

Chestfield Parish Council

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14 January 2025

FAO Mr Andrew Thompson
Lead Corporate Policy and Strategy Manager, Policy and Communications
Canterbury City Council
Council Offices
14 Rose Lane
Canterbury
CT1 2UR

Dear Mr Thompson

Application to have an area of land around Chestfield designated as a neighbourhood area to enable the progression of a Neighbourhood Plan

Chestfield Parish Council resolved at its 13 January 2025 parish council meeting to have the whole of Chestfield parish together with the unparished part of the Brooklands Farm potential development site designated a neighbourhood area.

Neighbourhood Area: When deciding on the boundary of our neighbourhood area we have taken into consideration the area of planned expansion of Brooklands Farm, Policy W4 in the Canterbury City Council Canterbury District Local Plan draft.

The parish boundary of Chestfield dissects the Brooklands Farm development site.

It is requested that the part of this potential development site that falls outside of the Chestfield boundary be included in our designated neighbourhood area, along with the whole of Chestfield Parish.

Chestfield Parish Council considers the proposed neighbourhood area is an appropriate area in order to conform with the strategic site allocation in the Canterbury District Local Plan. Regardless of whether it remains a strategic site or not in the forthcoming Regulation 19 draft Local Plan a planning application for the whole of this site could be forthcoming. To ensure community cohesion and uniform governance the whole of the strategic site should be included in our neighbourhood area.

The additional area applied for that extends outside of the Chestfield parish boundary has not already been designated as a neighbourhood area.

The MHCLG government guidance found at <https://www.gov.uk/guidance/neighbourhood-planning--2#designating-a-neighbourhood-area> has two points for us to highlight:

1. The guidance states:

“A single parish council (as a relevant body) can apply for a multi-parished neighbourhood area to be designated, or a neighbourhood area that contains both parished and non-parished areas, as long as the area proposed for designation includes all or part of that parish council’s administrative area.”

2. Under the question, “What considerations, other than administrative boundaries, may be relevant when deciding the boundaries of a neighbourhood area?” the guidance specifies:
“village or settlement boundaries, which could reflect areas of planned expansion.”

We held a consultation event in Chestfield on 04 January 2025 – this had been advertised in the December edition of our magazine which goes to all Chestfield households free of charge, and it had also been promoted on local social media. This invited residents to come along to learn more about Neighbourhood Plans and give their priorities. We also asked for opinion on what the Neighbourhood Area being applied for should be. The area specified in this submission, to include the unparished part of the potential Brooklands Farm development site was overwhelmingly supported by residents.

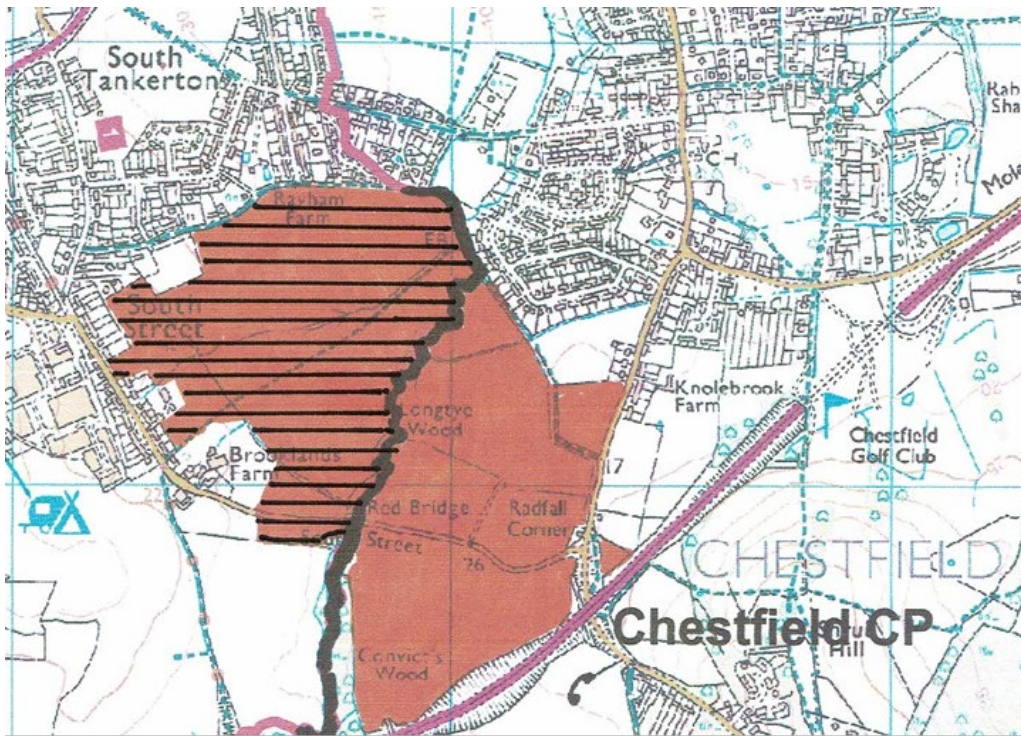
Maps: A map of the parish boundary and the extension sought for the Neighbourhood Plan area is included with this letter.

Statement of qualifying body: Chestfield Parish Council is a relevant body permitted to make this area application for the purposes of section 61G of the Town and Country Planning Act 1990 (amended).

Yours sincerely

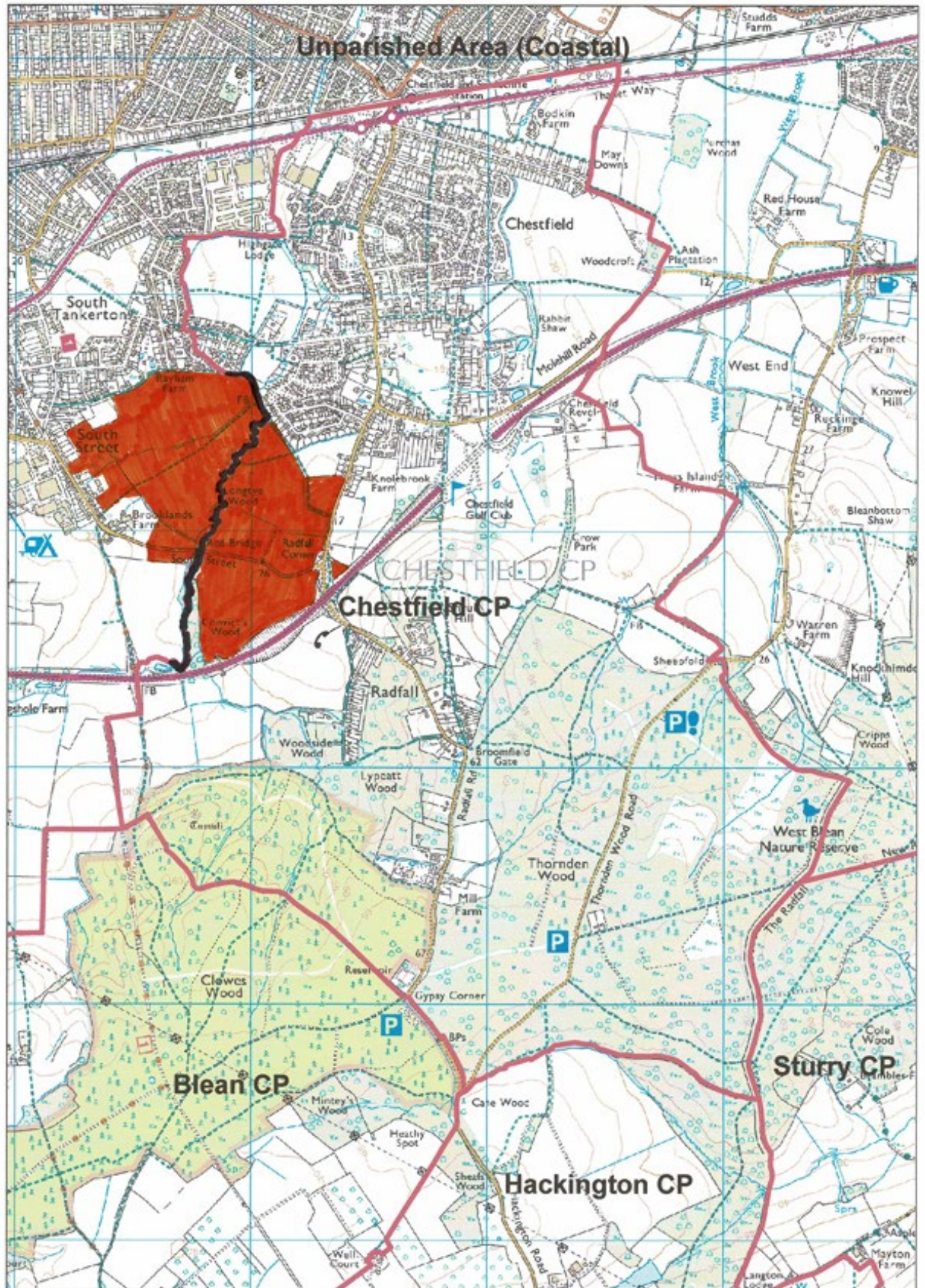
Amanda Sparkes
Clerk to the Council

Extension to the whole of the parish boundary to form The Neighbourhood Plan area:



- The black line denotes the current parish boundary (see full parish boundary/whole of the parish map below).
- The orange overlays the whole of the Brooklands Farm potential development site.
- The parish boundary dissects the Brooklands Farm development site.
- The line hatching as shown denotes the extension to the Neighbourhood Plan Area – i.e. to extend the Neighbourhood Plan area to include the part of the proposed development site of Brooklands Farm that currently sits outside of the parish boundary.

Parish boundary with Brooklands Farm site overlaid and coloured orange:



The Chestfield parish boundary/whole of the parish map: