

Chilham workshop notes – 11th Feb 2015

General issues

Traffic / Transport Issues

The A252 / A28 junction is a major issue and still believe that a roundabout would be the best solution here

Crossing the A28 from the main part of the village to access the station – safety, especially for children or elderly residents was a particular concern.

Branch Road is single track and is used as a rat run at peak times with no footpath – is there the possibility of dealing with this issue as part of the development of the doctors surgery site?

The car park at the recreation ground is adequate but there is no footpath on Branch Road to enable access on foot

Limited parking at the doctor's surgery so there is parking on the road

If all sites were to come forward – in addition to the development at the sawmill site – this would be quite a significant increase in vehicles in the village

School

The local school is over subscribed and the proposed development of the Sawmills site will further exacerbate this issue – the concern is that further development in the village will add to this problem to effectively shrink the catchment area and pupils from more isolated locations within the parish will not be able to gain entry to the school.

There is no room for expansion – could the school be re-located?

Health

Currently there is a part-time surgery operating in Chilham, otherwise people have to go to Chartham. It is a relatively small surgery with limited parking and it can be difficult to get an appointment. There are some key questions here

- Is there capacity to register at the surgery – if so – how much?
- Can additional housing development help to improve or extend the surgery?
- Is Felborough Close a better location for a surgery?
- What do the NHS and GP think of the future of the Chilham surgery?

Site specific comments

The discussion on the relative merits of the shortlisted sites is summarised here - as a general point there was a view from a number of participants that there sawmills site was enough development for the village and there did not need to be any additional allocations in the village.

DN12 & DN13 - Issues

These sites have a very open aspect – with a prominent tree lined avenue that forms part of the setting of the village.

Overall however it was considered that development of these sites would have a significant visual and physical impact on the village.

However, there was a view from one participant that, in fact, this area of the village was not that significant in the context of the village.

Flooding and drainage issues on these sites would need to be resolved.

The feeling of one group was the impact of development of these sites on the village would be significant and would not outweigh any benefits that development could deliver here

DN2

This site is less visually prominent than the DN12 & 13 sites but open surroundings to the south on the water meadow. However, one group emphasised the importance of the longer range views to the site from the higher ground to the south of the A28. Development could potentially enhance the approach to the village via Branch Road.

The opportunity to expand the GP surgery and its parking would be lost if the site was developed.

Is it possible to move the surgery and school to the sports hall/recreation ground site – it would benefit from shared parking space etc and then the whole of DN2 could be developed

Branch Road is single track – is the development of DN2 the opportunity to solve this problem in some way – suggestions were made about making it one-way or more preferably closing Branch Road completely – except for emergency vehicles – this would be a benefit for the whole village as Branch Road is seen as a significant local issue. However, as it stands, the capacity of Branch Road was seen as a major constraint. Parking on the street in the vicinity of the site makes the situation worse.

Overall site development issues

There was a feeling from some participants that the Sawmills site was adequate for the future needs of the village in the immediate future and hence no need for additional development to be identified.

Should the impact of the Sawmills site development on the village be assessed and considered prior to any additional development being identified ?

Was there a need to consider phasing of new development bearing in mind that the Sawmills site had not been developed yet – maybe phased to be later in the plan period – this would mean it was the “next” site for development in Chilham

One group suggested that as the sites promoted were quite central to the village they should be safeguarded for future re-locations of either the surgery or the school, rather than for housing. There are no other sites that could fulfil this function in the village and both facilities need to expand.