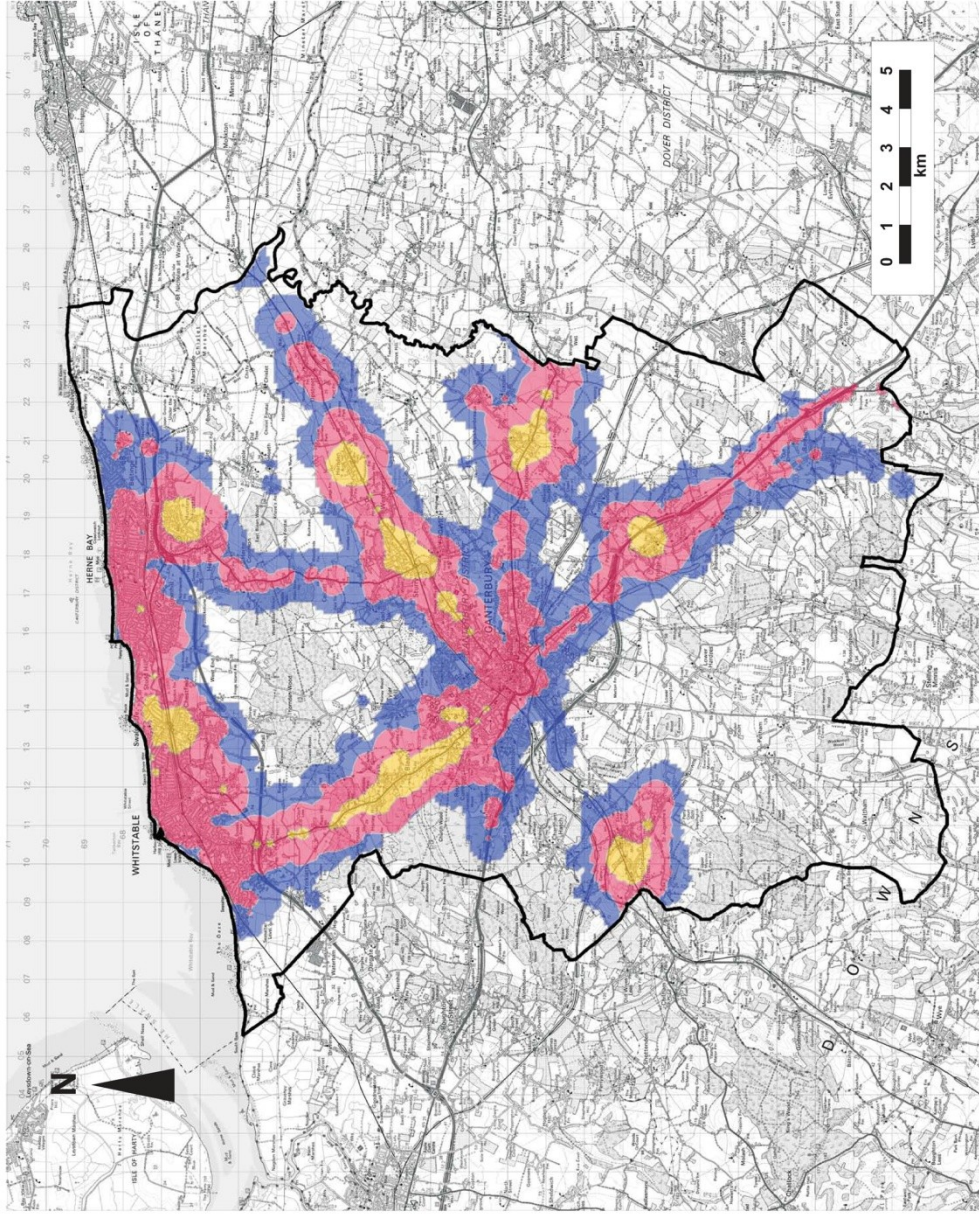
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- Walk Route = Through Road Network
- Time = Tuesday 7am to 9am
- Journey Time (max) = 30 minutes
- Contour Interpolation = Aggressive
- Accession Version = 1.6.2.0

KEY

- 10 minutes
- 20 minutes
- 30 minutes



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Access to GP Surgeries by Foot

Client: Sarah Parker,
Canterbury City Council

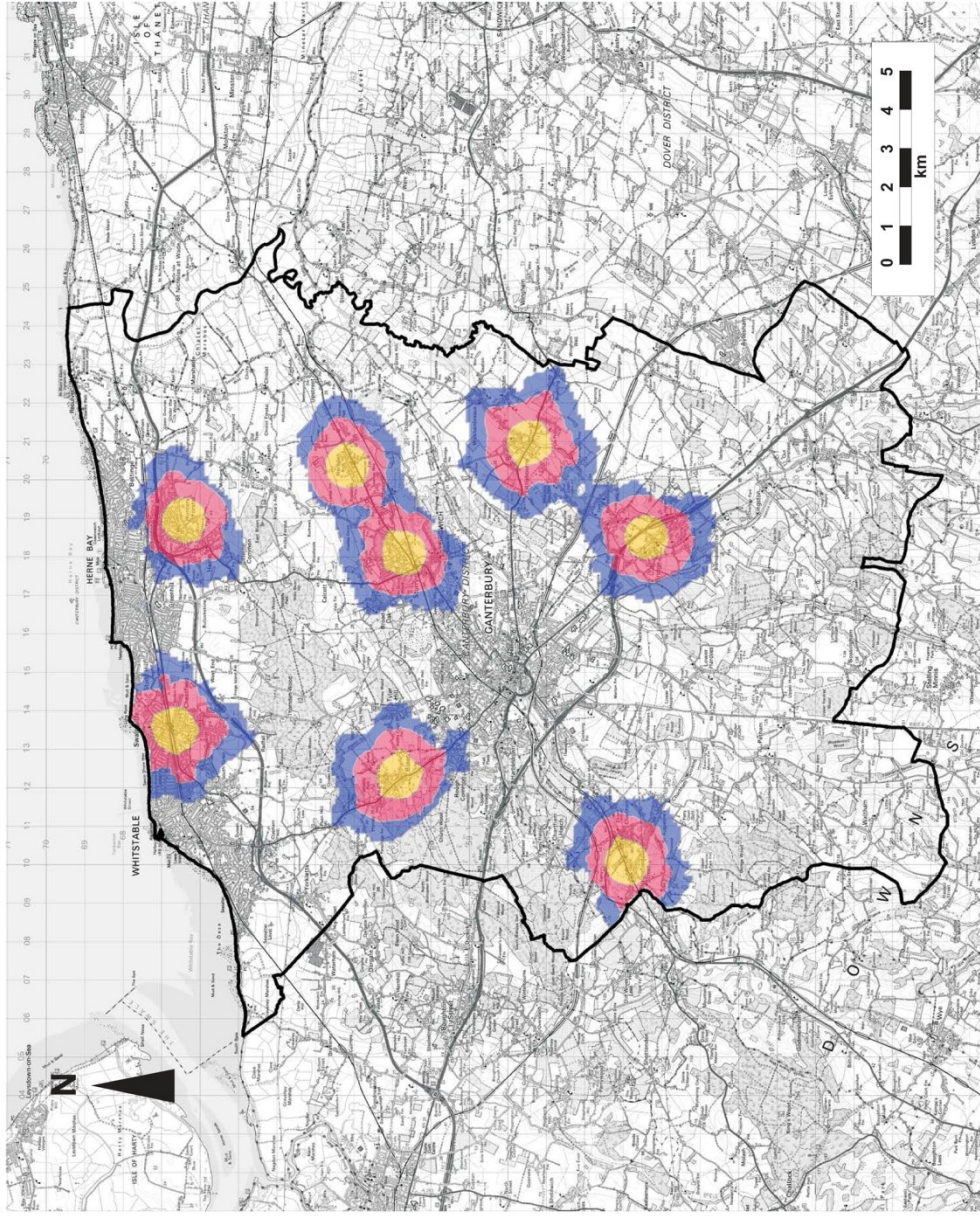
Accession Variables

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 Journey Time (max) = 30 minutes
 Contour Interpolation = Aggressive
 Accession Version = 1.6.2.0

KEY



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4. SETTLEMENT HIERARCHY

- 4.1 This Study has focused on the rural areas of the District but the settlement pattern and hierarchy also encompasses the three urban areas of Canterbury, Herne Bay and Whitstable.
- 4.2 It should be noted that in drawing up the hierarchy account has *not* been taken of environmental issues, including flood risk and landscape designations, as they do not influence a settlement's sustainability, though the Parish Profiles which follow in section 6 note such matters and constraints with regard to each settlement.
- 4.3 Finally, the ranking of each settlement, and thus its potential suitability to accommodate further development, should not be taken to mean that there is suitable land for development in such a village. As the recommendations at the close of this Study make clear, the Settlement Hierarchy is only one of a range of background studies which should and will feed into the site allocation process.
- 4.4 Table 3 overleaf sets out the rural settlement rankings resulting from the assessment of the sustainability of each as reflected by the range of facilities offered in each village. The Hierarchy is directly drawn from such rankings.
- 4.5 As noted in 3.10 above a number of anomalies arose in assigning parish based employment scores to settlements during this survey work. In the case of Chartham, Chislet, Harbledown and Sturry parishes individual addresses of all businesses paying business rates were examined in order to distribute the employment score as accurately as possible between the settlements in each of these parishes.

RURAL SETTLEMENT RANKING	SCORE
Sturry	41
Bridge	27
Chartham	27
Hersden	26
Blean	24
Littlebourne	22
Barham	21
Bekesbourne	13
Upstreet	12
Rough Common	11
Adisham	9
Bossingham	9
Petham	9
Broad Oak	9
Kingston	8
Tyler Hill	7
Hoath	6
Wickhambreaux	6
Chislet	5
Harbledown	5
Chartham Hatch	5
Lower Hardres	5
Bishopsbourne	4
Fordwich	4
Westbere	4
Ickham	4
Waltham	3
Upper Harbledown	3
Woolage Green	2
Stodmarsh	1
Woolage Village	1
Patixbourne	1
Womenswold	1

TABLE 3: Rural Settlement Rankings

Regional Centre

- 4.6 [Canterbury City](#) is classified as a Primary Regional Centre in the South East Plan (2009) (which as noted in paragraph 2.9 above at the time of writing remains part of the development plan) being the principal centre of importance in the East Kent sub region. It is home to 30% of the District's population, and provides the widest range of services and facilities. Canterbury City enjoys a world-wide reputation as a tourist destination centred on the World Heritage Site status. It is also the District's principle transport hub with excellent high speed train connections and plentiful bus services.

District Centres

- 4.7 The District's two remaining urban areas are located on the coast at [Herne Bay](#) and [Whitstable](#). Such towns play an important role in the profile of the District and are a focus for shopping and other services for settlements to the north of Canterbury in particular, as well as performing an important role in the economy and vibrancy of the District by attracting visitors to their distinctive seaside offer.

Rural Settlements

- 4.8 As stated previously the rural settlement character of Canterbury District is dominated by a large number of small village settlements and it is these that have been the focus of this work.

Rural service centre

- 4.9 A number of settlements emerged from this Study as providing a service role for other surrounding smaller villages. Principal of these is [Sturry](#). With a parish population of 6,730 the parish of Sturry is the only²² rural parish in the District which falls within the size categorised as urban by the Office of National Statistics. It has a good and markedly larger range of services and facilities compared with the next ranked village which serve the dispersed settlements of the eastern area of the district (including 'the smallest town in England', Fordwich, which immediately adjoins Sturry to the south), together with excellent public transport links. The parish of Sturry encompasses the settlements of Broad Oak and Hersden, the latter possessing a good range of services and facilities in its own right, including primary and secondary schools. Given this and in order to accurately position Hersden within the hierarchy of settlements the population of Sturry Parish was examined at Super Output Level revealing Hersden to be, in population size, on a scale commensurate with that of the village of Bridge. There are however significant transport issues that need to be addressed in assessing the suitability of Sturry for additional housing as part of the Local Development

²² With the exception of Herne and Broomfield which for the purposes of this study only is considered to fall within the Herne Bay urban Area

Framework given ongoing congestion problems with the A28 through Sturry and between Sturry and Canterbury.

Local centres

4.10 A number of other larger villages [Chartham \(including Shalmsford Street\)](#) [Bridge](#), [Hersden](#), [Blean](#), [Littlebourne](#), and [Barham](#) and have also emerged, from both the survey work and from the results of the Accession based analysis undertaken by Kent County Council and illustrated in maps at the end of Chapter 3 of this Study, as providing a range of services for the rural areas surrounding them. Such local service centres are smaller in scale and do not have such a wide range of retail services as Sturry, but they do offer a significant range of services and facilities, including employment opportunities, which cater for the daily needs of the local communities and surrounding small settlements. These larger villages all have all the key sustainability services, namely a primary school, hourly bus services and or a train station, a post office, village store and (with the exception of Barham) a GP surgery.



Villages

4.11 The villages of [Adisham](#), [Bekesbourne](#), [Bossingham](#), [Broad Oak](#), [Hoath](#), [Kingston](#), [Petham](#), [Rough Common](#), [Tyler Hill](#), [Upstreet](#), and [Wickhambreaux](#) generally have smaller populations and significantly smaller ranges of services and facilities and are reliant on adjacent larger villages for key services. Each village in this tier does however have one or more of the key sustainability services.

Hamlets

4.12 Canterbury District has a large number of small settlements with modest populations (termed hamlets for the purposes of this Hierarchy Study only) which provide very limited services, namely [Chartham Hatch](#), [Chislet](#), [Bishopsbourne](#), [Fordwich](#), [Harbledown](#), [Ickham](#), [Lower Hardres](#), [Patricbourne](#), [Stodmarsh](#), [Upper Harbledown](#), [Upper Hardres](#), [Waltham](#), [Westbere](#), [Womenswold](#), [Woolage Green](#), and [Woolage Village](#). With the exception of Chislet primary school there are no key sustainability services in these settlements.

5. RECOMMENDATIONS

- 5.1 In preparing the Canterbury District Local Development Framework, the new strategic planning policy document to shape the development of the district over the next 15 years, the City Council remains committed to a sequential approach to the location of new development. Such an approach is in line with national planning guidance and with the results of the Canterbury Futures work²³ which identified the need for development to be focused on the city of Canterbury to best support the economic development and prosperity of the district.
- 5.2 The outcomes of this Rural Settlement Hierarchy Study, which has examined the sustainability (as defined by the range of services and employment opportunities provided) of the rich diversity of rural settlements in the district, serve as a significant element of the evidence base required to identify appropriate locations for new development in Canterbury District. The production of a Settlement Hierarchy to guide the selection of sites is also in line with emerging national policy as set out in the Draft National Planning Policy Framework which has at its heart the promotion of and support for sustainable development and thus of sustainable locations for new development.
- 5.3 The revised Settlement Hierarchy as set out below updates the Hierarchy included in the Core Strategy Options Report produced by the City Council in January 2010. It is based on the outcomes of village survey work undertaken during the spring and early summer of 2011 and an analysis of employment opportunities offered in each settlement. Such survey work is clearly, it should be emphasised, a snap shot of the facilities enjoyed by each settlement at the time of survey and will change over time.
- 5.4 The settlement of Sturry to the east of Canterbury emerges from the hierarchy work as having a stronger retail profile than the settlements of Barham, Blean, Bridge, Chartham, Hersden and Littlebourne which, despite offering a sustainable range of facilities, with the exception of Bridge have a very limited range of retail premises at the present time and thus still retain the character of medium-sized villages. Sturry is therefore considered to play a wider service centre role than the tier below it (a situation reflected in the scoring differential) and may be appropriate for additional housing in excess of minor development. However, there are a number of other policy matters that will need to be satisfactorily addressed, particularly the significant transport issues associated with the A28 and the level crossing, together with landscape character, in any proposals at Sturry.

²³ *At a Crossroads: Canterbury Futures Study* (2006) Experian for Canterbury City Council

- 5.5 Barham, Blean, Bridge, Chartham, Hersden and Littlebourne each serve as local centres with a good or reasonable sustainable range of facilities and possessing all of the key services (with the exception of Barham which does not have a GP surgery). These villages are thus rural settlements where small scale additional housing development may be appropriate commensurate with their size and village character and subject to environmental and other factors. The smaller villages and hamlets (as categorised for the purposes this Study only) are considered to be suitable for minor or infill development only, again in accordance with their scale, character and local environmental factors.
- 5.6 It is recommended that the Council should set out a clear Policy for the Location of New Development across the District in the Local Development Framework (currently being prepared to replace the adopted Local Plan). Such a policy should continue to have as its principal focus the urban areas of Canterbury, Herne Bay and Whitstable. Modest additional new development in excess of minor development may also be appropriate at the rural service centre of Sturry, provided that this can be delivered in a way that respects and enhances the character and design of the village and subject to satisfactorily addressing environmental, flooding and transportation impact issues. Small scale provision of new housing that is of a design, scale, character and location appropriate to the character and built form of the service centres of Barham, Blean, Bridge, Chartham, Hersden and Littlebourne may also be appropriate provided that such proposals are not in conflict with other Development Plan transport, environmental, flood zone protection and design policies, including those of the Kent Downs AONB Management Plan where applicable. In all other settlements policy should make clear that priority will be given to protecting the rural character of the District and development will be restricted to minor development or infill or that which is needed to meet the needs of agriculture or forestry or an identified local need for affordable housing only.

Regional Centre	Canterbury
District Centre	Herne Bay, Whitstable
Rural Service Centre	Sturry
Local Centre	Barham, Blean, Bridge, Chartham, Hersden, Littlebourne
Villages	Adisham, Bekesbourne, Bossingham, Broad Oak, Hoath, Kingston, Petham, Rough Common, Tyler Hill, Upstreet, Wickhambreaux
Hamlets	Chartham Hatch, Chislet, Bishopsbourne, Fordwich, Harbledown, Ickham, Lower Hardres, Patricbourne, Stodmarsh, Upper Harbledown, Upper Hardres, Waltham, Woolage Green, Westbere, Woolage Village and Womenswold

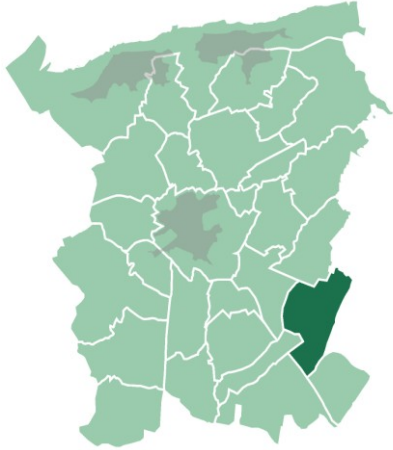
FIGURE 4: Settlement Hierarchy for Canterbury District

- 5.6 It should also be emphasised that this Settlement Hierarchy Study, though significant, is only one of a number of factors in the selection of appropriate locations for new development. Traditionally it has been the case that the scale and distribution of housing sites directly follows from the settlement hierarchy. However, as has been acknowledged previously in this Study there are many other factors to be taken into account when allocating land in the rural areas of the district such as transport, landscape or flooding issues and housing needs particular to individual communities.
- 5.7 Canterbury District enjoys large areas of highly attractive and protected landscapes including three internationally protected SPA and Ramsar sites, three National Nature Reserves and 15 nationally designated SSSIs, while the Kent Downs AONB covers almost a third of the district. Designation as an AONB confers the highest level of protection and one which the council has a statutory duty to conserve and enhance. Development proposals that fall within or which affect the setting of the AONB will therefore need to have regard to the policies of the Kent Downs AONB Management Plan. Canterbury District also has an enviable range of heritage assets including the World Heritage Site of Canterbury together with over 100 Conservation Areas and nearly 3,000 Listed Buildings. The Great Stour and the Nailbourne rivers run through the centre of many of the rural villages of the district affecting the flood risk designations of many settlements.

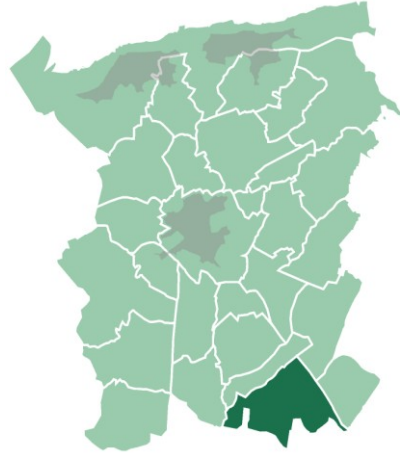
- 5.8 It is also important to ensure that the views of those living and working in rural settlements are taken into account in the assessment of new development locations wherever possible. Canterbury District has a large number of community produced planning documents including Parish Plans and Village Design Statements which provide a rich source for identifying the views and concerns of individual rural communities, and which have been reviewed as part of this Study. The current Localism Bill promotes the increased involvement of communities in the planning process. Research undertaken by this practice for the Countryside Agency²⁴ in 2005 highlighted the effectiveness of community involvement upstream in the planning system and Canterbury City Council has a good track record in this regard.
- 5.9 It is therefore recommended that this settlement hierarchy work be taken forward by the Council through a series of community workshops in each of the Local Centres and the Rural Service Centre identified in the Hierarchy to discuss the potential for additional housing development in each of these villages. Given the financial and time resources that are necessary to produce Parish Plans and Village Design Statements and that will inevitably be required to produce Neighbourhood Plans, such a proactive approach by the City Council will ensure an equality of opportunity for involvement for each of these villages at the appropriate stage of the Local Development Framework preparation. In addition it is recommended that a forum is established to work with the smaller villages to address the housing needs of and the potential supply of land in these small settlements and to identify potential small scale infill housing sites throughout the Plan period.
- 5.10 Finally, it has not been within the remit of this Study to assign quantum of development appropriate for each tier of the hierarchy, particularly in advance of the determination of the overall housing requirement for the district. However the continued support for a sequential approach to the allocation of land for development means that housing numbers should be concentrated in the urban centres of the District, with new development in the rural settlements limited, and commensurate with their scale and position in the hierarchy. As this Study has established, Canterbury District does not possess a large number of larger villages, but rather many settlements that are small in scale. It is important and appropriate that the distribution of new housing sites in rural settlements reflects such a settlement pattern, and that rural allocations made as part of the emerging Canterbury District Local Development Framework be predominantly small in scale. Historically rural settlements have grown gradually over time and this Study has concluded that such a pattern of organic small-scale growth remains appropriate for the majority of the rural settlements of Canterbury District.

²⁴ *Assessing the impact of the Parish Plans Grant scheme in South East England* (2005) Catherine Hughes Associates and Danny Chesterman for the Countryside Agency,

6. PARISH PROFILES

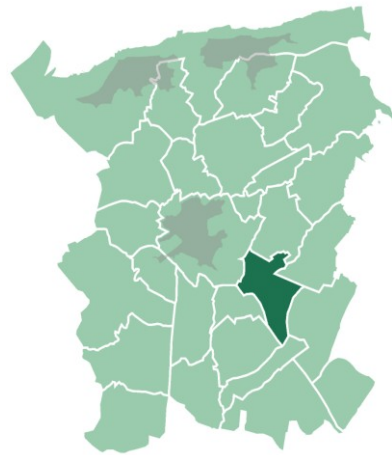
Parish	Adisham	
Population	680	
Parish Plan	No	
Description	<p>Adisham is a rural parish located six miles south east of the City of Canterbury on the B2046 between Bridge to the north west, Littlebourne to the north and Barham to the south west. The main settlement in the parish is the village of Adisham centred around a village green and church. There are no local retail services and the only pub The Bulls Head has now closed.</p> <p>The village has a primary school, village hall and sports area which provides local facilities and a sense of community. There are few employment sites located in the parish. The village has good easy access to the A2 and is one of only a few villages in the district to have a train station providing links to the rest of Kent and London.</p>	
Facilities/amenities		
Retail Services	The Moors Head Hotel – now closed	
Community Facilities	Primary School 2 Churches Village Hall Sports Court and Children’s Play Equipment behind Village Hall	
Employment Sites	Hydroquip Workwear Centre Spinner Finance	
Transport	Train Station – providing good links to Kent and London No Bus Services	
Environment		
AONB/SSSI/NNR	Pitt Wood to the South East of the village is designated as a SSSI Much of the parish is classed as ancient woodland	
Designated Areas	Adisham Conservation Area (24.83 ha) designated 1995 Bossington Conservation Area (13.97 ha) designated 1995 Cooting Conservation Area (3.28 ha) designated 1995 Woodlands Park Conservation Area (26.48 ha) designated 1995	
Flooding		
Key Community Concerns/Wishes		

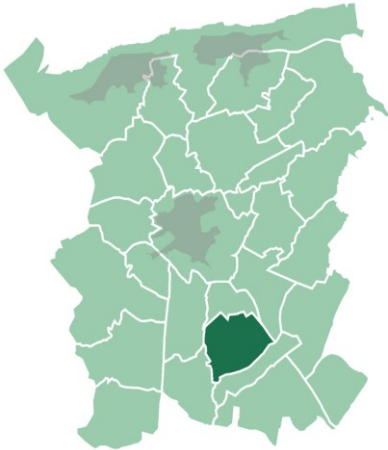
Parish	Barham including Derringstone and Out Elmstead	
Population	1,2070	
Parish Plan	Yes	
Description	<p>The Parish of Barham is located in the Elham Valley to the west of the A2, 7 miles south-east of Canterbury and 10 miles north of Folkestone. The Barham of today was created from two separate old villages, Barham and Derringstone. These were joined by a 1960s property development. Barham is the principal settlement in the parish; Out Elmstead is a small hamlet in the north of the parish. There are few local services provided in Barham with only one small community store & post office located in the village hall car park and a garden centre (A further retail premises, the former shop and post office, is currently for sale) This lack of local facilities is highlighted by residents responses to the parish survey.</p> <p>Barham is well located in terms of access as it lies just off the A2 and enjoys good public transport links with regular buses running throughout the day to and from Canterbury and Folkestone. The built up areas of both Barham and Out Elmstead are designated as conservation areas, there is a medium risk floodplain running through the centre of Barham. The parish plan highlights the fact that the majority of the residents in the parish do not wish to see further housing development in the parish, however, they would like to see more retail and community facilities provided.</p>	
Facilities/amenities		
Retail Services	Barham Community store and Post Office Vineyard Absolute Chimneys (Stoves & Fireplaces) now for sale Cafe	Garden Centre Pub/Restaurant (Duke of Cumberland) 3 B&B/hotels
Community Facilities	Barham Barham Primary School 2 tennis courts, football pitches 2 play areas	Bowls green Golf course (Broome Park) Church
Employment Sites	Barham Jali Home Design Barham crematorium Stablegate Antiques Broome Park Estate & Golf course Barham Business Park – 24 units Barham Court Farm- light industrial units	Out Elmstead Showan Hydraulics Realli Ski – Ski / Snowboard simulator Birse Civils



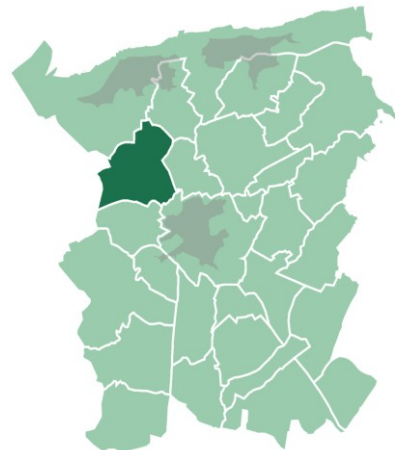
Transport	Barham – Folkestone = 26 buses per day Barham – Canterbury = 24 buses per day
Environment	
AONB/SSSI/NNR	The parish lies within the boundaries of the Kent Downs Area of Outstanding Beauty
Designated Areas	Barham Conservation Area (83.11 ha) designated 1992 Broome Park Conservation Area (272.07 ha) designated 1987 Out Elmstead Conservation Area (13.86 ha) designated 1991 Derringstone Conservation Area (11.29 ha) designated 1991 Elham Valley Railway Conservation Area (4.62 ha) designated 1992
Flooding	Nailbourne river floodplain runs through the centre of Barham
Key Community Concerns/Wishes	
<p>Key concerns and wishes raised in the Parish survey/questionnaire undertaken as part of the parish plan in 2004 include:</p> <ul style="list-style-type: none"> • The lack retail facilities and play facilities for younger residents • 63% of respondents considered there to be no need for more housing <p>Priorities outlined by the results of the survey are:</p> <ul style="list-style-type: none"> • Better communications – broadband • Better sports facilities/playing fields • Better shopping facilities • Better access to doctors <p>Improved flood risk prevention</p>	

Parish	Bekesbourne with Patrixbourne	
Population	990	
Parish Plan	No	
Description	<p>Bekesbourne-with-Patrixbourne is a rural parish situated 4 miles to the south east of Canterbury located between Littlebourne to the north east and Bridge to the south west. The parish consist of the villages of Bekesbourne and Patrixbourne. The main housing settlement is located on Aerodrome Road (which as its name implies was a former World War One aerodrome).</p> <p>The services in the parish appear to be mainly aimed at passing trade who are visiting Howletts zoo, the nearest local services are at Littlebourne to the north east or Bridge to the south west. The nearest school and community facilities are in Bridge. A train stop connects the villages to London Victoria and other parts of Kent. The Nailbourne River floodplain flows through the centre of Bekesbourne.</p>	
Facilities/amenities		
Retail Services	<p>At Chalkpit Farm: All Nine – maternity clothes Essentially Hops Dinnerservice – catering MamaFeel goods – food/coffee shop</p>	<p>The Bourne Gallery Farm Shop – Howletts Pub/ Restaurant (The Unicorn Public House) Cafe (Chalkpit farm)</p>
Community Facilities	<p><u>Bekesbourne</u> Vets No School – children attend Bridge school St Peters Church</p>	<p>Recreation ground + pavilion <u>Patrixbourne</u> St Mary's Church Playing field +area</p>
Employment Sites	<p>Howletts Wild Animal Park WU Gung Academy East Kent Packers, at Bekesbourne Farm Offices adjacent to station – currently vacant Chalkpit Farm</p>	
Transport	Train Station	
Environment		
AONB/SSSI/NNR	The southern part of the parish, including Patrixbourne, lies within the boundaries of the Kent Downs Area of Outstanding Natural Beauty	
Designated Areas	<p>Bekesbourne Conservation Area (39.44 ha) designated 1994 Bekesbourne Hill and Woolton Farm (25.62 ha) designated 1994 Bifrons Park Conservation Area (123.90 ha) designated 1995 Highland Court Conservation Area (59.84 ha) designated 1995 Patrixbourne Conservation Area (15.31 ha) designated 1994</p>	
Flooding	Nailbourne river	
Key Community Concerns/Wishes		



Parish	Bishopsbourne	
Population	220	
Parish Plan	No	
Description	<p>Bishopsbourne is located just to the south of the A2 and sits in the Elham valley about 4 miles from Canterbury; Bridge is to the north and Kingston and Barham to the south. It is a rural parish with one main settlement; the small village of Bishopsbourne. There is a pub, hotel, church and village hall but no retail services.</p> <p>The nearest services are at Bridge just the north of the village along the A2. There are no buses provided for the village but there is good road access to the nearby A2. The parish is rural in nature with Gorsley woods in the west of the parish and Bourne Park, a 2000 acre estate, which is designated as a conservation area, in the north. The Nailbourne river runs through the village.</p>	
Facilities/amenities		
Retail Services	No Shops Pub (The Mermaid Inn) B&B/Hotel (Beechborough)	
Community Facilities	St Marys Church Village Hall Neame Meadow playing field	
Employment Sites	Elham Joinery	
Transport	No Bus Services	
Environment		
AONB/SSSI/NNR	The parish lies within the boundaries of the Kent Downs Area of Outstanding Beauty	
Designated Areas	Bishopsbourne Conservation Area (13.79 ha) designated 1994 Bourne Park Conservation Area (272.32 ha) designated 1994 – covers Bourne Park a 2000 acre estate of the Manor of Bourne in the north of parish.	
Flooding	Nailbourne river running through the village	
Key Community Concerns/Wishes		

Parish	Blean	
Population	3,680	
Parish Plan	Yes	
Description	<p>Blean is located to the north of Rough Common and to the west of Tyler Hill 3 miles from the centre of Canterbury. The only major settlement in the parish is the village of Blean, a linear development built along the main road running north from Canterbury to Whitstable on the coast. The local retail services include a village store and post office and farm shop. Due to its</p> <p>close proximity and good connections, in the form of road links and regular buses to Canterbury, the nearest services are in the City of Canterbury. Beyond the village the rest of the parish is rural and much of it is designated as a Nature Reserve and SSSI. Residents when surveyed were conclusive in not wanting anymore private housing built in the village; however, just under half of residents acknowledged the potential benefits of providing more affordable housing.</p>	
Facilities/amenities		
Retail Services	Blean Village convenience store + Post Office Blean Angling shop Farm Shop and plant nursery&garden shop 2 Pubs - Hare & Hounds, Royal Oak	Livery stables
Community Facilities	Blean Primary School Blean Church Blean Village Hall + large playing field Blean Surgery	
Employment Sites	Hart Lee Engineering Ltd – car mechanics Alba Motors – taxis TG Kelk Ltd Taxi workshop Dog Boarding Kennels	Broadlands Industrial Park Small employment site – Kent Fruit Hammonds Builders Office complex Pean Hill& Blean Common Cabinet maker
Transport	Buses: Blean – Canterbury = 74 buses per day Blean – Whitstable = 79 buses per day	
Environment		
AONB/SSSI/NNR	Nature Reserve, SSSI	
Designated Areas	Blean Conservation Area (43.86 ha) designated 1994 Hothe Court Conservation Area (11.99 ha) designated 1994	
Flooding	Bad record with surface water	
Key Community Concerns/Wishes		
The Blean Village Survey and Action Plan 2009-14		

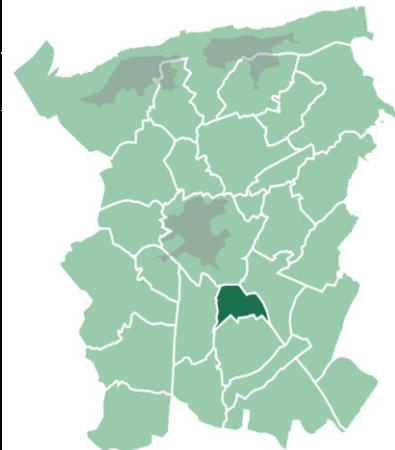


52% of residents who replied to the parish survey expressed a desire for more low-cost affordable housing to be built in Blean. 80% of residents who replied to the survey were against more private housing being built in the village

Other concerns raised by residents included:

- Better opportunities for social interaction: 'meeting place for villagers to collect for a coffee', 'more village events', 'more whole community events'
- The acceptability of the existing Village Hall is also a concern of residents; those who know and use the facility appear to want it demolished and rebuilt, or extensively enlarged and modernized.

Parish	Bridge	
Population	1,480	
Parish Plan	No	
Description	<p>Bridge is located just off the A2 3.5 miles to the south east of Canterbury city centre. Bridge is the only settlement in the parish. Its high street contains a mix of local amenities including a post office, pharmacy, butchers, estate agents, hairdressers, a Londis store and a village hall.</p>	
	<p>Bridge is the local amenities centre for the surrounding villages of Patricxbourne, Bekesbourne, Bishopsbourne, Kingston and Barham. Bridge has good road links into Canterbury and to Dover and Folkestone, as well as regular buses into the city. Bourne Park a 2000 acre estate lies to the south east of Bridge. The Nailbourne river runs through the centre of the village.</p>	
Facilities/amenities		
Retail Services	<p>Londis Post Office/Pharmacy Woodlands Hair & Beauty Bakery (now closed) Laurie Wakeham Butchers Colebrook Sturrock Estate Agent</p>	<p>Alfie and Trish Photograph Nicolas James Salon 3 Pubs - White Horse Inn, Plough & Harrow, Red Lion 2 B&B's Bridge Country Club B&B/Hotel</p>
Community Facilities	<p>Bridge & Patricxbourne Primary School St Peters church and cemetery Football pitches, tennis courts and play equipment</p>	<p>Bridge Health Centre Pharmacy Village Hall</p>
Employment Sites	Highland Court	
Transport	<p>Buses: Bridge – Canterbury = 13 buses per day Bridge – Folkestone = 15 buses per day</p>	
Environment		
AONB/SSSI/NNR	The parish lies within the boundaries of the Kent Downs Area of Outstanding Natural Beauty	
Designated Areas	<p>Bridge Conservation Area (42.02 ha) designated 1995 Bourne Park Conservation Area (272.32 ha) designated 1994</p>	
Flooding	Nailbourne river runs through the village	
Key Community Concerns/Wishes		
<p>Representations to the Core Strategy Options Consultation include:</p> <ul style="list-style-type: none"> • There should be less emphasis on housing development and more on infrastructure and job creation • The parish council accepts that the village may be able to absorb 20 more houses over the plan period but should be staggered at a rate of one or two a year so that houses can be absorbed into the community gradually 		

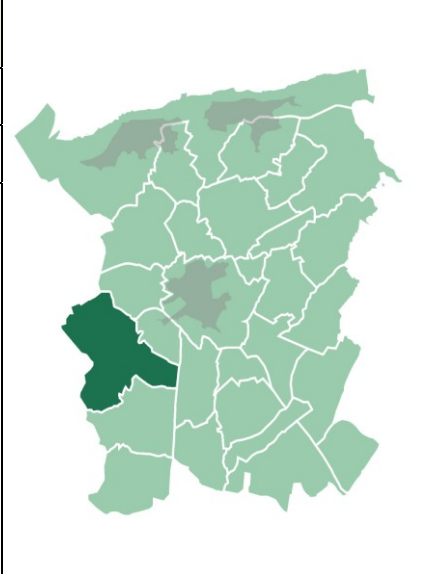


A 2005 Housing Needs Survey indicated that 75% of residents would not object to housing development to meet the needs of the community. The survey also highlighted that there was some, small, need for housing, particularly the elderly

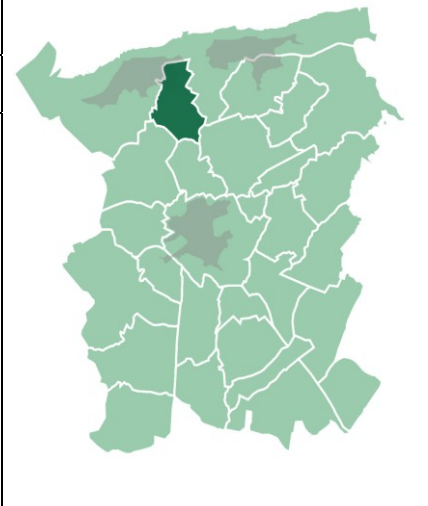
Concerns were expressed about

- Pressure on existing services and facilities
- Expansion of the village and growth towards Canterbury

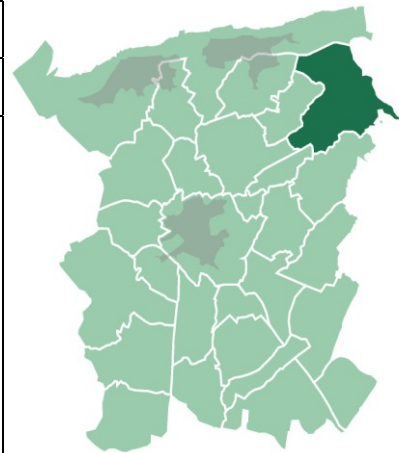
Loss of rural feel and possible change to village character

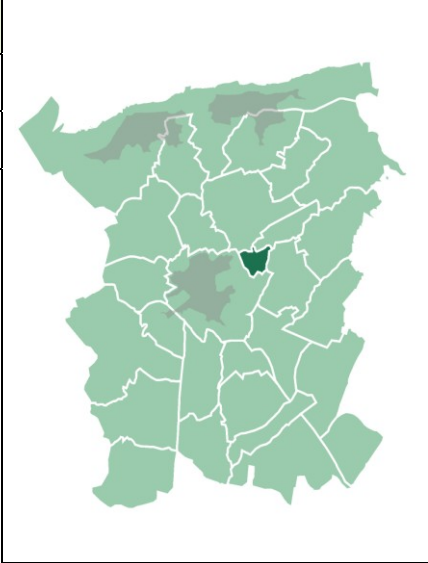
Parish	Chartham including Shalmsford Street, St Augustine's and Chartham Hatch	
Population	4,040	
Parish Plan	Village Design Statement	
Description	 <p>The parish of Chartham is situated 3 miles from Canterbury and 11 miles from Ashford. The parish is split either side of the Great Stour river. The parish borders Harbledown to the north and Petham to the south. Chartham is a large Parish covering 25 square kilometres, of which only about 5 square kilometres is developed, the remainder being farmland and Woodland. The parish is made up of five main settlements: The village of Chartham near the river; Shalmsford Street on the western edge of the parish which is the original settlement; Mystole, near the boundary of Chilham; Chartham Hatch which is one mile north of the centre of Chartham and separated by the busy A28 Ashford Road; and St Augustine's the newest and largest development consisting of 500 homes built on the site of the former St. Augustine's hospital.</p> <p>The services in Chartham include a Spar shop, local garages, a pub, cafe and hotel as well as a primary school, secondary school and a new village hall. Chartham provides local amenities and services to the surrounding villages of Garlinge Green, Petham, Lower Hardres, and Waltham. There are numerous employment sites in the parish including Arjo Wiggins paper mill in the centre of the village of Chartham. The parish has good road links with the A28 running through the parish, a regular bus service to Canterbury and Ashford and also has a train station providing links to the rest of Kent and London. There is a new cycle path/footpath which connects Chartham to Canterbury along the Stour river. There are two conservation areas. The Great Stour river runs through Chartham and is used for gravel extraction for local flint.</p>	
Facilities/amenities		
Retail Services	<p><u>Chartham</u> Spar Shop Pace Petrol station and Tobin garage Nationwide Crash Repair Centre Pub (The Artichoke) Cafe B&B/Hotel Post Office</p> <p><u>St. Augustine's</u> Pub – The Local</p>	<p><u>Shalmsford Street</u> Premier Shop + Post Office The News Centre Pub (The George) Playing Field</p> <p><u>Chartham Hatch</u> Beans Farm Shop Pub - The Chapter Arms Hotel – Howfield Manor</p>

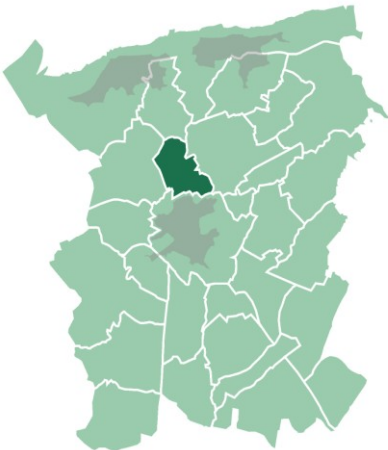
Community Facilities	Primary School Canterbury Steiner School – Private St Mary’s Church Village Hall 2 doctors surgeries	
Employment Sites	Chartham Lipscomb Volvo East Kent Audi Brett & Sons Limited Wyevale Garden Centre Kent Sectional Buildings (display offices) Knights Day Nursery Kids Kingdom Choose Leisure Ltd Kent Sectional Buildings Arjo Wiggins Paper Mill Blackbird Caterers Richard Rose Furniture and Kitchens Inca Geometric Newmafruits Farms Ltd Stour Valley Business Park 17 business and industrial units	St Augustine’s Campbell’s Fishing E. Kent Timber Howfield Manor Tivoli Enterprise MIR Ltd Howfield Lane Caravan Site Kidz Paradise Volvo Whitman Blinds Caravan & Camper salesroom Caravan Club Site – Parish Hill Kent Sectional Buildings (Station Road) KSB Swimming Pools (Station Road)
Transport	Chartham rail station Bus Services from Chartham to Canterbury, & Ashford Return buses from Chartham to Chartham Hatch, St Augustine’s and Shalmsford street	
Environment		
AONB/SSSI/NNR	Woodland to the west of Chartham Hatch designated as SSSI	
Designated Areas	Chartham Conservation Area (123.67 ha) designated 1991 Mystole Park Conservation Area (132.82 ha) designated 1996	
Flooding	The Great Stour floodplain runs through the centre of the village of Chartham	
Key Community Concerns/Wishes		
Representations to the Core Strategy Consultation include: <ul style="list-style-type: none"> Concerns over the necessity for a park and ride at Harbledown as it would cause destruction of the countryside; the enlargement of Wincheap Park and Ride is considered sufficient <p>Village Design Statement:</p> <ul style="list-style-type: none"> To facilitate new dwellings provided they are in such locations, numbers and design as not to detract from the rural character of the parish. To assist new employment creating development provided that this does not result in ribbon development (particularly along the A28) and that the development is appropriately designed and screened To encourage opportunities for leisure and tourism <p>Residential development would be acceptable where:</p> <ul style="list-style-type: none"> Use is made of suitable Brownfield sites or existing buildings within the built-up areas It is the provision of new dwellings for key-workers or agricultural workers – The design of the housing is in keeping with the form, materials and construction methods of existing dwellings, especially those in close proximity 		

Parish	Chestfield	
Population	3,040	
Parish Plan	Yes	
Description	<p>The Parish of Chestfield lies on the outskirts of Whitstable, the north of the Parish is bounded by the Thanet to London Railway line, with its own Chestfield and Swalecliffe station. To the south there is a large area of mainly ancient native woodland, some of which is designated as SSSI. The village of Chestfield was created in the 1930's by local developer George Reeves.</p> <p>Today the settlement comprises 1400 dwellings with a range of services and amenities provided in the village including a Sainsbury's, B&Q, petrol station, MacDonald's, and pub. There are good sporting and recreational facilities in the village including a golf club, cricket club, and rugby club.</p>	
		
Facilities/amenities		
Retail Services	Sainsbury B&Q Sainsbury Petrol Station with a shop and car wash Total petrol station	ARC car wash Pub - Chestfield Barn McDonalds, KFC & takeaway Floridan Bed & breakfast
Community Facilities	3 churches Golf Club Radfall Recreation Ground, football pitches Cricket Club & recreation ground Whitstable Rugby Football Club	Playing field Helping Hands Home Care Home Chestfield House Nursing Home Chestfield Medical Centre Chestfield Dental Practice
Employment Sites	John Wilson Industrial Estate Amphenol	
Transport	Train Station Buses: Chestfield – Seasalter = 12 buses per day Chestfield – Canterbury = 13 buses per day	
Environment		
AONB/SSSI/NNR	Thornden Wood and West Blean Wood in the south of the parish are classed as SSSI	
Designated Areas	Chestfield Conservation Area (62.21 ha) designated 1989	
Flooding	History of drainage issues.	
Key Community Concerns/Wishes		

Parish	Chislet including Marshside, Upstreet and Grove Ferry	
Population	890	
Parish Plan	No	
Description	<p>The parish of Chislet is 8 miles north east of the City of Canterbury and south east of Herne Bay and includes the small settlements of Chislet, Marshside, Upstreet and Highstead. Upstreet is the newest and largest village in the parish located on the A28 into Canterbury, while further north are the smaller villages of Chislet and Marshside which are rural in nature.</p> <p>Upstreet has a small local shop. More substantial services are located in either Sturry or Herne Bay. There are a school, 2 churches and a village cricket pitch in the parish. Public transport connections run from Upstreet with regular buses to and from Canterbury, Broadstairs, Minnis Bay and Westwood Cross. Upstreet also has good road links as it is developed around the A28 into Canterbury. Development is restricted to the east of the parish by the Chislet marshes; the southern part of the parish is designated SSSI and a country park abutting the Stodmarsh National Nature Reserve.</p>	
Facilities/amenities		
Retail Services	Upstreet Village Store with PO 2 x car sales	Clark Car sales and Motor Tech 2 pubs, one at Grove Ferry
Community Facilities	Chislet & Marshside Chislet Primary School 2 churches Cricket field	Upstreet 3 care homes Grove Ferry picnic site
Employment Sites	Chislet & Marshside Chislet Court Farm Converted agricultural building – Acorn Furniture Chislet Mushroom Farm – Hersden	Mansfield’s, Northstream Highstead Riding Centre Industrial units at Port Farm Industrial units at Wall End Farm
Transport	In addition to regular buses from Upstreet as noted above, one bus a week (Wednesday) travels from Canterbury to Herne Bay and back again stopping at Upstreet, Chislet and Marshside.	
Environment		
AONB/SSSI/NNR		
Designated Areas	Boyden Gate Conservation Area (29.52 ha) designated 1981 Chislet and Chitty Conservation Area (12.09 ha) designated 1993 Chislet Forstal Conservation Area (N/A) Highstead Conservation Area (8.73 ha) designated 1993 Marshside Conservation Area (29.66 ha) designated 1997 Under The Wood Conservation Area (17.91 ha) designated 1993 Upstreet Conservation Area (14.16 ha) designated 1987	
Flooding	Much of the parish is located in the Chislet Marshes Grove Ferry and Upstreet abut the Stodmarsh National Nature reserve	
Key Community Concerns/Wishes		



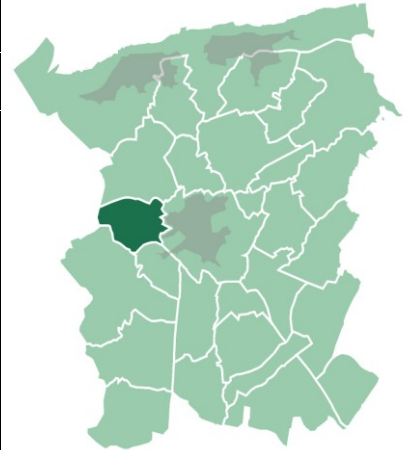
Parish	Fordwich	
Population	390	
Parish Plan	No	
Description	<p>Fordwich is situated immediately to the south of Sturry and 3 miles from the centre of Canterbury. This historic town, with its own Town Hall and Town Council contains many listed buildings densely built around winding streets. It has no retail services of its own, except two pubs and a retail fencing outlet. All other local services and amenities provided in adjacent Sturry and also Canterbury. A conservation area covers the main centre of the town. Much of the rest of the parish is woodland/farmland.</p>	
Facilities/amenities		
Retail Services	No Shops – nearest in Sturry 2 pubs – George & Dragon and Fordwich Arms Boating and fishing	
Community Facilities	St Mary's Church (redundant) Town Hall Community Centre. Play area. Nearest Doctor/Dentist - Sturry	
Employment Sites	1st Choice Fencing Finn's Estate Agency	
Transport	No Buses – nearest bus services available in Littlebourne Road Nearest services in Sturry – train and buses	
Environment		
AONB/SSSI/NNR	To the north and east of Fordwich is Westbere marshes part of the Stodmarsh Nature reserve (SSSI, NNR, Ramsar, SPA, SAC)	
Designated Areas	Fordwich conservation area (60.65 ha) designated 1993	
Flooding	The river Stour floodplain runs through the town	
Key Community Concerns/Wishes		
Transport management and river access		

Parish	Hackington including Tyler Hill	
Population	560	
Parish Plan	Yes	
Description	<p>The Parish is located immediately to the north of the City of Canterbury and bounded by the line of the former Crab & Winkle railway to the West and Broad Oak to the East. There are few local services provided with the nearest school and local services located in nearby Blean and in the city of Canterbury. There are good transport links via road and bus to Canterbury. Development is restricted by the designation of a SSSI to the west of the village of Tyler Hill and two Kent Wildlife trust sites to the north west and south of the village.</p>	
Facilities/amenities		
Retail Services	None	
Community Facilities	Pub – Ivy House Nearest Primary school – Blean Baptist Church St Francis Mission Church Village Hall Playing field	
Employment Sites	Fishery	
Transport	Buses: Tyler Hill – Canterbury = 14 buses per day Tyler – Seasalter = 10 buses per day	
Environment		
AONB/SSSI/NNR	Much of the parish has been designated as a Site of Special Scientific Interest There are two Kent Wildlife Trust sites to the North West and south of the village. Tyler Hill Meadow Local Nature Reserve	
Designated Areas	Tyler Hill Conservation Area (299.87 ha) designated 1995	
Flooding		
Key Community Concerns/Wishes		
Representations to the Core Strategy Consultation include: <ul style="list-style-type: none"> Proposals for additional development will exacerbate the existing transport problems Further numerical expansion of the university will swamp the city with more students who at present cannot be adequately housed without detriment to adjacent communities Objectives on the provision of affordable housing are supported Student accommodation should not count towards housing requirements Conversion of family houses to student accommodation threatens the community 		
Main issues/wishes from the Parish Plan 2007 include: <ul style="list-style-type: none"> Any development within the village envelope must demonstrate a sympathetic regard to our 		

status as a Conservation area and must demonstrate the highest standards of design

- No more 'large' houses to be permitted or constructed within the village envelope, - so as to encourage integration.
- Maintenance of a 'green gap' between the city and our village envelope.

Parish	Harbledown including Rough Common and Upper Harbledown	
Population	2,160	
Parish Plan	No	
Description	<p>The parish of Harbledown is located either side of the A2050 which links the Canterbury to the A2 and West Kent. There are three main settlements: Harbledown village is located to the south of the A2050, whilst Upper Harbledown and Rough Common are located to the north. Rough Common is a newer development adjoining the City</p> <p>of Canterbury incorporating a local shop and good community facilities and provides local amenities for the surrounding villages of Harbledown, Blean, and Upper Harbledown. Upper Harbledown has a former employment area (Wyevale garden centre) which has permission for office accommodation. Much of the parish is woodland and designated as the Rough Common Nature Reserve Church Woods.</p>	
Facilities/amenities		
Retail Services	Rough Common Small convenience store & post Office	
Community Facilities	<p>Harbledown Vernon Holme Junior School (Private) St Michaels Church Pub – Old Coach & Horses</p> <p>Rough Common Pub – The Dog Village Hall</p>	<p>Football & cricket pitches</p> <p>Upper Harbledown Pub – The Plough Pine Meadow play area Care home Nearest Schools – Blean (primary), Canterbury/Whitstable (secondary)</p>
Employment Sites	<p>Harbledown Christchurch Business School</p> <p>Upper Harbledown Lockhart's, timber merchant</p>	
Transport	<p>Buses: Rough Common to Canterbury and Faversham 1 per day Harbledown to Canterbury = 19 buses per day Harbledown to Canterbury = 19 buses per day</p>	
Environment		
AONB/SSSI/NNR	The west of the parish is woodland and designated as Rough Common Nature Reserve	
Designated Areas	Harbledown Conservation Area (69.41 ha) designated 1994 Upper Harbledown Conservation Area (49.36 ha) designated 1994	
Flooding		
Key Community Concerns/Wishes		
<p>Representations to the Core Strategy Consultation include:</p> <ul style="list-style-type: none"> Housing development should be directed towards lower grades of agricultural land 		



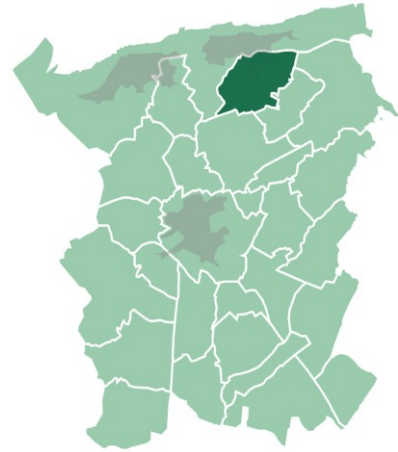
- Objection to Park and Ride provision at Harbledown as it is believed to be unjustified and would increase travel demand and to the provision of additional A2 slip roads at Harbledown

Aims of parish council informed by residents survey:

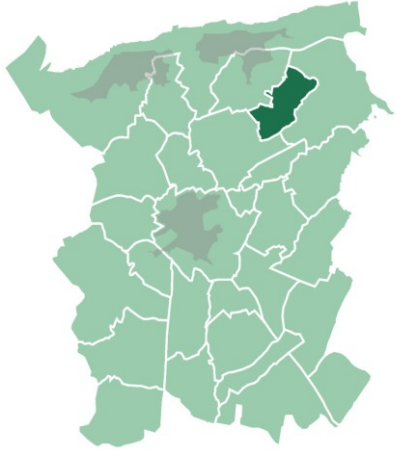
- Maintain the green gap between Rough Common and the City
- Support only small scale infill development in the three villages to maintain the integrity of the existing HRCPC area built-envelope
- Support government policy on Brownfield sites

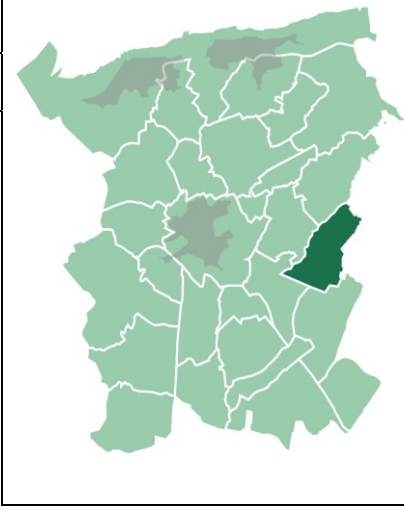
Maintain vigilance over the two Conservation Areas to ensure that their character is preserved and /or enhanced

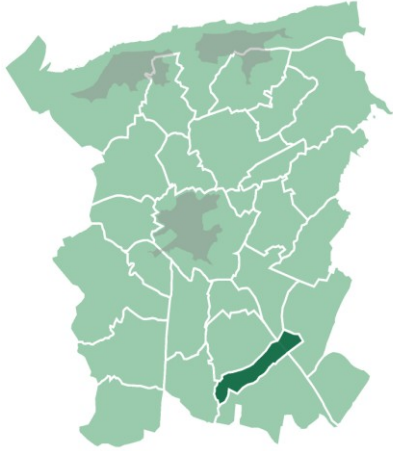
Parish	Herne and Broomfield <i>including Herne Common</i>	
Population	8,030	
Parish Plan	Yes	
Description	<p>Herne and Broomfield is located just south of the coastal town of Herne Bay. Herne and Broomfield is the largest parish in the district with 4,400 homes. The parish is made up of Herne and Broomfield and Herne Common a small village to the south east of the main settlement. The original village of Herne is centred upon the Parish Church of St Martin; the village contains a wide variety of buildings dating from 14th Century to the present day and includes 31 listed buildings which give the village a distinctive feel. There has been considerable housing development since the 1950's resulting in the merging of Herne and Broomfield. There are adequate retail services and community facilities for the size of the settlement, and good transport links to nearby Herne Bay which is the main service centre for the settlement. To the south of the parish lies the Ramsar and SSSI designated East Blean Woods.</p>	
Facilities/amenities		
Retail Services	<p><u>Herne</u> Village Stores incl. Post Office 3 pubs (The Smugglers Inn, Upper Red Lion(closed) and First & Last) Butchers Arms Beer (Micro-pub)</p> <p><u>Herne Common</u> Canterbury Garden Centre</p>	<p><u>Broomfield</u> Store & Post Office Nursery Supermarket Chinese Takeaway and Fish & Chip Shop Hair & Beauty Salon 2 pubs (Huntsman and Horn and The Plough Inn)</p>
Community Facilities	<p><u>Herne</u> Herne C of E Infants School, Herne C of E Junior School 4 churches Herne Village Hall 3 sports/playing fields (Cherry Orchard Playing Field, Ruskin's View, Apple Tree Dentists State of the art BMX track</p>	<p>Curtis Wood Park) Strode Park Care Home</p> <p><u>Broomfield</u> Broomfield Church Herne & Broomfield Surgery</p> <p><u>Herne Common</u> Small children's play area</p>
Employment Sites	<p><u>Herne</u> LMS Ltd, Commercial and Residential Property Maintenance</p>	<p>Flexicon, Flexible Screw manufacture R Jackson Motor Repairs Firwood Court livery</p>
Transport	<p>Train: Nearest = Herne Bay Buses: Herne – Canterbury = 74 buses per day Herne – Herne Bay = 79 buses per day</p>	



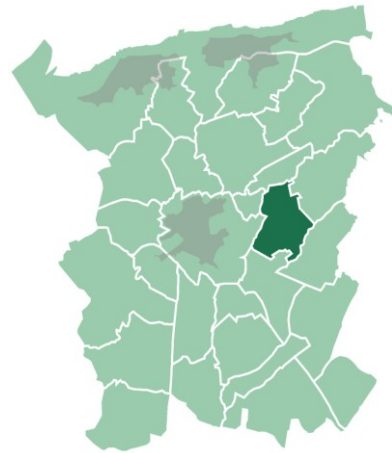
	Broomfield – Canterbury = 29 buses per day Broomfield – Herne Bay = 30 buses per day
Environment	
AONB/SSSI/NNR	East Blean Wood - SSSI, NNR and Ramsar site. Over 300 acres owned and managed by the Kent Wildlife Trust. National Nature Reserve status. It is the most important site in the UK for the Heath Fritillary Butterfly Childs Forstal. 6.07 hectare (15 acre) woodland at the western end of East Blean. West Blean Wood – SSSI Part of this piece of "The Blean" falls within the Parish boundary. Curtis Wood – Local Nature Reserve & Curtis Wood Park. 11 acres of open space Broomfield Pond. Broomfield Woodland Park
Designated Areas	Herne Conservation Area 114.62ha. Designated 1990 Herne Windmill Conservation Area 0.43ha Hawe Farm Conservation Area 7.11ha Broomfield Conservation Area 8.31 ha Eddington Conservation Area
Flooding	
Key Community Concerns/Wishes	
<p>Representations to the Core Strategy Consultation include:</p> <ul style="list-style-type: none"> • The promotion of green energy in all new builds and the active promotion of solar panels, wind turbines, heat source pumps etc. • The parish council supports any residents who wish to install green technologies on their existing properties • The parish council would like to the provision of a new secondary school in the Canterbury area • Consider that Herne and Broomfield should be included in list of large well-served villages • Any development in larger villages should comply with a housing needs survey • All new builds should excel in environmental performance • A scheme for Open space and play areas should be provided to meet the needs of housing development • Due to the numbers of properties being constructed it is considered that Canterbury should have a fully functioning A&E department <p>Parish Council conducted a Parish Plan Questionnaire in 2002 and a Planning for Real consultation in 2002/03. Key concerns raised from this include:</p> <ul style="list-style-type: none"> • Residents did not wish to see any more development in the Parish which they felt would result in a loss of community and uniqueness that the village has Due to development the amount of traffic travelling through the village was causing congestion and the general feeling was that a by-pass was needed • Concern over a lack of facilities to withstand further development 	

Parish	Hoath including Maypole	
Population	530	
Parish Plan	Yes	
Description	Hoath and Maypole are dispersed settlements, rural in nature surrounded by farmland and isolated from major settlements and service centres. The villages have a local school but few local services; the nearest service centres are Sturry to the south and Herne & Broomfield and Herne Bay to the north and west.	
Facilities/amenities		
Retail Services	Farm Shop Pub – Prince of Wales	
Community Facilities	Hoath Primary School Church – Holy Cross Village Hall Small play area	
Employment Sites	None	
Transport	Hoath to Canterbury – 5 buses a day Hoath to Herne Bay – 6 buses a day	
Environment		
AONB/SSSI/NNR	East Blean National Nature Reserve and SSSI Ramsar site in the west of the parish.	
Designated Areas	Hoath, Rushbourne and Tile Lodge conservation area (91.94 ha) designated 1995 Ford, Maypole and Old Tree Conservation Areas (214.16 ha) designated 1995	
Flooding	The north east of the parish is in the Chislet Marshes	
Key Community Concerns/Wishes		
Parish survey/questionnaire conducted in 2007. Main concerns/wishes are: <ul style="list-style-type: none"> • 64.9% did not want more housing in Hoath • 22.3% did want more housing • 95.4% agreed the parish should prevent inappropriate housing development and avoid creeping urbanisation • A third of residents considered there to be enough community facilities within 3 miles, a third disagreed and the other third didn't know. • Wishes of residents: <ul style="list-style-type: none"> ○ Village shop ○ Village green ○ More facilities for teens 		

Parish	Ickham and Well including Bramling	
Population	420	
Parish Plan	Yes	
Description	<p>The Parish of Ickham and Well is situated approximately five miles east of Canterbury city centre. It borders the parish of Littlebourne to the west and Wickhambreaux to the north. The main settlement of Ickham is centred around a single road, The Street. There are very limited services provided in Ickham, local services and amenities being located in nearby Littlebourne.</p> <p>Ickham has good road connections as it is located near the A257.</p>	
Facilities/amenities		
Retail Services	2 Pubs – Duke William, The Haywain B&B/Hotel – Duke William	
Community Facilities	St John’s Church Village Hall	
Employment Sites	Tor Spa Retreat (health spa)	
Transport	2 buses a day to Canterbury 2 buses a day to Margate	
Environment		
AONB/SSSI/NNR		
Designated Areas	Lee Priory and Garrington Conservation Area (137.45 ha) designated 1994 Bramling Conservation Area (41.23 ha) designated 1996 Ickham, Wickhambreaux, Seaton Conservation Area (96.10 ha) designated 1989	
Flooding	The Little Stour river floodplain runs along the northern edge of the parish	
Key Community Concerns/Wishes		
<p>Parish Survey/Questionnaire conducted 2010; key concerns/ community wishes include:</p> <p>Residents stated that they would accept the following types of development:</p> <ul style="list-style-type: none"> • Conversion of redundant buildings (86% strongly in favour or in favour); • Affordable housing for local needs (65%); and • Single dwellings (56%) <p>60% of residents were against or strongly against small groups of less than 10 houses, while 89% were against or strongly against larger groups of houses.</p> <p>Most residents (76%) were in favour of no development at all. Residents also commented that any development should be in keeping with the village layout, building density and character</p> <p>Generally less than 15% of residents feel there is a strong need for any type of additional housing, although 16% feel there is a strong need for subsidised rental homes for local people.</p> <p>The general consensus was that it is very difficult to see if or where any further development could be accommodated without detriment to the village.</p>		

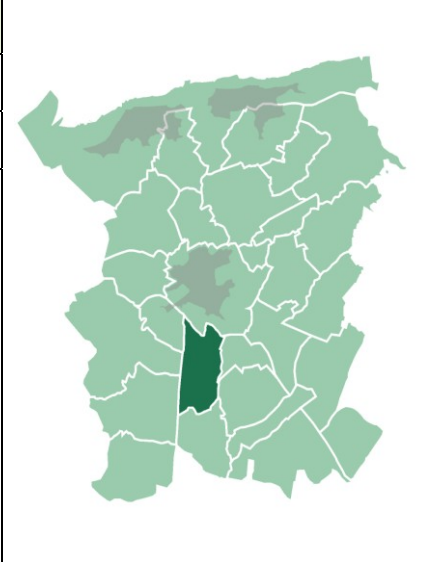
Parish	Kingston	
Population	490	
Parish Plan	No	
Description	<p>Kingston parish lies just to the south of the A2 with Bridge to the north and Barham directly to the south. The parish runs east to west either side of the A2. Kingston is a small village with a pub, church, village hall and playing field. There are no retail services in the village with the nearest local service centres located at Barham to the south and Bridge to the north.</p> <p>The surrounding area of Kingston is rural with woodland dominating much of the parish including Ileden Wood which is designated as a conservation area. The village has good transport connections with regular bus services to and from Canterbury and Folkestone.</p>	
Facilities/amenities		
Retail Services	Pub – Black Robin	
Community Facilities	St Giles Church Village Hall King Georges Playing Field Kingston House Care Home	
Employment Sites	Kingston Driving School Goddard Roofing John Morgan Lets	
Transport	Kingston – Canterbury = 13 buses per day Kingston – Folkestone = 14 buses per day	
Environment		
AONB/SSSI/NNR	The parish lies within the boundaries of the Kent Downs Area of Outstanding Beauty	
Designated Areas	Ileden Park Conservation Area (48.96 ha) designated 1996 Kingston Conservation Area (62.66 ha) designated 1995	
Flooding	Nailbourne river floodplain runs along the northern edge of the village	
Key Community Concerns/Wishes		

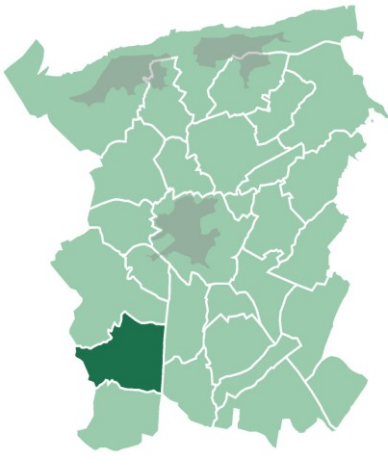
Parish	Littlebourne	
Population	1,510	
Parish Plan	Village Design Statement	
Description	<p>Littlebourne parish is 4 miles east of City of Canterbury, bordered by the villages of Ickham, Wickhambreaux, and Bekesbourne and lies on the main road from the east of Kent into Canterbury. The village of Littlebourne has a high street which provides a large local shop as well as a hairdressers, two pubs a B&B and a recently completed care home. The village provides local amenities for</p> <p>the surrounding villages of Ickham, Wickhambreaux, Stodmarsh, Bramling, Adisham and Bekesbourne. There are also good community facilities with a local primary school, a doctor's surgery, a village hall and large playing fields with children's play equipment. There are good transport connections to Canterbury with the A257 the main road east out of the city and regular bus services to and from Canterbury and Walmer.</p>	
Facilities/amenities		
Retail Services	Littlebourne Shop and Post Office Hair Design 2 Pubs – The Evenhill, The Anchor 2 B&B/Hotels – The Pilgrims Rest, The Evenhill	
Community Facilities	Littlebourne Church of England Primary School St. Vincent's Church of England Littlebourne Chapel Littlebourne Chapel used as a hall Village Hall Littlebourne Barn	Large playing field and sports pitch Children's play equipment Littlebourne House – Residential Home and King William IV Day Centre Doctors surgery (with permission granted for a new surgery at Court Hill)
Employment Sites	Hayward Design + Paint K & T Glass BNI – Business Referral Organisation Nailbourne Forge	Littlebourne Woodcraft Joinery Just So Canterbury Bears Aviva Stone – Slate, Marble, Granite
Transport	Littlebourne – Walmer = 29 buses per day Littlebourne – Canterbury = 29 buses per day	
Environment		
AONB/SSSI/NNR		
Designated Areas	Littlebourne Conservation Area (27.69 ha) designated 1994 Elbridge House Conservation Area (87.28 ha) designated 1992	
Flooding	Little Stour river floodplain runs through the village	
Key Community Concerns/Wishes		
Village Design Statement:		



- Preservation of the local environment is of primary concern to residents and this is reflected in the policies of the village design statement
- A number of character areas have been identified in the design statement and consideration to these character areas must be adhered to when make changes to residencies of proposing development

The policies of the design statement provide details as to the types of materials to be used, the design of changes to housing or proposed development and the layout of new developments to preserve the defined character areas that are outlined in the document.

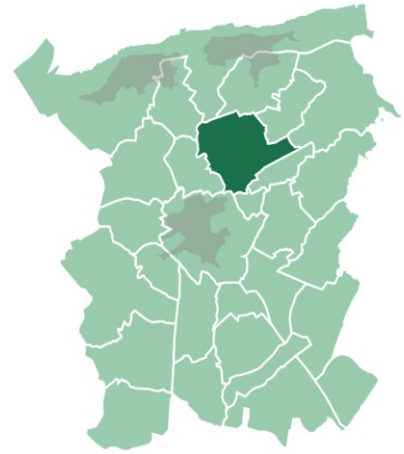
Parish	Lower Hardres	
Population	620	
Parish Plan	No	
Description	<p>Lower Hardres is located 4 miles south of Canterbury city centre; to the east is Bridge, Bossingham is to the south and Shalmsford Street to the west. Lower Hardres is the main settlement in the parish with a farm shop and pub, church and village hall. A greater range of services are located in nearby Bridge or in the City of Canterbury itself accessed by easy road access and regular buses. Much of the parish is rural and made up of ancient woodland. The built up areas are largely covered by conservation areas.</p>	
Facilities/amenities		
Retail Services	Farm Shop Pub – The Granville	
Community Facilities	Church Village Hall. Play area.	
Employment Sites	Lower Hardres Fruit Farm Canterbury Joinery Ltd	
Transport	Lower Hardres – Canterbury = 10 buses per day Lower Hardres – Ashford = 1 bus per day Lower Hardres – Hythe = 5 buses per day	
Environment		
AONB/SSSI/NNR	The southern part of the parish lies within the boundaries of the Kent Downs Area of Outstanding Natural Beauty	
Designated Areas	Nackington Conservation Area (12.76 ha) designated 1995 Lower Hardres and Street End Conservation Area (75.65 ha) designated 1995	
Flooding		
Key Community Concerns/Wishes		
<p>Representations to the Core Strategy Consultation include:</p> <ul style="list-style-type: none"> • Provision of improved infrastructure should be of primary importance • There should be a reduction in the number of houses built; development should be spread around the 23 villages which could make each village economically viable in terms of shop, pub, schools • Concerned that both land at Nackington and New House Lane are included as a preferred option. Both areas are high grade farm land and land at Nackington is probably the finest Grade 1 brick earth in the UK and therefore should be protected • Concern over risks to the country lanes from increased development and traffic, and particularly in areas without any sustainable public transport. • The buffer between City and the villages is lost 		

Parish	Petham including Garlinge Green	
Population	800	
Parish Plan	Yes	
Description	<p>Petham is located 5 miles south of the city of Canterbury with Chartham to the north west and Bridge to the north east. Within the parish there is the main settlement of Petham and the small hamlet of Garlinge Green. Petham has a local farm shop, a pub, a café and a B&B.</p> <p>According to the parish survey most residents do their main grocery shopping in one of the major supermarkets in Canterbury, with a very few using other towns and local village shops, but when it comes to top-up shopping local residents use Lower Hardres Farm Shop and the shops at Stelling Minnis (outside Canterbury district) and Bridge. There are good road links to Canterbury but there are limited public transport links with only 4 buses a day to and from Canterbury.</p>	
Facilities/amenities		
Retail Services	Farm Shop Pub – Chequers Cafe – Butterflies Garden Centre B&B/Hotel – Upper Ansdore Guest House	
Community Facilities	Petham Primary School All Saints Church Village Hall Kenfield Cricket Club	
Employment Sites	Halsion Industrial area (Stone Street) Caravan supplies Shop (Stone Street) Buckholt Park	
Transport	4 buses to Canterbury a day	
Environment		
AONB/SSSI/NNR	The parish lies within the Kent Downs Area of Outstanding Natural Beauty	
Designated Areas	Dane Chantry Conservation Area (8.14 ha) designated 1997 Kenfield Conservation Area (N/A) designated 1994 Petham Conservation Area (84.42 ha) designated 1994	
Flooding		
Key Community Concerns/Wishes		
Representations to the Core Strategy Consultation include: <ul style="list-style-type: none"> • The provision of a variety of sizes of dwellings available for private purchase for singles, couples or small young families to maintain a diversity of age and social mix within villages • Concerns over the ability of road infrastructure to withstand development, particularly proposed urban extensions and the impact this will have on the road infrastructure of outlying villages. • Agree with Perham’s classification as a village in the existing settlement hierarchy. 		

Parish Plan 2010:

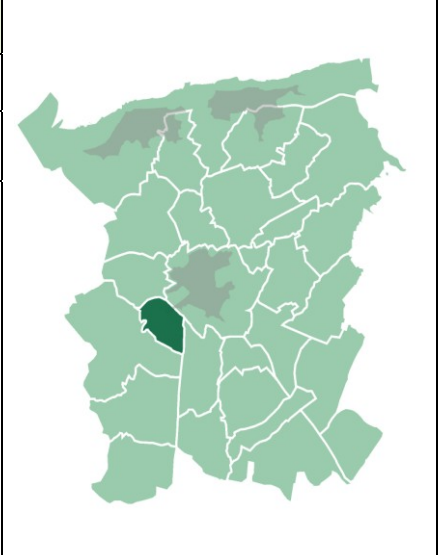
When asked about development residents showed a preference, but not an overwhelming desire for conversions of redundant buildings and a range of smaller and more affordable homes. There is concern about whether Petham and its facilities can support much if any new housing, as well as some disquiet over recent developments.

Parish	Sturry including Broad Oak and Hersden	
Population	6,730	
Parish Plan	Yes	
Description	<p>Sturry is the principal settlement in the parish bordering the city of Canterbury and located on the A28 which links Canterbury and Margate. The village of Hersden lies on the eastern boundary of the parish along and to the north of the A28. Broad Oak is to the north of Sturry. Sturry is the main service centre for the parish providing good retail and community facilities, whilst Hersden and Broad Oak are largely rural settlements serviced by Sturry. Sturry is split into two character areas, the larger post war housing estates and the old village. Sturry provides local services and amenities, including a Co-op, Cost-cutters, chemist, hairdressers, pubs, and restaurants, for the surrounding villages including Fordwich, Westbere, Broad Oak, Hersden, Hoath and Maypole and Upstreet. There are good road links to Canterbury and Herne Bay and to Canterbury and other areas in Kent and London through the train station in Sturry. There has been recent housing development in Hersden at Chislet Gardens on the western edge of the village. Surrounding Hersden are 3 industrial/business parks. Broad Oak is a smaller more rural village with a local village shop, church and 2 pubs. There is one conservation area that covers the older parts of Sturry which surround the train station.</p>	
Facilities/amenities		
Retail Services	<p>Sturry Chemist Post Office Library and mobile library Co-op local store Costcutter Jolly Chef (take away) Kathton (restaurant) Salon Chique (hairdresser) Sturry News (newsagent) Cracking Glass (glazing company) Chinese (Sunflower) Fish and Chip shop (Sturry Fish Bar) Home care services (Highmead) Insurance brokers (Bonsai) Hairdressers (Dial a Style) Greenfields Shooting Range Benjy's Motorcycle tyre repair and sales</p>	<p>Vikings car sales 3 pubs – Swan, Welsh Harp, Punch Tavern Perry's Car Sales Spicemaster Indian restaurant Stockbridge Carpets and Curtains</p> <p>Broad Oak Village Store Farm Shop 2 pubs – Royal Oak, Golden Lion</p> <p>Hersden Mace Food store Post office Chopsticks chinese restaurant</p>

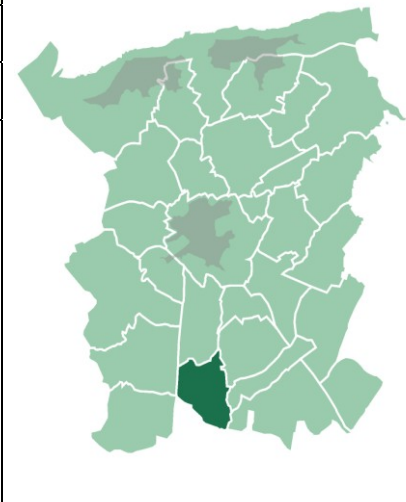


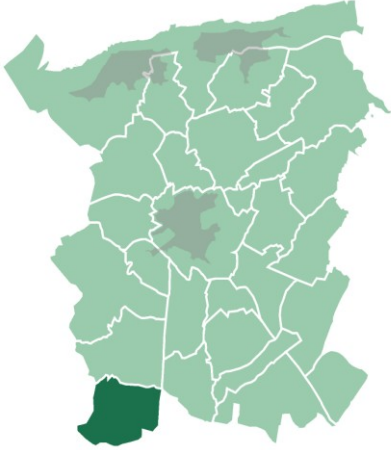
Community Facilities	<p><u>Sturry</u> Junior King's School (ages 3-13) – private school Sturry C of E Primary School 1 church Village Hall Sturry social centre Parkview Play Area 4 care homes Doctors – Sturry Surgery 2 dentists Vets Wildwood Discovery Park Longshaw Farm Coarse Fishery Canterbury & District Angling Association HQ Sturry cemetery</p>	<p><u>Broad Oak</u> Broad Oak Chapel Broad Oak Village Hall</p> <p><u>Hersden</u> Hersden Community Primary School Spires Academy secondary school Doctors surgery Catholic church Bowling Green Childrens play area &recreation ground Sports Hall Chislet Colliery CLub</p>
Employment Sites	<p><u>Sturry</u> Bretts - Sturry Quarry Wealden Forest Industrial Site Kemberland re-cycling J.H Worrell& Sons Nursery</p> <p><u>Broad Oak</u> Goose Farm</p>	<p><u>Hersden</u> Lakesview International Business Park Chislet Business Park Canterbury Industrial Park</p>
Transport	<p>Train Station in Sturry Buses: Sturry to Canterbury – 74 buses a day Sturry to Herne Bay – 79 buses a day Broad oak to Canterbury – 7 buses a day Broad Oak to Herne Bay – 7 buses a day Hersden to Canterbury – 38 buses a day Hersden to Westwood – 42 buses s day Hersden to Minnis Bay – 12 buses a day</p>	
Environment		
AONB/SSSI/NNR		
Designated Areas	<p>Sturry Conservation area (48.62 ha) designated in 1997 – covers the old village. The Centenary Woodland, Sturry SSSI</p>	
Flooding	<p>River Stour floodplain runs through the south of the parish.</p>	
Key Community Concerns/Wishes		
<p>Representations to the Core Strategy Consultation include:</p> <ul style="list-style-type: none"> • Growth at Sturry will put pressure on the A28 • Development at Broad Oak farm must include a road west of this development • Ensure affordable housing targets are met • Transport is a key issue, any development should ensure there is consideration for the increase in traffic and the potential for congestion <p>Key community concerns/wishes and action points resulting from parish survey include:</p> <ul style="list-style-type: none"> • Desire for more community facilities particularly sporting facilities • Promotion of local shops 		

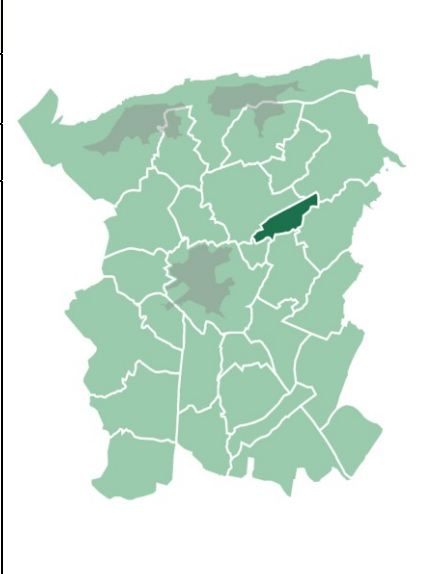
- No further expansion of village boundaries (supported by parish council)
- No further housing development (unless for council housing or construction of reservoir for wildlife and leisure activities)
- Improvement of existing housing stock rather than building new housing –No large scale new building/housing development instead small mixed low-cost affordable housing for locals (young and elderly only)
- No more building on Greenfield sites

Parish	Thanington Without	
Population	2,710	
Parish Plan	Village Design Statement (for part of parish only) and Parish Appraisal	
Description	Thanington is a largely residential area bordering the western edge of the City of Canterbury and the Wincheap Industrial estate. There are no services provided in the parish with local amenities provided in Wincheap.	
Facilities/amenities		
Retail Services	None – Wincheap close by	
Community Facilities	2 churches 2 community centres Nursery school	
Employment Sites		
Transport	14 buses a day to Canterbury 13 buses a day to Ashford	
Environment		
AONB/SSSI/NNR		
Designated Areas		
Flooding	River Stour floodplain runs along the northern edge of the settlement	
Key Community Concerns/Wishes		
<p>Representations to the Core Strategy Consultation include:</p> <ul style="list-style-type: none"> • CCC should commission an independent study from sociologists with a track record of work on the social impact of very large scale development • CCC should also commission an independent study on the road traffic pollution predictions of the combined impact of at least 5,000 additional new cars per day on the roads in South Canterbury • The Parish Council urge the City Council to reject the option of giant, single site development, at least until more high quality information is available on health, social cohesion and road traffic impacts of very large single site development • A more thoughtful, more sustainable and less socially damaging solution is a combination of infill, Brownfield development and a ring of much smaller new development around the city • It is an unavoidable fact that Canterbury's roads cannot cope with the current demand <p>Village Design Statement for 'Hilltop Community' only:</p> <ul style="list-style-type: none"> • Existing unrestricted views across the surrounding rolling countryside should be preserved and protected in all directions • Infill development or lateral extensions to existing buildings should not interfere with important views 		

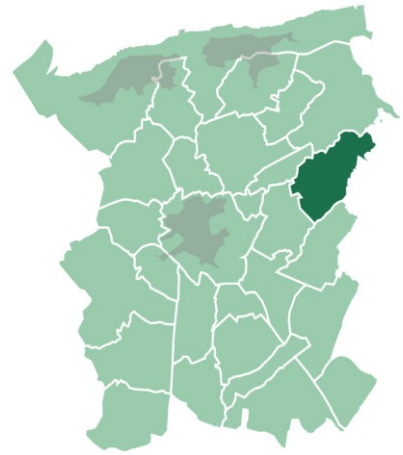
- New development applications should include adequate parking areas
- Any new developments (including infill or extensions) should conserve open space and where possible enhance these elements
- It is the opinion of residents that any additional traffic through the community will have a detrimental effect on its character. Every effort should be made to minimise this effect.
- It is felt that efforts should be made in new building, extensions and refurbishments to echo some of the features of the existing built environment wherever this is appropriate
- Future development must always reflect the rural setting within which it must blend.
- Estates of standard housing design are not appropriate in the Hilltop Community.
- Linear development further extending the settlement into the countryside, regular house layout and regimented design should be avoided.
- Encouragement should be made wherever possible for the re-use or replacement of existing buildings where feasible

Parish	Upper Hardres including Bossingham	
Population	250	
Parish Plan	Village Appraisal 2005	
Description	<p>The parish of Upper Hardres lies 7 miles south of the city of Canterbury. To the north is Lower Hardres and to the West Petham. Upper Hardres is a rural parish, largely farmland and woodland. Bossingham is the main village in the parish. There is no local retail service in the village. The main service centre is Stelling Minnis adjacent but which is</p> <p>outside Canterbury District. The nearest school is also in Stelling Minnis. Community facilities include a church, village hall, cricket club and pre-school.</p>	
Facilities/amenities		
Retail Services	Garden Centre Pub – The Hop Pocket	
Community Facilities	Nearest School – Stelling Minnis Church Village Hall Cricket Club Pre-school	
Employment Sites		
Transport	Buses: Bossingham – Canterbury 5 buses a day Bossingham – Ashford 1 bus a day Bossingham – Hythe 5 buses a day	
Environment		
AONB/SSSI/NNR	The parish lies within the boundaries of the Kent Downs Area of Outstanding Natural Beauty	
Designated Areas	Upper Hardres Court (62.07 ha) designated 1995	
Flooding		
Key Community Concerns/Wishes		
<p>The Parish Plan identifies the type of future development residents would like to see:</p> <p>Preference was towards smaller more affordable property developments and a clear objection to large detached or executive style properties. Given the indication in favour of starter homes there is an absence of desire for flats or single bedroom properties. There is reasonable support for light industrial units to be allowed. There was a significant proportion of responses (60-75% of those households who responded) who were against <i>any</i> form of developments being allowed.</p>		

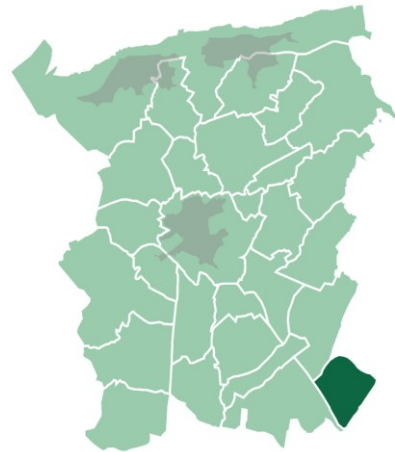
Parish	Waltham including Anvil Green	
Population	420	
Parish Plan	No	
Description	<p>Waltham is located 8 miles south west of the city of Canterbury. To the north is Petham and further north are Chartham and Shalmsford Street and to the east is Bossingham. Waltham is a rural parish with two main settlements: Waltham and Anvil Green, both small settlements characterised by large detached housing. The villages are isolated from main services and have limited public transport links. The nearest local services and amenities are located in Chartham just to the north of the parish. The parish lies within the boundaries of the Kent Downs Area of Outstanding Natural Beauty; Yockletts Bank to the east of Waltham village is designated a Site of Special Scientific Interest.</p>	
Facilities/amenities		
Retail Services	Waltham Court Hotel	
Community Facilities	St. Bartholomew's Church Waltham Village Hall Waltham Park	
Employment Sites	Chaucer Riding and Livery Stables (W) Local farms Buckholt Park	
Transport	Circular route to Canterbury – 4 buses a day	
Environment		
AONB/SSSI/NNR	The parish lies within the boundaries of the Kent Downs Area of Outstanding Natural Beauty Yockletts Bank nature reserve to the east of Waltham village is a Site of Special Scientific Interest	
Designated Areas	Waltham Conservation Area (9.61 ha) designated 1995 Anvil Green Conservation area (14.74 ha) designated 1995	
Flooding		
Key Community Concerns/Wishes		

Parish	Westbere	
Population	400 (Westbere local census 2005 :318)	
Parish Plan	Yes	
Description	<p>The parish of Westbere is located approximately 3½ miles north-east of Canterbury, and runs along the southern side of the A28 from the boundary with Sturry parish as far as Lakesview Business Park. The village of Westbere is a conservation area and a small settlement of 140 houses set some distance from the A28. The nearest local services are in Sturry. To the south lie the Westbere marshes, which are part of the Stodmarsh National Nature Reserve, and the river Stour.</p>	
Facilities/amenities		
Retail Services	Garage – Perry's Pub – Old Yew Tree Inn Restaurant – Old Yew Tree Inn, Spice Master County Mowers, Canterbury Caravan Sales, Café and car wash (all 3 included in scoring for Hersden)	
Community Facilities	Garage – Perry's All Saints Church Village Hall	
Employment Sites	Lakesview and Canterbury Business Parks fall within Westbere parish (included in scoring for Hersden)	
Transport	Regular buses throughout the day to Canterbury and Westwood Cross (no bus into the village - bus stop on the A28)	
Environment		
AONB/SSSI/NNR	Westbere marshes part of Stodmarsh NNR which is designated as a SSSI, Ramsar, SPA and a SAC	
Designated Areas	Two designated conservation areas Westbere No.1 and Westbere No.2 allocated in 1973 and 1984 respectively.	
Flooding	Westbere marshes and river Stour in the south of the parish	
Key Community Concerns/Wishes		
<p>The Westbere Parish Plan published in 2011 aims to improve the quality and sustainability of life in the parish. Produced in a different, attractive and expensive format, it enjoyed a high response rate of 84% of households to its consultation questionnaire. Its key recommendations include preserving the rural character of the parish and the village, initiating green environmental proposals, a full desktop assessment of the archaeological and historical background of the parish, a further ecological survey and working to provide more strategic car parking spaces in the parish.</p>		

Parish	Wickhambreaux including Stodmarsh	
Population	450	
Parish Plan	No	
Description	<p>The Parish of Wickhambreaux is situated approximately five miles east of Canterbury city centre. It borders the parish of Littlebourne to the west and Ickham to the south. Wickhambreaux village is closely related to Ickham in its location and architecture.</p> <p>Wickhambreaux has a school, village hall and playing field with local retail services and amenities provided at nearby Littlebourne. Outside of Wickhambreaux the parish is rural, mainly farmland, in character. Stodmarsh National Nature Reserve and Westbere Marshes lie in the north of the parish.</p>	
Facilities/amenities		
Retail Services	Wickhambreaux Pub – The Rose Inn	Stodmarsh Pub – Red Lion
Community Facilities	Wickhambreaux Primary School St Andrews Church Village Hall Playing Field	Stodmarsh St Mary's Church
Employment Sites		
Transport	2 buses a day to Canterbury; 3 buses on Monday and Wednesday	
Environment		
AONB/SSSI/NNR		
Designated Areas	Ickham, Wickhambreaux, Seaton Conservation Area (96.10 ha) designated 1989 Stodmarsh Conservation Area (12.58 ha) designated 1992 Lampen Stream Conservation Area (41.23 ha) designated 1992	
Flooding	Located on the Little Stour floodplain Stodmarsh National Nature Reserve and Westbere Marshes in the north of the parish.	
Key Community Concerns/Wishes		



Parish	Womenswold including Woolage Green and Woolage Village	
Population	250	
Parish Plan	No	
Description	<p>Womenswold is located just off the A2 to the east of Barham. The parish is made up of three small settlements Womenswold, Woolage Village and Woolage Green. Womenswold is a small rural hamlet with a church; Woolage Village consists of some 60 dwellings and has a large playing field with a children's playground; Woolage green consists of around 36 dwellings and the only pub in the parish. There are no local services in the parish; local services and amenities are provided in Aylesham (outside Canterbury district).</p>	
Facilities/amenities		
Retail Services	<p><u>Woolage Green</u> Pub – The Two Sawyers Restaurant - Meals in Pub</p>	
Community Facilities	<p><u>Womenswold</u> Learning Opportunities Centre for children with special needs St Margaret of Antioch Church</p>	<p><u>Woolage Village</u> Recreation Ground</p> <p><u>Woolage Green</u> Recreation ground</p>
Employment Sites	<p><u>Womenswold</u> Denne Hill Business Centre Nethersole Farm Camping and Caravan Club site</p>	
Transport	No bus service	
Environment		
AONB/SSSI/NNR	The western half of the parish lies within the boundaries of the Kent Downs Area of Outstanding Natural Beauty	
Designated Areas	Womenswold Conservation Area (20.81 ha) designated 1995 Woolage Green Conservation Area (15.40 ha) designated 1995 Denne Hill Conservation Area (105.22 ha) designated 1996	
Flooding		
Key Community Concerns/Wishes		



ACKNOWLEDGEMENTS

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Thanks are also due to Andy Mills for undertaking the village survey work.



A RURAL SETTLEMENT HIERARCHY STUDY OF CANTERBURY DISTRICT WAS PRODUCED FOR
CANTERBURY CITY COUNCIL BY CATHERINE HUGHES ASSOCIATES

