

Sellindge Neighbourhood Plan (Draft) 2026 to 2040¹

Table of Contents

Introduction.....	2
A brief history of Sellindge.....	3
Sellindge in 2021 and today	4
Planning overview	5
Section 1: Achieving Sustainable Development.....	7
Planning context	7
NPPF	7
PPLP 2020	7
Core Strategy Review 2022	8
Vision and objectives	9
Transport.....	10
Environment.....	10
Housing and Design	10
Community facilities	10
Economy.....	10
Section 2: Transport.....	11
Traffic transport and road safety	11
Policy ST1: CIL Contributions for Road Safety Measures	15
Footpaths and bridleway.....	15
Policy ST2 Sustainable Travel.....	16
Project ST1: Public transport enhancement.....	16
Section 3: Environment.....	17
Landscape.....	17
Coalescence	18
Policy SE1: Coalescence	19
Ancient woodland and SSSIs	19
Policy SE2: Ancient woodland and SSSIs	20
Local Green Spaces	20
Policy SE3: Protecting Local Green Spaces.....	21
Views.....	21
Policy SE4: Enhancing views.....	22
Hedgerows and trees	22
Policy SE5: Retaining hedgerows and trees.....	22
Sustainable development	22

¹ The Core Strategy is until 2037 but 2037 makes little sense for us. We can take advice down the line.

Policy SE6: Landscape and Ecology Management Plans	23
Policy SE5: Sustainability and Healthy Living Principles	24
Summary of policy intentions:	25
Section 4: Housing and Design	27
Planning for housing	27
Meeting Local Housing Need	30
Policy SH1: Meeting Local Housing Needs	32
Windfall sites	32
Policy SH2: Windfall sites	33
Design guidance and codes	33
Good Design	34
Design of new development and conservation	34
Policy intentions	34
Section 5: Community facilities	36
Policy context for community facilities	36
Project SCF 1: Upgraded community facilities (school, village hall, medical centre)	37
Policy SCF1: Land allocations for new / expanded health and community facilities	37
Sports facilities and play space	37
Policy SCF2: Provision of Sports Facilities and Play Spaces	38
Heritage Assets	38
Policy SCF3: Non-designated heritage assets	39
Policy intentions:	39
Section 6: Economy	41
Project SE1: Employment sites	43
Policy SE1: Training and creative arts	43
Policy intentions:	43
Glossary and key evidence documents	44
Definition of Affordable Housing (NPPF 2024)	45

Introduction

The Sellindge Neighbourhood Plan (SNP) Area was agreed by Folkestone and Hythe District Council (FHDC) on 18th June 2014. The qualifying (legal) body able to develop a Neighbourhood Plan (NP) in Sellindge is the Parish Council (SPC). There has been a gap of 10 years since the original designation and a new steering group being appointed. This resulted from a decision by SPC to focus first on working to integrate the large Taylor Wimpey development envisaged in the Sellindge Masterplan (2011) and the creation of a village centre around the Lees. However, in summer of 2024, as yet further development pressure increased on Sellindge, in particular but not exclusively, because of the Otterpool Park Development (OPD) near to and within part of its Parish boundary, it was decided to recommence the process of developing a SNP to give the council greater influence when meeting with developers and FHDC on planning matters. There is a great deal of concern within the Parish that Sellindge has already over-contributed

to meeting the District's housing needs and required more time to allow the village to assimilate and adapt to its planned for growth. These factors were the main drivers for the SPC to develop a NP. The time lag has not affected the legal status of the Neighbourhood Area (NA).

The first steps in relaunching the SNP were

1. Applying for a government funded grant from Locality
2. Appointing a community planning advisor
3. A re-launch event held on 19th October 2024
4. First steering group meeting on 6th November 2024, now meeting monthly
5. Evidence gathering including:
 - a. Commissioning and undertaking a Housing Needs Survey with Kent RACE
 - b. Commissioning AECOM an international planning, design and engineering consultancy to develop design guidance and codes to sit alongside the SNP
 - c. Long-listing, visiting and then assessing important local green spaces, views and non-designated heritage assets
 - d. Assessing community assets for their suitability, accessibility and viability
6. Mapping of protected sites
7. Mapping of proposed and speculative development sites including the Otterpool Park Development proposed by FHDC, the local planning authority
8. Undertaking a visioning event on 15th February 2025

This first draft of the SNP builds on this endeavour.

A brief history of Sellindge

The following is taken from the Sellindge Masterplan by Urban Initiatives from 2011 (p17):

2.2.1 Sellindge has a long history as a rural settlement. The town's origins reportedly date back to Norman times and is recorded in the Domesday Book as "Sedlindges".

2.2.3 Sellindge developed as a linear settlement with ribbon development along a key route to London. the settlement served as an important stopping point for coaches between Hythe and London and by all accounts had a colourful history as a distribution point for smuggled goods and houses of ill repute. The historic map of 1818 shows that the principal route differs from the alignment of the now Ashford Road and entered the village from Bradbourne Lees via Stone Hill. By the second half of the 19th century this had been replaced by the construction of a new turnpike road broadly as exists today.

2.2.4 Growth was limited in the village until the mid-20th Century. The increased use of the car revitalised the village, and during the 1960's a number of estates were built either side of Swan Lane and the A20. In the following decades growth was limited to small infill sites as housing growth was restricted within the provisions of the (now defunct) Kent structural plan.

2.2.5 The construction of the M20 in the 1980s had a significant impact on the village and its role. With the majority of traffic from Ashford to Folkestone using the new motorway Sellindge no longer functioned as a settlement serving a strategic route.

Sellindge in 2021 and today

According to the 2021 Census, the village had a population of 1,748, reflecting an increase of approximately 147 residents since the 2011 Census (an 8% rise) and 392 residents since the 2001 Census (a 22% rise). There were 720 households. According to the ONS, by mid year 2022, the population was 1,900 (although this is rounded to the nearest 100).

These numbers are set to increase with the build out of Approved Sites A and B in the CSR 2022 (see Section 4 at page [25]) with the addition of up to 600 further dwellings. Accordingly, it is acknowledged that the data available to this NHP cannot reflect the growth in the population of the village in the next 2-5 years.

Sellindge

Number of households

2021

720

households

648,400 households in Kent

Rounded to the nearest 10 households

Source: Office for National Statistics – Census

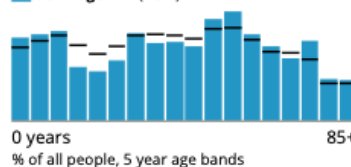
2021

Small area: Output area

Age profile

2022

■ Sellindge — (Kent)



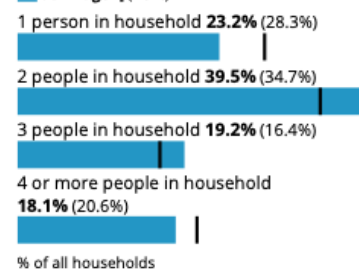
Source: Office for National Statistics – Mid Year Population Estimates

Small area: Output area

Household size

2021

■ Sellindge — (Kent)



Source: Office for National Statistics - Census 2021

Small area: Output area

General health

2021

■ Sellindge — (Kent)

Very good health **45.6%** (48.1%)

Good health **35.5%** (34.1%)

Fair health **12.8%** (12.8%)

Bad health **4.2%** (3.9%)

Very bad health **1.8%** (1.1%)

% of all people

Source: Office for National Statistics - Census

2021

Small area: Output area

Number of cars or vans

2021

■ Sellindge — (Kent)

No cars or vans in household

8.5% (17.5%)

1 car or van in household **36.7%** (41.5%)

2 cars or vans in household **35.3%** (29.3%)

3 or more cars or vans in household

19.5% (11.7%)

% of all households

Source: Office for National Statistics - Census

2021

Small area: Output area

Tenure of household

2021

■ Sellindge — (Kent)

Owns outright **42.0%** (35.1%)

Owns with a mortgage or loan or shared ownership **39.7%** (32.4%)

Social rented **8.4%** (13.6%)

Private rented or lives rent free

9.9% (19.0%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Figure 1: Table showing data from 2021 Census

According to the ONS, Sellindge has fewer young people in the ages 15 to 29 than the Kent average although more younger children. There are fewer one person households and larger households. The health of the population is similar to the Kent average. Car ownership is much higher, reflecting the rural location. There are far fewer socially and

privately rented households in Sellindge than Kent as a whole. As noted earlier, this data is likely to change significantly by the time of the next Census in 2031 as a result of the new development of 600 new households resulting in almost a doubling in the population.

Planning overview

The main documents, setting out the planning environment or context within which Sellindge finds itself are the

Adopted Core Strategy Review (2022), Folkestone and Hythe District Council	CSR (2022)	Sets out the spatial vision, objectives, development strategy and strategic policies that will guide development until 2037 (15 now 12 years). Sets out the strategy for Sellindge including quantum of housing and for the Otterpool Park Development.
Places and Policies Local Plan (2020), Folkestone and Hythe District Council	PPLP (2020)	Identifies small and medium sized sites for development including Sellindge.
National Planning Policy Framework (2024)	NPPF (2024)	The government's new land-use planning framework to which all local and neighbourhood plans must be in general conformity.

The main documents setting out the local context for the SNP are largely (but not limited to):

Sellindge Masterplan, Urban Initiatives (2011)	Masterplan (2011)	Commissioned by Shepway District Council and the government's Homes and Communities Agency to set a vision for the future growth of the village and examine opportunities by new development to support new and existing facilities, create new public open space and deliver affordable housing.
Sellindge Parish Plan 2016-2026	SPP	The forerunner of the Neighbourhood Plan. An action plan which doesn't include land-use planning policies.
Sellindge Village Road Safety Assessment Report, Ethos Consultants Ltd (2024)	RSA (2024)	A road safety assessment and feasibility study to establish current traffic issues and road safety commissioned by Sellindge Parish Council.
Sellindge Housing Needs Survey, RACE (2025)	HNS (2025)	Kent's Rural and Community Housing Enabling Service (RACE) undertook a parish wide Housing Need Survey of residents in Sellindge commissioned by SPC and supported by FHDC

In development, commissioned by Locality on behalf of SPC are:

Sellindge Design Guidance and Codes	DG&C	Guidance to developers and home owners on how to build new homes and extensions to be in keeping with the character of the existing
-------------------------------------	------	---

		settlement / countryside and to be more environmentally sustainable.
Housing Needs Assessment	HNA	An objective study of available data about people living in Sellindge and the surrounding area on their housing needs now and in the next 5-10 year period.
Site options assessment	SOA	A review of potential development land in and around Sellindge including the areas proposed in the CSR 2022 in view of allocating sites for development and hence ending uncertainty and speculation.

Together with the views of local residents and other stakeholders, these will provide the main evidence base for the SNP.

Section 1: Achieving Sustainable Development

Planning context

As mentioned in the table in the introduction, the SNP once “made” will comprise a series of policies that will enable the planning department at FHDC (or its successor following devolution) to decide on planning applications in the parish or NA. In law, the SNP must contribute to the achievement of sustainable development and be in general conformity with the National Planning Policy Framework or NPPF (2024) and the strategic policies in the FHDC CSR (2022) and Places and Policies Local Plan (2020).

NPPF

The NPPF (2024) defines the objective of sustainable development as:

“Meeting the needs of the present without compromising the ability of future generations to meet their own needs.”

“All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.”

These are the principles under which this plan has been developed.

PPLP 2020

The Places and Policies Local Plan 2020 (PPLP) sets out the planning context for Sellindge at that time:

7.46 *Sellindge is a rural village in the west of the district, lying on the A20, the historic coaching route linking Folkestone with London. Sellindge is not located in the Kent Downs AONB, however it does lie within the setting of the AONB. The village is close to the major transport infrastructure that crosses the district, with M20 junction 11 and Westenhanger station close by. The parish has a population of 1,601 (census 2011), making it the third largest settlement in the North Downs Area.*

7.47 *Sellindge is a socially active community and the parish has one of the greatest range of facilities in the North Downs Area, including a doctor's surgery, primary school, village shop with integrated post office, busy village hall, residents' association, sports and social club, a few shops and a public house. The parish is made up of a number of residential areas, the majority are linear in pattern and appear sporadically along the A20, which connects Hythe and Ashford. Subsequently Sellindge has a fragmented character, made up of many parts but with the main unifying feature being the A20 around which they have historically developed.*

7.48 *The Core Strategy [2013²] sought to create a central village core (through Policy CSD9: Sellindge Strategy) by allocating a broad location for development, and planning permission has now been granted and built out for a scheme that meets the original objectives of the policy (Y14/0873/SH). This development has provided a*

² Predecessor to the PPLP (2020)

village green, parish offices and shop, expansion of the primary school and doctor's surgery and will also deliver highway works that will reduce traffic speeds through the village.

SNP update May 2025

This resident inspired development has provided a Village Green, parish office, shop, primary school expansion, funding for the doctors' surgery, and highway works reducing traffic speeds in the centre of the village. This phase of development has provided approximately 250 dwellings.

Core Strategy Review 2022

The Core Strategy Review 2022 (hereafter CSR 2022) examined other potential sites within Sellindge to expand on the original Taylor Wimpey allocation and to further meet the District's housing needs until **2037**. The CSR 2022 identified 4 principal locations but with the Planning Inspectorate endorsing the following sites only (hereafter 'Allocated Sites' or Site A and Site B'):

"Land to the south and north east of Ashford Road in Sellindge forms a broad location for development to create an improved village centre with a mix of uses, a village green/common, pedestrian and cycle enhancements to Ashford Road and other community facilities together with new residential development of circa 600 dwellings.

SNP update May 2025

- The core strategy review 2022 expanded on the original first phase allocation of 250 dwellings taking the total to 600.
- The second phase at Grove Park (Quinns) has planning permission for approximately 170 dwellings; construction has commenced.
- A third phase at Potten Farm (Gladmans) has a resolved outline planning permission for approximately 160 dwellings, subject to section 106 agreement. Construction has not commenced.
- A fourth phase within the broad allocation area at Rotherwood Farm has yet to be brought forward.

Otterpool Park Development

The CSR (2022) also sets out the strategy for the Otterpool Park Development (hereafter OPD) for up to 10,000 homes (around the former Folkestone racecourse and Westenhanger Station) that runs as far north as Barrow Hill on the southern edge of Sellindge and a substantial tract of land running along the M20 within the parish boundary and neighbourhood area.

While many residents within Sellindge are opposed to the Sellindge and Otterpool developments for a wide variety of reasons, as mentioned the SNP must be careful to be in general conformity with the strategic policies in the CSR (2022). Instead and in line with the NPPF 2024, the SNP will include policies and projects that enable Sellindge to better adapt and reflect local needs arising from the new developments and co-exist with the OPD.

In particular, further development within Sellindge should preserve green spaces, open views and agricultural land which currently characterise its identity especially on its northern boundary and around Stone Hill. There is particular concern also that Sellindge should not be absorbed into the OPD along the Barrow Hill boundary.

The OPD will have a considerable influence across the whole of Sellindge but particularly the Barrow Hill area. The application of policies promoted by this neighbourhood plan will be especially important and tested against the context of OPD. Highlighted here will be measures to protect and preserve the community character of Barrow Hill whilst encouraging connectivity and neighbourliness.

SNP Update May 2025

Wastewater treatment plant and reed bed wetlands, south of the railway is now a live application at Kent County Council (KCC).

Vision and objectives

In February 2025, residents were invited to an exhibition and event where they were able to view some of the existing plans for the area just described. They then undertook a series of SWOT analyses for the emerging themes:

- Environment and local green spaces
- Transport and traffic
- Design and heritage
- Housing
- Community facilities/assets

The SWOT analyses, the theme objectives and policy intentions that emerged from these will be set out in the sections that follow. They also undertook to develop a vision for Sellindge in 15 years or by 2040. Two visions were created. The best aspects of both have been combined to create this composite vision. This was then reviewed at the next steering group meeting following the event and the additional phrases added:

- a distinct / separate community
- rural character
- surrounded by green space / countryside setting

The resulting draft vision is:

Sellindge in 2040 will be a distinct community with a rural character. It will be an integrated, well-balanced village with good connectivity. There will be more facilities, greater community participation and integration. There will be comprehensive health services serving a mixed age and local services including shops, schools, leisure and social activities. It will be quieter with frequent [regular] buses, less through traffic, especially of heavy goods vehicles, better public transport, accessible walking and cycling routes. There will be accessible, protected green spaces, parks with benches and wider vistas across the Downs. It will be a harmonious community, including more

accommodation for the young and elderly with [sufficient,] beautiful homes [to meet the needs of the rest of the community].

The following objectives were also identified:

Transport

Objective: Improve connectivity within the village and with our neighbouring towns, develop and maintain accessible walking and cycling routes, provide better public / community transport services and limit through traffic particularly for HGVs.

Environment

Objective: Manage a network of accessible, protected, well equipped, green spaces parks and open countryside. Maintain wide views and vistas across to the Downs.

Housing and Design

Objective: Maintain and build a range of beautiful homes and gardens to meet the housing needs of residents, with well-maintained neighbourhoods, more public green spaces and attractive, tree-lined streets.

Community facilities

Objective: More well managed facilities including school, leisure and social services, will lead to greater community participation and integration. An effective health service will serve a mixed age group including older people who are enabled to live in homes that meet their needs.

Economy

Objective: A well balanced village with good local services, shops and access to flexible work spaces providing a range of employment opportunities including for homeworking, training, business start-ups and artisan workshops.

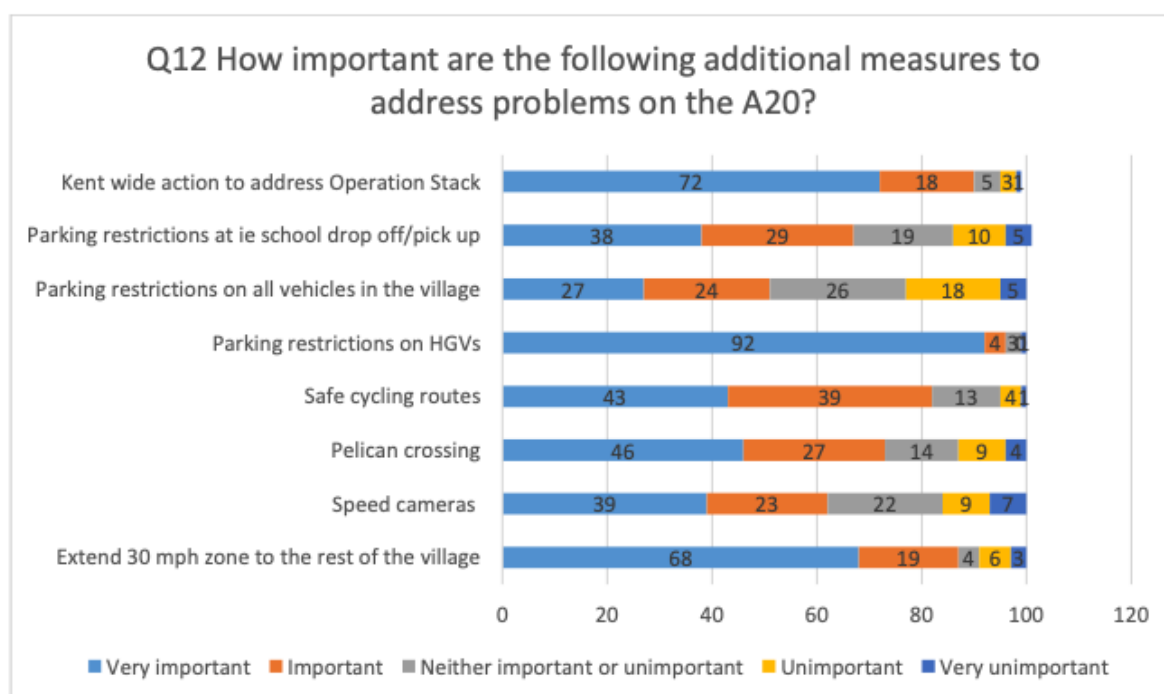
We would welcome your comments on the draft vision and objectives.

Section 2: Transport

Objective: Improve connectivity within the village, develop and maintain accessible walking and cycling routes, provide better public / community transport services and limit through traffic particularly for HGVs.

Traffic transport and road safety

Traffic and transport issues including road safety have been long highlighted as an issue in and around Sellindge. The Sellindge Parish Plan 2016-26 (SPP), the forerunner of the SNP, was based on a survey of residents' issues and ideas. Even before the increase in local residential traffic with the build-out of the Taylor Wimpey site, it included a question on the importance of measures to address problems on the A20. The responses were:



Parking restrictions on HGVs were considered Very Important by 92% of respondents, followed by Kent wide action to address Operation Stack (when Dover Port or the Chunnel services are disrupted) with 72% rating this very important and then extending the 30mph zone to the rest of the village. Unfortunately as these matters are the responsibility of Kent County Council (KCC) the Highways Authority they cannot be directed by the Neighbourhood Plan as land use planning matters can. However it is important that this characteristic of the village is taken into account when considering Sellindge's future.

With road safety being a major concern for residents, SPC commissioned a **Road Safety Assessment** study to evaluate and make recommendations to mitigate the impact of traffic volumes and speeds through the central core of the village. The resulting report from Ethos Consultants Ltd included a feasibility study to identify the most suitable interventions that would be effective at reducing traffic speed and volume along with improving general road safety with the village.

Some progress has been made on restricting HGV parking to the edge of the village along Barrow Hill but the behaviour of drivers and the lack of facilities for overnight parking continue to result in littering including urine filled bottles and human excrement being a frequent cause for concern including to public health. RSA propose to facilitate a meeting with KCC on a draft set of measures, consult the wider community and then finalise and agree a set of measures with KCC. These are summarised on page 4 of the



Gateway treatments at 30mph terminals on approaches to Sellindge



Improvement to traffic signage



Extension of 30mph speed limit along the A20 on both approaches



Implementation of 20mph limit or zone within village centre



School Safety Zone outside Sellindge Primary School



Installation of Speed Indicator Devices (SIDs)



Humped zebra crossing outside primary school



Continuous footways along A20 side roads



Priority give-ways along Ashford Road



Road narrowing & uncontrolled crossing point west of St Katherine's Crescent



Road enhancements along Ashford Road



Junction improvements Ashford Road Swan Lane

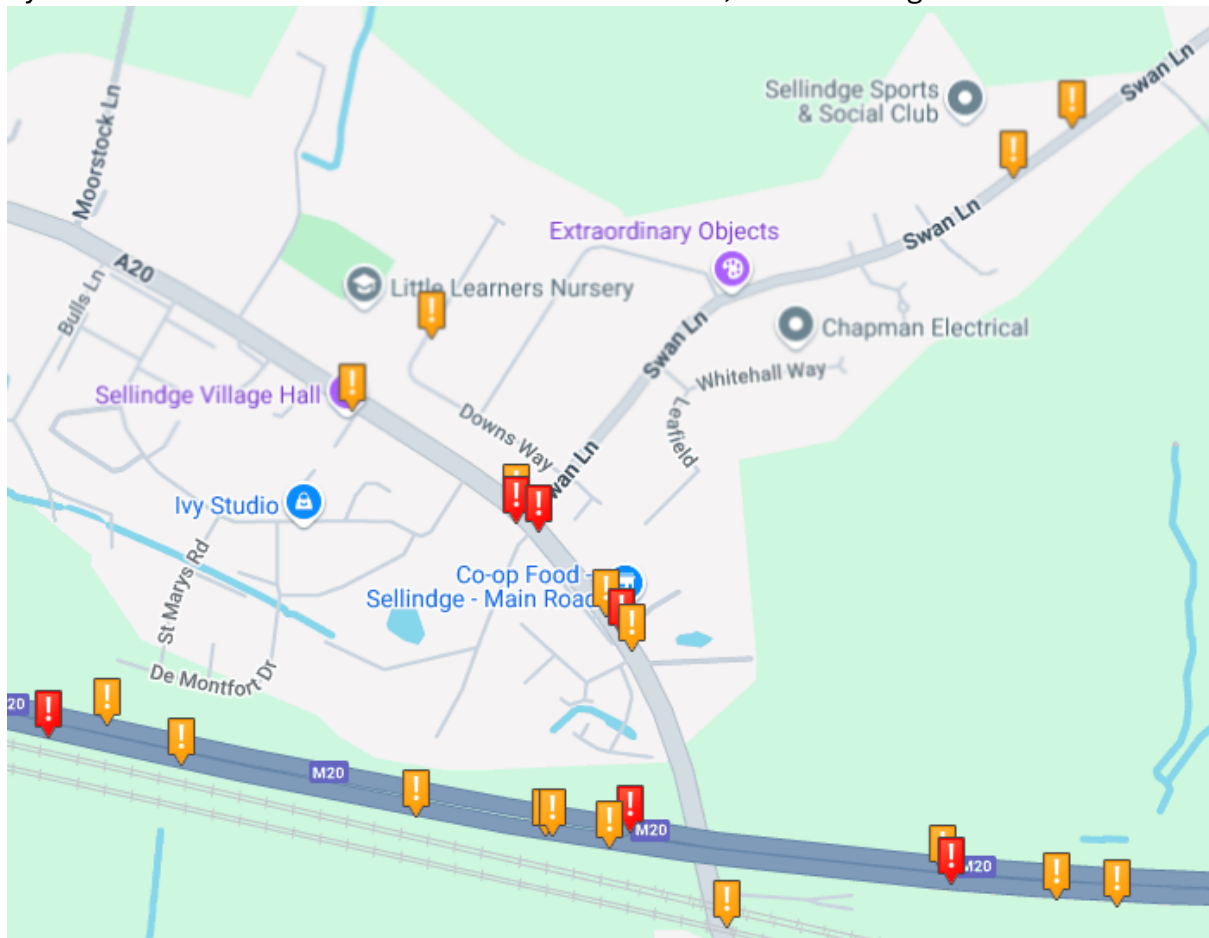
report:

Importantly, as identified by RSA on page 8 of their report, the parish council is currently only entitled to 15% of any Community Infrastructure Levy (CIL) contributions made on the completion of new homes in the parish and yet 25% once the SNP is “made”. This funding can be particularly valuable for highways improvements, including the road safety measures proposed in their report.

The RSA report in particular supports the extension of the current 30mph speed limit which, “does not extend far enough to encourage appropriate speeds through the village. Additionally there are several residential properties located within the 40mph zones which would warrant extending the 30mph limit further south and west.” The locally very active Speedwatch Group frequently reports vehicles driving in excess of 45mph in the 30mph speed limit and over 60mph within the 40mph limit.

RSA also identify on page 14 the strain on existing infrastructure caused by the additional and cumulative development and related increase in traffic leading to faster deterioration and repairs of road surfaces (for example potholes at the entrance to the village hall car park). Additional resources should be allocated to repairing these.

While there have been the addition of useful new crossing points since the development of the SPP outside the primary school and the convenience store (as envisaged as part of the Taylor Wimpey Development), it is proposed that an additional uncontrolled crossing point (drop curb and central refuge) is located between the Dukes Head Public House and Potten Farm shop. The RSA report also identifies the desire line crossing at the junction of Swan Lane and the A20 and that a crossing here is needed as pedestrians are unlikely to deviate as far as the two existing crossings. This is borne out by data for Serious Road Traffic Accidents from 2015, 2017 and Slight from 2019.



RSA have proposed and then analysed a range of traffic measures according to their potential impact and cost:

Ref	Intervention	Safety	Speed	Volume	Impact	Total	Cost	Overall Score
1	Gateway treatments at 30mph terminals on approaches to Sellindge	6	7	3	8	24	9	15.0
2	Improvements to traffic signage	4	5	3	5	17	9	13.3
3	Extension of 30mph speed limit along the A20	7	7	3	8	25	9	15.5
4	Implementation of 20mph limit within village centre	7	7	5	9	28	9	16.0
	Implementation of 20mph zone along Ashford Road	8	8	7	8	31	6	13.8
5	School Safety Zone outside Sellindge Primary School	7	7	4	7	25	8	14.3
6	Installation of Speed Indicator Devices (SIDs)	7	8	4	8	27	9	15.8
7	Humped zebra crossing outside primary school	8	8	4	8	28	7	14.0
8	Continuous footways along A20 side roads	6	4	3	6	19	7	11.8
9	Priority give-ways along Ashford Road	7	8	6	6	27	6	12.8
10	Road narrowing & uncontrolled crossing point west of St Katherine's Crescent	6	6	6	5	23	8	13.8
11	Road enhancements along Ashford Road	5	6	3	9	23	5	10.8
12	Junction improvements Ashford Road Swan Lane	7	6	5	6	24	7	13.0

They have then costed the following measures:

Measure	Approximate Cost
Gateway treatments at 30mph terminals on approaches to Sellindge village (based on three village approaches)	£12,000
Extension of 30mph speed limit along the A20 & Implementation of 20mph limit within village centre	£10,000
Installation of 2x Speed Indicator Devices (higher quality signs)	£10,000
School Safety Zone outside Sellindge Primary School	£15,000
Priority give-ways along Ashford Road	£40,000
Junction improvements Ashford Road Swan Lane	£25,000
TOTAL COST	£112,000

Figure 2: Priority road safety measures for CIL contributions

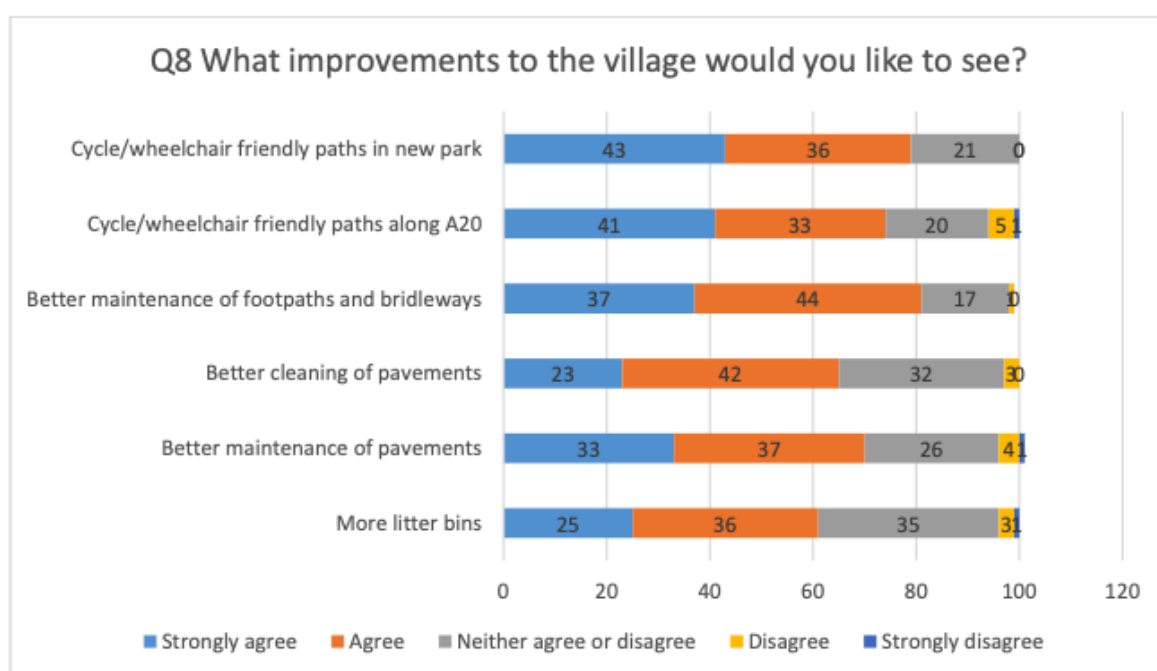
It is therefore proposed that funding from CIL is directed towards these priorities in the first five years of the SNP.

Policy ST1: CIL Contributions for Road Safety Measures

All eligible development (including the parts of OPD within the parish boundary) will be required to make contributions to secure improvements to improve road safety within the NA as set out in Figure 1 through the Community Infrastructure Levy or by other relevant means.

Footpaths and bridleways

In addition to the road safety issues, there was a strong desire expressed in the SPP to improve footpaths and bridleways and create cycle and wheelchair friendly paths in parks and along the A20. As part of the Taylor Wimpey Development contributions were made to widen one small section of the pavement along the A20 close to the school and to permit roadside layby parking.



The Visioning Event showed there was a desire for further improvements including: “There will be integrated transport networks for non-vehicular travel with a focus on continuous cycle paths and walking routes”, “Access to Westenhanger station via safe routes not along the A20” and “Better links / connected obvious, footpaths/cycle paths and upgrade existing ones to encourage fewer vehicle movement/green transport.” This is supported in CSR (2022) Policy CSD9 Sellindge Strategy which states:

- i. Provide, or contribute to, convenient and safe links within the sites and externally to ensure there is ease of access by a range of transport modes to new and existing development and facilities within the village and cycle and pedestrian access to Westenhanger Station;

While it is arguable that the adopted policy is sufficient for the achievement of these goals (particularly the last one), a more general policy to enhance walking, riding and cycling within the parish is proposed:

Policy ST2 Sustainable Travel

- A. Wherever practicable, development proposals should ensure safe access preserving existing footways, footpaths, bridleways and cycle routes.**
- B. Proposals to improve pedestrian, cycle and, where possible and safe, equestrian access will be supported. In particular, such proposals should focus on improving safe access within the existing settlements, between the settlements, and to Westenhanger Station primarily from Barrow Hill across the OPD.**
- C. The provision of dedicated bicycle parking facilities, preferably covered and secure, particularly at the school, village hall, social club, shops and cafe will be supported.**

Public transport was also raised at the launch event on 19th October 2024 and subsequently at the Visioning event on 15th February, in particular, to:

- Create links to other villages with hopper buses
- Provide more and improved public transport to Folkestone, Hythe, Ashford and Canterbury (it being noted buses are infrequent and do not run so as to facilitate commuting before and after working hours)
- Public transport mini-hubs to be sited where actually needed
- Evening bus provision

As mentioned earlier in this section, public transport is outside the direct scope of land-use planning so instead a project is proposed, particularly as new homeowners need to be aware of current limitations on commuting viability and thus impact on car usage/reliance:

Project ST1: Public transport enhancement

SPC will encourage discussions between developers and transport providers to provide more frequent provision of bus services between Ashford and Folkestone including Westenhanger Station during the morning and evening peak and off-peak including evenings and weekends and transport providers to monitor and evaluate their viability after two and five years.

Other policy intentions:

- Easy access for pedestrians to shops, cafes and pedestrian (pelican) crossings
- Integrated mobility around the village
- To remove the need for commuting – working from home options to be provided locally
- To put limitations on the volume of HGVs passing through the village including and especially also of construction traffic during build out of the new developments including the OPD

Section 3: Environment

Objective: Manage a network of accessible, protected, well equipped, green spaces, open countryside and parks. Maintain wide views and vistas across to the Downs.

Landscape

The Landscape Assessment of Kent 2004 identifies the Sellindge Plateau Farmlands as one of 19 local landscape character areas within the district. The Shepway High Level Landscape Appraisal, AECOM (2017) describes LCA 09 Sellindge (p36) as follows:

The LCA comprises a gently undulating landscape north of the M20 motorway. It is a mixed agricultural landscape with small areas of pasture located on more undulating ground and around [the] settlement, and larger arable fields in the north and close to the M20. Fields in the area are generally bounded by hedgerows and belts of trees. There is moderate tree cover in the LCA, giving some areas a sense of enclosure. Settlement in the area is focused around Sellindge, but extends in a linear manner along roads leading out of Sellindge. Roads through the LCA include the A20 and a number of minor roads, with settlement generally dispersed along the roads. Tranquility in the LCA is affected by the M20 to the south.

Landscape Designations

The LCA is not covered by any landscape designations but is considered to be within the setting of the Kent Downs AONB.

Key Characteristics

The key characteristics of this LCA are:

- *Gently undulating;*
- *Dispersed linear settlement alongside roads;*
- *Mixed agricultural landscape*
- *Moderate tree cover from hedgerow tree belts;*
- *Low tranquility; and*
- *Sense of enclosure.*

In terms of landscape value, the table on the following page, the overland Landscape Sensitivity Score is medium. For landscape value the following are notable:

- *The LCA is in a fair condition, with intact elements and signs of good management.*
- *The LCA is part of the wider landscape setting of the Kent Downs AONB, with some attractive views of the North Downs Ridge to the north, and is therefore considered to have a moderate scenic quality.*
- *The LCA includes a small amount of Ancient Woodland, but very few other rare characteristics.*
- *The LCA has a number of listed buildings, a scheduled monument, and a SSSI.*
- *The LCA is locally valued for recreation and has a good network of public rights of way.*
- *The LCA is partially influenced by the noise of the M20 which affects tranquillity and its connection with the landscape to the south. Parts of the LCA around Stone Hill have a historic and remote, enclosed character.*

The assessment concludes:

- *Depending on the siting of development, the LCA is potentially capable of accommodating development without the loss of landscape elements or characteristics which add value to the area.*
- *Depending on the siting of development in relation to existing development, it could potentially be a prominent feature in the wider landscape setting of the Kent Downs AONB, however there is also potential for more discreet siting.*

Barrow Hill sits within the Lympne Landscape Character Area (LCA 11) which has similar characteristics to LCA 9. Additionally it notes: “*The North Downs Ridge is an attractive feature in views to the north.*”

The CSR 2022 provided an in-depth analysis and evaluation of the sites identified at that time. The CSR 2022 (as approved by the Planning Inspectorate) is currently valid until 2037. It is submitted that the conclusions reached in that report have continuing relevance in 2025 and beyond.

Coalescence

The distinctive character of Sellindge including Barrow Hill was recognised by the residents involved in developing the draft Vision for Sellindge:

*“Sellindge in 2040 will be a **distinct** community with a rural character. It will be an integrated, well-balanced village with good connectivity.”*

The CSR (2022) (p40) identifies (emphasis added):

*“... the challenge to plan for strategic development which fosters high quality place-making, with an emphasis on sustainable movement, buildings and **green spaces**.”*

And:

*“Provide generous green corridors within and connecting built-up areas, particularly to enhance the built environment in high-density areas, **prevent the coalescence of settlements** and mitigate the impact of strategic development on the landscape setting;”*

And in the preamble to the CSR Policy CSD9 Sellindge Strategy, it states paragraph 5.179:

“Landscaping will also be important to the east of Sellindge, due to the open character of the farm land. The boundary should be heavily landscaped in this location, with planting provided to avoid amenity impacts on new residents in this part of Sellindge and the coalescence of Sellindge and Stanford.”

In line with the draft Vision and CSR it is proposed that a policy is included that prevents coalescence or joining up Sellindge with the OPD.

Policy SE1: Coalescence

Development proposals should maintain the distinct and separate identity and character of Sellindge including Barrow Hill and avoid erosion or coalescence of Sellindge with Stanford and the new Garden Settlement.

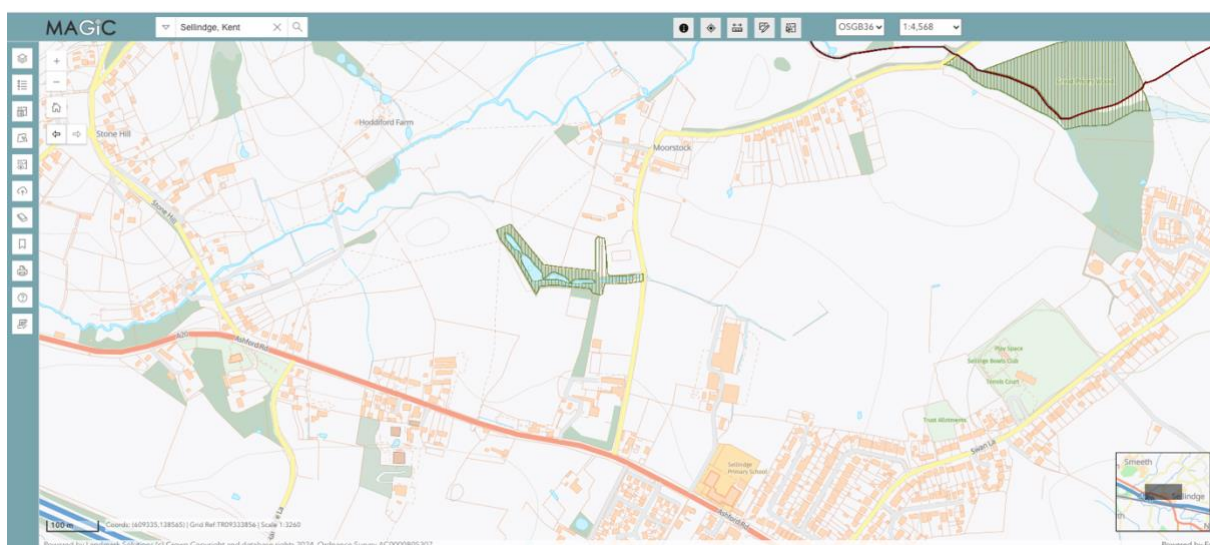
The Sellindge Design Guidance and Codes proposes measures to maintain or enhance that sense of separation that could include woodland and hedgerow planting, rough grassland with wildflower meadow planting, wetland creation incorporating a meandering cycling and walking route that nonetheless provides an attractive way of enjoying and further accessing nearby countryside.

Ancient woodland and SSSIs

There are two SSSIs within the parish. Gibbins Brook SSSI comprises wet woodland (favourable condition 30.06.23), lowland mire and rush pasture (unfavourable recovering) and lowland dry acid grassland (unfavourable no change). The site includes: Fen bedstraw (near threatened according to the Red List, 2014), herb spotted orchid, heath spotted orchid, ragged Robin (near threatened), Marsh marigold, southern Marsh orchid (near threatened) and greater birds foot trefoil.

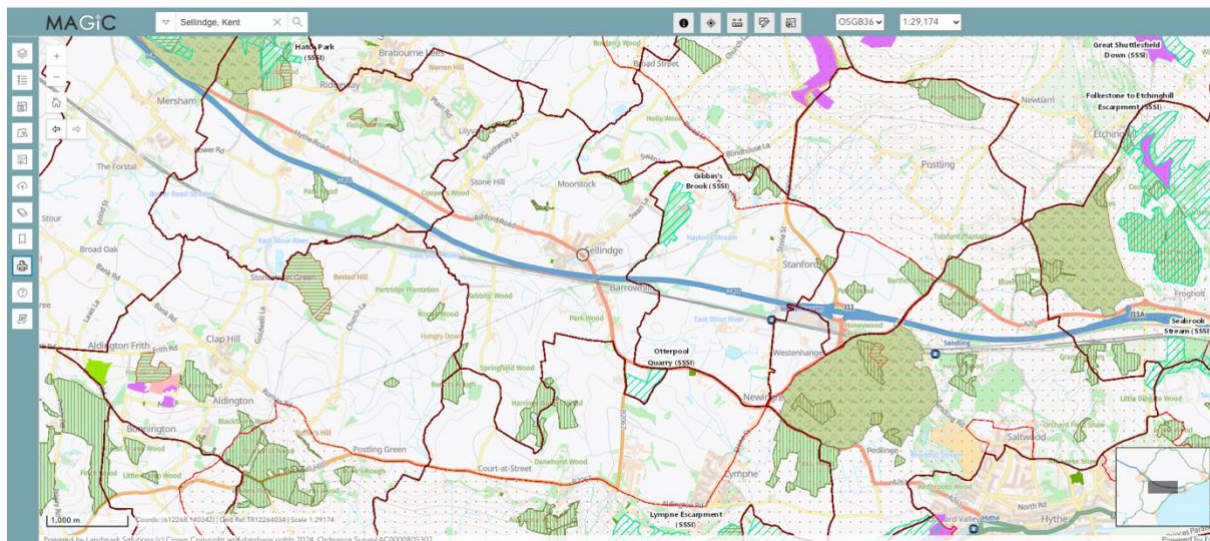
Otterpool Quarry SSSI (Favourable 25/03/25) that sits inside the southeastern boundary of the parish is a former ragstone quarry and is designated primarily for its geology. It shows the intersection of the Cretaceous Hythe and Sandgate formations and is a key stratigraphical locality with ammonite fauna.

There are five areas of ancient woodland in the parish, at Coopers Wood north of Stone Hill, Great Priory Wood off Moorstock Lane, the narrow strip of woodland, lakes and weirs to the east of Moorstock Lane behind the Piggeries (see crosshatched area on Natural England's Magic Map extract below) and in the south of the parish: Harringe Brooks Wood (with pond) and part of Burch's Rough.



The Folkestone and Hythe Green and Blue Infrastructure Strategy, Blackwood Bayne Associates (2023) identifies that there are deficiencies of green space (p60) and woodland (p122) in Sellindge, perhaps reflecting that the green space is mainly

agricultural land and the ancient woodland small and fragmented and mainly on the boundaries of the parish. It is for this reason that policies are proposed for maintaining



and increasing woodland cover, retaining and creating new hedgerows and for protecting the limited local green spaces that are close to the settlement.

Policy SE2: Ancient woodland and SSSIs

- Proposals that contribute to the positive management and enhancement of ancient woodland and of Gibbins Brook SSSI, including the creation of buffer habitats and the control of invasive species, will be supported.
- A minimum buffer zone of 50 meters will be required between any new development and the boundary of ancient woodland
- A minimum buffer zone of 50 meters will be required between any new development and the boundary of Gibbins Brook SSSI to protect its ecological integrity.

Local Green Spaces

The National Planning Policy Framework, December 2024 states paragraphs 103 and 104:

The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*

c) *local in character and is not an extensive tract of land.*

During the preparation of the PPLP (2020) only Hythe, Lympne and St Mary in the Marsh (none from Sellindge) proposed LGS and of these only one was assessed as meeting the criteria. As a result it was decided not to include a district wide policy and “*any designations should instead come from the local community through Neighbourhood Plans*” (p319).

The SNP Steering Group has therefore worked extensively to seek proposals for LGS from local residents and has now assessed all that have been proposed using the Locality Green Space Assessment Toolkit. The assessments are available upon request.

Policy SE3: Protecting Local Green Spaces

Within these areas (listed below), new development will only be permitted in very special circumstances or where it is compatible with their character and function as Local Green Spaces. The allotments adjoining the sports and social club will be retained as allotments.

1. Sports and Social Club football ground
2. Bonfire Field
3. Trust allotments
4. New burial ground
5. New green space created between Grove Park and M20
6. Area between M20 and Westenhanger Bridge
7. New Village Green the Leas
8. Whitehall Way Green Space
9. Elm Tree Farm Fields

Views

The Landscape Appraisal (2017) identified “*the (Sellindge) LCA is part of the wider landscape setting of the Kent Downs AONB, with some attractive views of the North Downs Ridge to the north, and is therefore considered to have a moderate scenic quality.*”

The SNP seeks to protect those views particularly from points on public rights of way or from or through Local Green Spaces.

Policy SE4: Enhancing views

Developments that significantly detract from the following views into, out of and within the village (shown in map), by failing to respect their distinctive characteristics, will not be supported.

1. Moorstock to Swan Lane
2. Moorstock to Horton Priory
3. Moorstock to Monks Horton
4. Moorstock to Elm Tree Farm
5. Southenay Lane towards Hoddiford Farm
6. Southenay Lane to Ashford Road (A20)
7. Coopers Wood to Sellindge
8. Potten Farm to Hoddiford Mill (A20 Fields)
9. From Piggery north towards Hoddiford Mill
10. Ashford Road towards Elm Tree Farm
11. Greenfields to Monks Horton

Hedgerows and trees

The Landscape Assessment 2017 identifies as a key characteristic: “*Moderate tree cover from hedgerow tree belts*” but also: “*Low tranquility; and Sense of enclosure.*” To enhance the landscape and sense of enclosure a policy is proposed that seeks to retain and protect existing hedgerows and trees in the landscape and look for opportunities to plant more.

Policy SE5: Retaining hedgerows and trees

- The network of existing hedgerows, which contribute significantly to the landscape character and biodiversity of the area, will be protected and enhanced.
- Development proposals should seek to retain existing hedgerows and trees and integrate them into the design of the scheme.
- The removal of hedgerows or trees will only be permitted where it can be demonstrated that there is no feasible alternative, and in such cases, a compensatory planting scheme of native species will be required in the location as near to the original siting of the hedgerows or trees as possible.
- Proposals that include the retention, management and planting of native hedgerows to strengthen ecological networks and enhance landscape character will be supported.

Sustainable development

The CSR (2022) Policy CSD4 has a comprehensive policy on Green Infrastructure of Natural Networks, Open Spaces and Recreation that requires developments to provide biodiversity net gain (BNG) and so an additional policy on BNG isn't felt to be necessary. However, residents did identify the need to ensure that developers are held to making

the environmental enhancements that are conditions of their planning permission. A recent research paper <https://www.rtpi.org.uk/research-rtpi/2025/may/are-developers-in-england-delivering-ecological-enhancements-required-by-planning-permissions/> identified how poorly implemented are ecological / BNG measures in new developments. It has policy suggestions including requiring Landscape and ecology management plans for new developments.

Policy SE6: Landscape and Ecology Management Plans

Developments of 5 homes or more are required to provide a binding and fully funded Landscape and Ecology Management Plan as part of the planning conditions on their development.

Hence monitoring of conditions imposed on developers, in particular in relation to BNG, are considered essential. It has also been observed that while welcome green spaces have been created in the Taylor Wimpey development in Sellindge the opportunity to create wildlife havens instead of amenity grassland, with wildflower planting (and management), bird and bat boxes and shallow ponds for frogs and newts should also be incorporated in any new development. Local green spaces and green community facilities from Sites A and B are awaited.

Residents also felt it was important to ensure new developments incorporate heat pumps, solar panels, electric car and bicycle charging points as a matter of course in new developments. This is addressed in the in the PPLP (2020) policies CC1 Reducing Carbon Emissions, CC2 Sustainable Design and Construction (including water efficiency), but it is noted that CSR (2022) Policy SS8 for the New Garden Settlement (Otterpool) development (p99) goes much further. And so given the significant amount of development also proposed in the CSR (2022) for Sellindge it is therefore proposed to mirror Policy SS8 in the SNP with the following additions:

Policy SE5: Sustainability and Healthy Living Principles

1. Development shall be guided by an energy strategy. The strategy shall demonstrate how best practice in energy conservation and generation will be achieved at both the micro- and macro-level in homes and commercial buildings. The strategy shall include the potential for a site-wide heat and power network and decentralised energy networks, taking into account the AONB and its setting;
2. All new build housing shall be built to water efficiency standards that exceed the current building regulations so as to achieve a maximum use of 110 litres per person per day of potable water (including external water use). The development shall be informed by a Water Cycle Strategy which includes detail of:
 - i. Water efficiency, and demand management measures to be implemented to minimise water use and maximise the recycling and reuse of water resources (i.e. through the use of 'grey' water) across the settlement, utilising integrated water management solutions;
 - ii. The need to maintain the integrity of water quality, how it will be protected and improved, and how the development complies with the Water Framework Directive;
 - iii. Surface water management measures to avoid increasing, and where possible to reduce, flood risk through the use of Sustainable Drainage Systems (SuDS); and
 - iv. Water services infrastructure requirements and their delivery having regard to Policy CSD5, and as agreed with the relevant statutory providers, and the Environment Agency's guidance on Water Cycle Studies;
3. All proposed development will have to satisfy the requirements of policy CSD5 (d) in order to avoid any significant impact on the water quality of the Stodmarsh European designated sites;
4. For non-residential development, development shall achieve BREEAM 'excellent' standard including addressing maximum water efficiencies under the mandatory water credits;
5. The energy strategy shall demonstrate how the development takes a fabric-first approach, makes the maximum use of passive solar gain, as well as energy generation from the latest technologies in and on buildings and structures. All community buildings shall seek to meet zero carbon standards as exemplars, with an aspiration for the development to achieve carbon neutrality;
6. The energy strategy shall demonstrate how the settlement will meet the government's commitment to ban all new petrol and diesel cars and vans by 2040 and include measures from the outset for all properties to have ready access to slow, fast and rapid electric charging points; with integration of technologies into work places, community buildings, car parks and infrastructure to facilitate the transition to electric vehicles and provide appropriate charging facilities for electric bus provision at the transport hub;

7. The application shall be accompanied by a site-wide waste strategy that demonstrate how a significant reduction in household waste and an increase in recycling rates will be delivered in comparison with the average across the county. Internal and external storage for recycling and waste shall be provided for all homes and businesses;
8. Construction and landforming of the settlement shall be soil neutral to avoid any importing or exporting of earth;
9. Developers shall provide a Certificate of Compliance to the relevant planning authority (with a copy to SPC) to show they have met the above Conditions.

Healthy living

1. Proposals shall create a vibrant, healthy place to live by promoting physical activity and more active lifestyles for all age groups, facilitating community building. Preventative health care measures shall include:
 - i. The provision of high quality public open spaces that are easily accessible for all age groups;
 - ii. Noise and air pollution mitigation measures such as distance buffers between the M20/High Speed 1 transport corridor and the development, incorporating landscaping within the buffers designed to integrate with the wider green infrastructure network;
 - iii. The design of streets and spaces shall encourage community outdoor activities including play and meeting places and the provision of tactile public art, with homes orientated to encourage informal overlooking. Provision should be made for elderly people through the careful consideration of access, mobility, facilities, shelter and seating, with opportunity given for intergenerational activity; and
 - iv. Sustainable access and transport shall be promoted in accordance with Policy SS7(6);
2. A community orchard for local food growing shall be provided on fertile land with safe and convenient access from all residential neighbourhoods; and
3. In lower density areas generous gardens should be provided as part of an appropriate mix of housing, alongside high quality communal spaces. In higher density areas where larger gardens are not feasible, new homes should have access to an allotment or community orchard within 800m (10 minutes' walk).

Summary of policy intentions:

- Protected the open views of the Downs
- Created significant buffer zones between new developments to prevent coalescence and to avoid one continuous building line and so as to preserve the village's rural 'look and feel'
- Improved local footpaths and bridleways
- Protected t existing trees

- There will be better hedgerows and tree planting within new developments, retention of hedgerows
- Wildflower meadow, native tree planting
- Wildlife centre / havens within the built environment – not just simple green space but ecological thinking to integrate bird boxes, bat boxes and shallow ponds for frOPD and newts
- Protected common green spaces / areas; increased biodiversity against measurable targets
- More heat pumps and solar panels integrated within new developments or other green energy production incorporated as advancements in this area are made
- More electric cars – fewer petrol and diesel
- To ensure a mechanism exists to verify that new developments are environmentally compliant
- To promote higher levels of recycling, lower levels of household waste, maximum potable water usage (110l per person per day per household)

Section 4: Housing and Design

Objective: Maintain and build a range of beautiful homes and gardens to meet the housing needs of residents, with well-maintained neighbourhoods, more public green spaces and tree-lined streets.

This section sets out the planning context for new housing in Sellindge from the PPLP (2020) and CSR (2022) but also where additional SNP policies or projects may be required to address the particular needs of Sellindge. These latter are largely based on the results of the Housing Needs Survey (HNS) 2025 carried out on behalf of SPC by Kent's Rural and Community Housing Enabling Service (RACE).

Planning for housing

As mentioned in Section 1, the PPLP (2020) (p178) described how 250 homes have been built by Taylor Wimpey, a new village centre or core has been created with the village green and pond, the shop and café, and new parish office. There was limited expansion to the primary school and doctor's surgery and some improvements to the A20, although arguably not all that were promised, such as extending the 30mph speed limit and tackling the behaviour of HGV drivers.

The modest sites proposed in the PPLP (2020) were:

Site name	Brief description	Hectares	Homes (number)
The Piggeries	A former agricultural holding, set back from the A20, vacant and derelict. Access strip to A20.	0.3	5
Land West of Jubilee Cottage, Swan Lane	Agricultural land between the sports ground and homes, north west of and fronting onto Swan Lane	1.9	15
Barrow Hill	Grassed field south of the railway / M20, fronting onto the A20 situated between two sets of homes.	0.69	15
Silver Spray (former care home)	Centrally located and surrounded by recent development and close to the village hall and doctor's surgery.	0.45	5
		3.34	40

It is well known that none of these sites have been developed in the intervening period, perhaps due in part to the pandemic, but also as developers appear focussed on bigger opportunities. It is notable that the densities proposed for these sites are variable with only the Barrow Hill site being proposed close to the 30 dwellings per hectare encouraged on rural sites by the NPPF. It is likely that these sites will be developed at some time, and it is not unusual for small sites to be allocated in Local Plans, and there to be a significant lag before being built out (sometimes as long as 20 years). The Piggeries site has been refused permission for 32 dwellings and a

medical Centre (unfounded) on adjacent land. With an allocation for 5/6 houses it is likely development on this scale will happen at some point in time.

The CSR (2022) sets out a more strategic vision for Sellindge to 2037, building on the Sellindge Masterplan (2011) that ultimately resulted in the Taylor Wimpey development (250 homes, village green, shop etc) with the identification of two further Approved Sites – namely sites A and B which together will provide 600 additional homes. Site B has already got planning permission, building is in progress and homes already occupied. **Site A has outline planning permission ...**

While many individuals within Sellindge are opposed to the substantial increase in housing proposed for the parish, the SNP must be careful to be in general conformity with the strategic policies in the CSR (2022). Instead and in line with the NPPF 2024 which states paragraph 13:

“Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.”

The SNP therefore will include policies that enable Sellindge to integrate the new homes, whilst preserving its sense of separation and a separate identity from the newly created OPD. Reproduced here is the CSR (2022) Sellindge Strategy CSD9 (pages 165-7) and associated map:

Sellindge Strategy CSD9

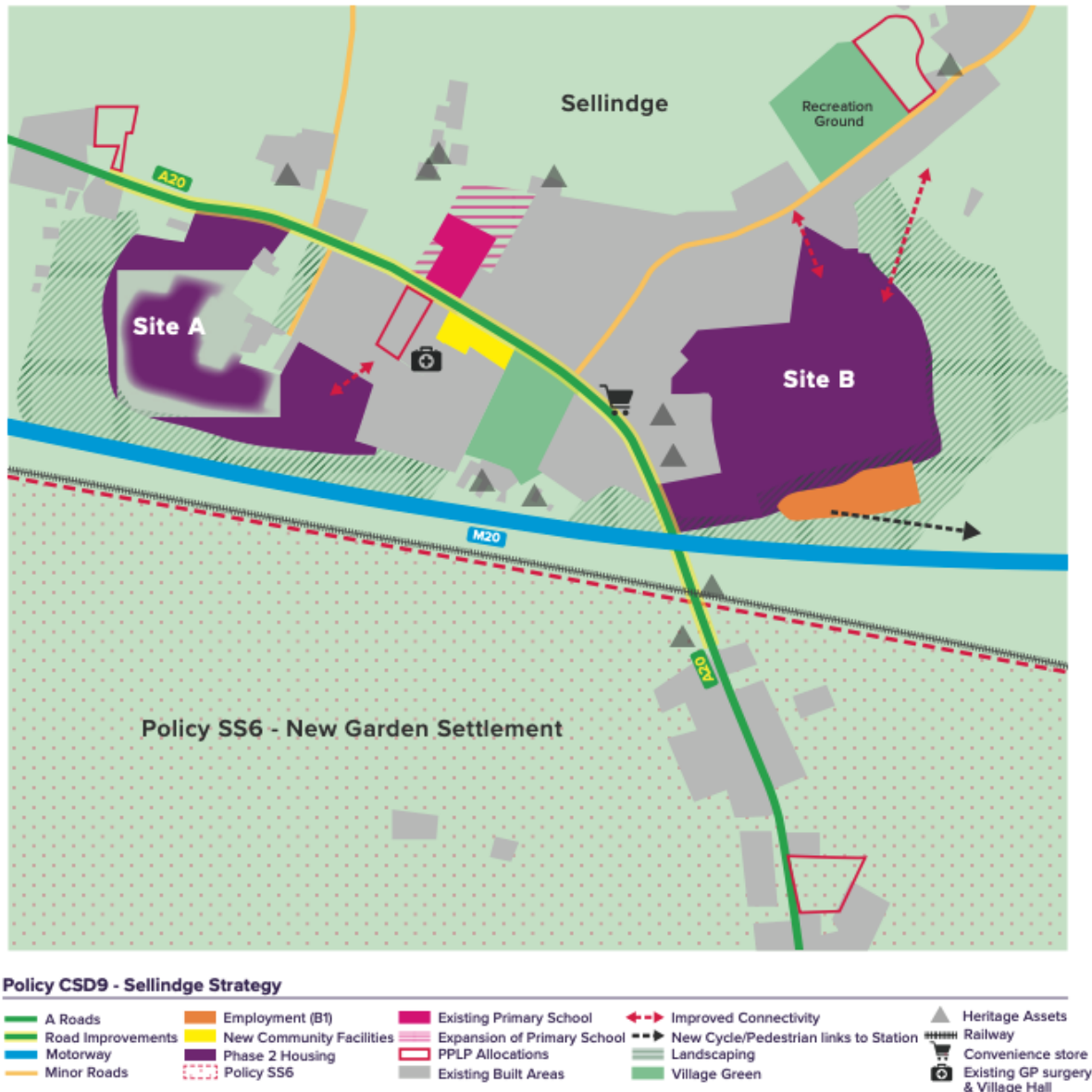
Land to the south and north east of Ashford Road in Sellindge forms a broad location for development to create an improved village centre with a mix of uses, a village green/common, pedestrian and cycle enhancements to Ashford Road and other community facilities together with new residential development of circa 600 dwellings.

The first phase has planning permission for approximately 250 dwellings. The second phase for the remaining dwellings hereby allocated comprising Site A (land to the west of Phase 1) and Site B (land to the east of phase 1) as identified in Figure 5.8 is the subject of this policy. Planning permission will not be granted for any development pursuant of this policy unless and until the Council is satisfied that the requirements of Policy CSD5 (d). are met.

Proposals for the second phase for the residential-led development should be accompanied by a masterplan for Sites A and B which shows how the sites will be integrated with Phase 1 and the existing settlement. Development shall meet all the following criteria:

- a. The residential development element shall not commence until the primary school extension (to 1 FE) and the Parish Council administrative accommodation to be provided in phase 1 are under construction with a programmed completion date;*
- b. Total residential development within phase 2 of circa 350 dwellings (including Classes C2 and C3) with 22 per cent affordable housing subject to viability and a minimum of 10 per cent of dwellings designed to meet the needs of the ageing population;*
- c. Development shall be designed to minimise water usage, as required by the Water Cycle Study. Total water use per dwelling shall not exceed 110 litres per person per day of potable water (including external water use);*
- d. Proposals must provide:*

- i. *Prior to the commencement of development, land and an appropriate level of funding to enable the upgrading of Sellindge Primary school to 1.5 forms of entry (1.5 FE);*
 - ii. *Prior to first occupation, new nursery facilities of sufficient size to meet the needs of the residents;*
 - iii. *Prior to the completion of the second phase, a replacement village hall to a specification that meets the prospective needs of future residents; and*
 - iv. *Prior to the commencement of development, a proportionate contribution towards the upgrading and/or expansion of existing local medical facilities or otherwise towards a new healthcare facility to meet the needs of the residents;*
- e. *The design and layout of the development shall be landscape-led and include within it structural landscaping with woodland planting to be provided on the rural edge of the development, particularly around the western boundary of Site A, to retain the rural character, and on the eastern boundary of Site B, to avoid or minimise adverse impacts on the Kent Downs AONB and views into and out of the AONB. All landscaping shall be planted at an early stage of the development and provide new habitats for priority nature conservation species. Applications shall be accompanied by a landscape and visual impact assessment that should inform the landscaping scheme and address structural and local landscape matters; 166*
- f. *Approximately 1,000sqm of business (B1 Class) floorspace shall be provided, achieving BREEAM 'excellent' rating;*
- g. *Proposals should protect and conserve the setting of non-designated built heritage assets such as Grove House and Potten Farm, protect and where possible enhance important historic natural heritage assets, such as hedgerows, in accordance with their particular significance;*
- h. *Any archaeological remains should be evaluated and potential impact mitigated in accordance with Places and Policies Local Plan Policy HE2;*
- i. *Provide, or contribute to, convenient and safe links within the sites and externally to ensure there is ease of access by a range of transport modes to new and existing development and facilities within the village and cycle and pedestrian access to Westenhanger Station;*
- j. *Deliver pedestrian and cycle enhancements to the A20 through informal traffic-calming features and associated highways improvement extending the principles of the Rural Masterplan; Provide noise and air pollution mitigation measures between the M20/High Speed 1 transport corridor and the built development, to integrate with structural planting and habitat creation; and*
- k. *Contribute to improvements in the local wastewater infrastructure and other utilities as required to meet the needs of the development including:*
- i. *The delivery of sewage infrastructure, in liaison with the service provider, aligned with occupation of the development; and*
 - ii. *Future access to existing sewage infrastructure for maintenance and upsizing purposes.*



The CSR (2022) further states paragraph 5.184 ... “A *comprehensive and deliverable proposal is needed that fully satisfies the key outcomes of the Rural Masterplanning Fund project providing:*

- A sense of place through the village green/common south of the Ashford Road (A20);
- A suitable residential mix including affordable housing; and
- Significant improvements to the A20 so that pedestrian / cycle movements are encouraged and vehicular drives discern they are travelling through the heart of Sellindge.”

Meeting Local Housing Need

Kent’s Rural and Community Housing Enabling service (RACE) undertook a parish wide Housing Need Survey in Sellindge in February 2025. The survey was commissioned by SPC and Neighbourhood Plan Group, supported by FHDC.

Housing Needs Surveys investigate the affordable housing needs of people who live in or have close ties to a parish or rural area and provide an independent report of that need, using a transparent and robust methodology. They also investigate the needs of older households of any tenure needing to downsize or move to more suitable housing for their needs. This survey also sought views from all residents on housing development in the parish.

An A5 postcard providing information and online links for completion of the survey was posted to every household in Sellindge in October 2024. All residents were asked to respond to Part 1 of the survey and residents with a housing need were asked to respond to Part 1 **and** Part 2. Options were also provided for completion of a paper survey which were made widely available in the village. 973 postcards were delivered with 77 surveys returned. It is suggested that one reason for the relatively low numbers responding was the knowledge within the local community of the already allocated Sites A and B (and thus additional housing stock on the horizon) and the lack of confidence in being able to influence planning decisions. However, of those who responded, 17 of those surveys expressed a need for alternative housing.

Of the 77 returns, a need for up to 12 affordable homes, for the following local households was identified:

- 3 x single people
- 4 x couples without children
- 5 x families with children
- 3 of the 12 households were older people
- 11 of the households live in Sellindge and 1 lives outside but indicated local connections.

In addition to the above, there was a requirement for 5 open market properties for the following older homeowners seeking to downsize/move to more suitable housing for their needs:

- 1 x single person
- 4 x couples
- All 5 households currently live in Sellindge

The following policy is proposed to provide the right housing mix to meet the identified local housing need:

Policy SH1: Meeting Local Housing Needs

Other than in development designed to meet an identified specialist housing need, and as can already be met from Sites A and B, the mix of housing sizes, types, tenures, and affordability in proposed development should, in so far as is reasonably practicable and subject to viability, assist in meeting needs identified in the most recently available Sellindge Housing Needs Survey (2024-5) in particular affordable housing for:

- Single people
- Smaller homes for couples without children
- Homes for families with children
- Homes (bungalows or flats) for older people

Windfall sites

There is a strong sense in the community that Sellindge has had more than its fair share of planned and speculative development. As identified in the Sellindge Today statistical profile, there were 720 households in Sellindge in 2021, PPLP 2020 makes provision for an additional 40 homes and the CSR (2022) plans for a further 600 homes in Sellindge. CSR (2022) plans for up to a further 10,000 in the new garden settlement at Otterpool which abuts Barrow Hill and the M20 and part of which is within the parish. Despite this more than adequate provision, speculation for new development continues, causing widespread anxiety and uncertainty. It is common in Local Plans to have a policy for managing sites that aren't allocated which are commonly called windfall sites. Both the PPLP and CSR reference windfall sites – the latter acknowledging a potential windfall allowance of 95 homes **across the District** based on previous years which are described (p170) as, 'sites of nine or fewer new dwellings not specifically identified in the development plan'. It is therefore proposed Sellindge adopt a policy on windfall sites:

Policy SH2: Windfall sites

Outside of the allocated sites, 'windfall' sites which come forward for development within the confines of the continuous developed areas of the settlement areas of the parish, are supported subject to the following criteria, where the proposal:

- a. Is of 9 or fewer homes;
- b. Is of a scale, layout, design and appearance that is appropriate to and is compatible with the landscape, character and housing density of the surrounding area;
- c. Does not create an adverse significant impact on the amenity of residents;
- d. Would not result in harm to or the loss of public or private open spaces that contribute positively to the local character of the area (including residential gardens);
- e. Would not result in significant harm to the surrounding landscape (including views); nearby heritage assets or important biodiversity networks;
- f. Is capable of having pedestrian access provided without significant impact on neighbours or on the integrity of the street-scene.
- g. Is able to be safely accessible from the local road network and the traffic generated can be accommodated on the wider road network,
- h. Does not need substantial infrastructure or other facilities to support it;
- i. Would not displace an active use such as employment, leisure or community facility.
- j. Development for self-build or other housing suitable for downsizers would be particularly encouraged;
- k. The location of the site provides residents with easy opportunities to walk or cycle when travelling to work or a public transport service, school, shopping, community and leisure facilities.

Design guidance and codes

Sellindge is generally short on high-quality modern buildings. It does have a range of older properties that are certainly rural and quaint but this is not a visual standard that we can realistically expect to repeat. This isn't a replica village. The word respect alongside local distinctiveness or character is the key. In good design context is the essential. Additionally:

- Consider the space between buildings and all developments because that is certainly where Sellindge wins out.
- We don't have any conservation areas. They have been spoken of before but never come to pass.
- We should ask for design and access statements to be provided for all developments as a means of expressing why individual designs are seen to be appropriate or necessary.

All development should also follow the following principles:

1. All pedestrians to be given priority over cars

2. Vehicle speed is restricted to 20 mph
3. More and better collaboration with communities.
4. Street clutter to be reduced.
5. Streets to be recognised as social spaces.
6. Design and access statements for all projects; master plans and design codes for large scale projects
7. A permeable network of streets rather than dead ends and alleyways.
8. A move away from a hierarchy of road based on traffic flow.
9. Innovation and layout and materials to be encouraged.
10. Street character to be based on location and use.

Further context to follow. In the meantime some example policies:

Good Design

Proposals for all forms of new development must plan positively for the achievement of high quality and inclusive design, at the same time demonstrating they have sought to conserve local distinctiveness and the aesthetic qualities of traditional rural settlements and buildings found in Sellindge as within the setting of the AONB.. Applications proposing unsympathetic designs which fail to respect the connections between people and places, or are inappropriate to its location, or pay inadequate regard to issues of renewable energy technologies, landscape and biodiversity considerations will be refused.

Woodcote Neighbourhood Plan p27

Design of new development and conservation

New development in accordance with the Neighbourhood Plan will be permitted where it:

- a) Is designed to a high quality which responds to the heritage and distinctive character and reflects the identity of the local context of **Cuckfield** as defined on Map 3 - Conservation Areas and Character Areas, by way of;
 - i. height, scale, spacing, layout, orientation, design and materials of buildings,
 - ii. the scale, design and materials of the public realm (highways, footways, open space and landscape), and
- b) Is sympathetic to the setting of any heritage asset and
- c) Follows guidance in the Conservation Area Appraisals and Management Plans, the **High Weald AONB** Management Plan, and
- d) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site, and
- e) Creates safe, accessible and well-connected environments that meet the needs of users, and
- f) Will not result in unacceptable levels of light, noise, air or water pollution, and
- g) Makes best use of the site to accommodate development.

Cuckfield Neighbourhood Plan p28

Policy intentions:

- Preserve and enhance green open spaces

- Landscape accessibility ‘public’ open spaces and
- Green spaces to be incorporated into new build areas.
- We paid more attention to dark-skies (low level lighting)
- And made sure houses to have sensible plot sizes to allow gardens and attractive green spaces around developments
- With well grouped houses, attention to space in between
- And a better housing mix – smaller properties.
- We will create quality design [with] non-prescriptive ethics which blend into the landscape to reflect its within the setting of an AONB
- And more single storey buildings,
- A diversity of build – no high rise; no 3 storey buildings; no blocks of flats
- Affordable starter [homes] for young families
- Housing for older or less able people – complex style
- Better social houses to rent, eco friendly housing with facilities for all needs

Section 5: Community facilities

Objective: More well managed facilities including school, leisure and social services, will lead to greater community participation and integration. An effective health service will serve a mixed age group including older people who are enabled to live in homes that meet their needs.

Policy context for community facilities

As mentioned in the Housing and Design Section 4, the CSR (2022) Sellindge Strategy already makes provision for

- v. *Prior to the commencement of development, land and an appropriate level of funding to enable the upgrading of Sellindge Primary school to 1.5 forms of entry (1.5 FE);*
- vi. *Prior to first occupation, new nursery facilities of sufficient size to meet the needs of the residents;*
- vii. *Prior to the completion of the second phase, a replacement village hall to a specification that meets the prospective needs of future residents; and*
- viii. *Prior to the commencement of development, a proportionate contribution towards the upgrading and/or expansion of existing local medical facilities or otherwise towards a new healthcare facility to meet the needs of the residents;*

The challenge presented by these proposals include:

- The primary school has only recently expanded to 1 form entry with the creation of three new classrooms and expanding to 1.5 form entry will be challenging on the existing site. A representation for a 2 form entry was amended to 1.5 by the Inspector. 1.5 means that some forms may be merged so that Reception and Year 1 have two classes and so on. Alternatively depending on the demand, some years may have one class or two averaged out across all years / Stages. The Sellindge Strategy map shows the location of the school expansion being into the fields to the north and east of the existing school site. The field to the east is a much loved walking route including a public right of way. It is understood however that expansion was intended by KCC to be met instead by adding an additional storey onto the current structure so as to obviate the need to expand onto the green fields surrounding the school. Environmentally this is clearly the preferable option.
- The Little Learners Nursery (Sparkling Angels) is already based in the grounds of Sellindge Primary School which is already planned to expand in its own right. Further expansion of the Little Learners Nursery will be a challenge given the site's limitations but again can perhaps be accommodated within the storey expansion (ie vertically) rather than horizontally.

- The much used village hall is nearing the end of its useful life and is in need of major renovation. The key consideration is that the location of the village hall is ideal and there is little attraction in moving site (plus the land is devolved to the community in perpetuity via trust and operates as a registered charity). The car park belongs to the village hall. The Village Hall Committee support either new build or renovation on the existing site for those reasons.
- As with the school and village hall, the potential for the existing medical centre to expand on the existing footprint is a challenge although there may be scope to add an additional floor or simply to reorganise the existing on-site offering to better leverage the facility available via increased opening hours. Strong views have been expressed locally that there needs to be better use made of the current site rather than to abandon it when it is far from sure the local health authority have committed to support such a move.

The SWOT analysis activity at the 15th February Visioning Workshop did generate some additional ideas including for an NHS dentist, a library and somewhere for the U3A (University of the Third Age) to meet, men's/women's sheds and exercise (pilates etc) studio. In response to these proposals, it is suggested that funds be provided to all four organisations: primary school and nursery, War Memorial Hall and doctors' surgery to:

Project SCF 1: Upgraded community facilities (school, village hall, medical centre)

Commission and carry out consultation and feasibility studies with options as an initial step. That these are then followed up with bespoke business and building plans all of which will be funded to full operational build out by the developer contributions held by FHDC. The feasibility studies should provide indicative costings for the proposals.

Policy SCF1: Land allocations for new / expanded health and community facilities

The sites shown on the proposals maps (Bob to supply) shall be reserved for the new / expanded health and community facilities until such a time as those facilities have been built at which point the land will be retained for future further expansion or allocated for another use. The development of new or expanded facilities in line with the Sellindge Strategy and the other policies in this plan will be supported.

Sports facilities and play space

The Visioning event also highlighted the need for new outdoor play facilities including a multi-use games area and outdoor gym. It is therefore proposed a policy:

Policy SCF2: Provision of Sports Facilities and Play Spaces

The development of new sports facilities including a MUGA and outdoor gym and outdoor play facilities or spaces (sand pit, table tennis tables) accessible by walking and cycling will be supported.

Heritage Assets



Figure 3: Rorty Crankle - eco building conversion

Historic England's Local Heritage Listing Advice Note 7 (second edition) describes how buildings or features that aren't already listed buildings or ancient monuments can be given some protection in planning by creating local lists of non-designated heritage assets. This is sometimes achieved through a Local Plan, Conservation Area Appraisal (there is currently no Conservation Area in Sellindge) or else through a Neighbourhood Plan. According to the Advice Note:

"Local heritage lists should be published on local planning authorities' websites and local planning authorities should be clear as to how the list will inform their decision-making on heritage assets."

The latter can be achieved through the SNP becoming part of the overall development plan for Folkestone and Hythe District. It continues (paragraph 23, p7):

"Work in preparing a Neighbourhood Plan may thus usefully include the development of a policy which sets out how proposals affecting non-designated heritage assets on a list will be considered, and consideration of which buildings and sites might merit inclusion on a local heritage list."

The following are proposed as a local non-designated heritage assets (LNDHA) in addition to Grove House and Potten Farm which are already identified in the CSR (2022) Sellindge Strategy. Many of these are already identified on KCC's Heritage Maps website:

1. Barrow Hill Farmhouse (KCC) and Bronze Age Burial Mound (KCC)
2. Capel Cottage and Ivy Cottage, Barrow Hill
3. Cobden House
4. Court Lodge Farm
5. Fieldhead House (20th C)
6. Gilrock House
7. Grove House (KCC)
8. Methodist Church (KCC)
9. Moorstock Farm (KCC)
10. Moorstock Oast (KCC)
11. Rorty Crankle, Coopers Lane
12. Silver Spray / Lees House (?)
13. Talbot House, Swan Lane
14. The Manor House
15. Old Tanyard Cottage
16. Wellington Cottage (?)

Policy SCF3: Non-designated heritage assets

Proposals should protect and conserve the setting of the non-designated built heritage assets listed above. Proposals affecting the non-designated heritage assets as shown will be assessed on the basis of the scale of harm or loss against the significance of the asset. Planning applications affecting archaeological notification areas will be expected to be accompanied by an appropriate desk-based assessment and where necessary a field evaluation.

Policy intentions:

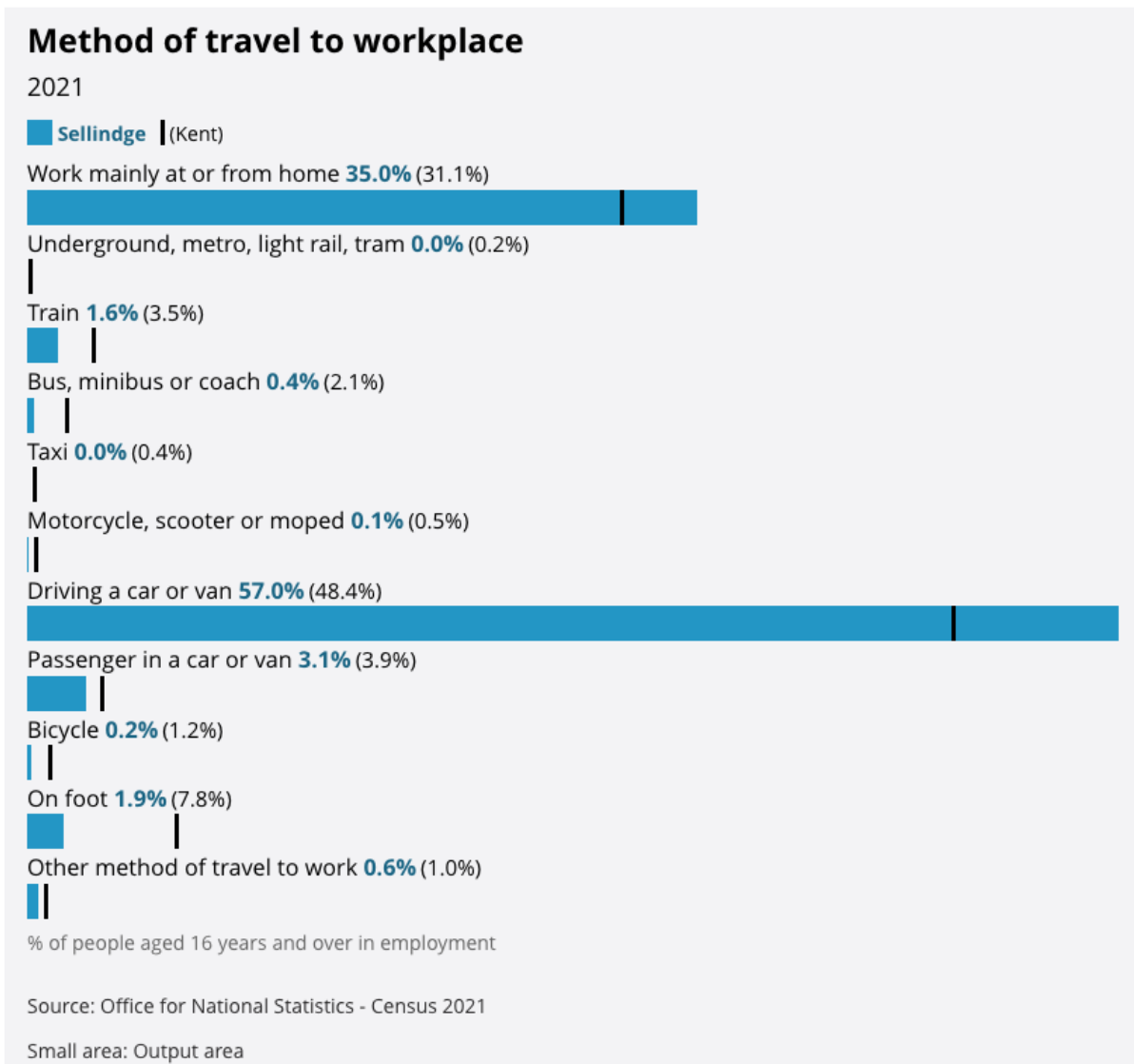
- Will create facilities for all age groups.
- Will have access to an NHS dentist taking local clients
- Will retain the Doctors' Surgery and have a library with good disabled access
- Somewhere for the U3A group to meet and be safe
- We will ensure a diversity of provisions including for disabled people
- With a farmers' market, spaces for local sports clubs – football, cricket
- An outdoor gym, more teenage facilities, including a multi-use games area
- a sandpit for kids play area, mini golf and outdoor table tennis tables
- We will recognise the need for 'secret' spaces where children can learn to grow up and to develop.
- There will be men's and women's sheds, informal meeting spaces at intervals around the village
- Including Evegate-esque ateliers (as was planned for Grove Park) for eg reflexology / pilates studio with a vision of green space
- And an info-hub for families, elderly people etc.

- Increased council tax to make jobs and volunteers

Section 6: Economy

Objective: A well balanced village with good local services, shops and flexible work spaces providing a range of employment opportunities including for homeworking, training, business start-ups and artisan workshops.

The policy intentions or opportunities for the economy and employment identified at the Visioning workshop share similarities with those for community facilities. The Census 2021 area profile for Sellindge Parish shows:



While most people are driving a car or van to work (57%), which is higher than the figure for Kent (48.8%), perhaps reflecting Sellindge's rural location, a surprising 35% were working from home. This does reflect the proximity in time to the pandemic lock-downs when many people switched to working from home although figures for home working are thought to have dropped since.

Still with such a large percentage most likely working from home a "home working hub" as proposed at the visioning event, perhaps as part of an extension or additional facility at the village hall or sports and social club makes sense.

The CSR (2022) Sellindge Strategy makes provision for Employment (B1) adjacent to Site B and close to the M20 and the route of the proposed walking and cycling route to Westenhanger Station. Class B1 is now called Class E which encompasses a wide range of uses, including businesses, offices, research and development, light industry, and certain retail and service uses. The specific types of business uses that fall under Class E include: offices (except those that fall under A2), premises for research and development, and light industrial processes suitable within a residential area.

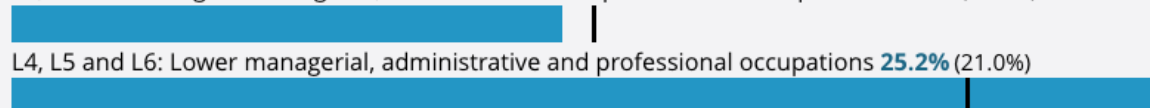
This fits with the aspiration for small flexible works spaces for start-ups, small scale business use / artisan workshops. Without a nearby college it would be hard to see who might sponsor an artisan skills training centre but if one could be found the M20 Employment site could work for that too. As this site is already proposed, it is hard to

Socio-economic Classification (NS-SeC)

2021

Sellindge | (Kent)

L1, L2 and L3: Higher managerial, administrative and professional occupations **12.1%** (12.8%)



L7: Intermediate occupations **13.0%** (12.3%)

L8 and L9: Small employers and own account workers **15.2%** (12.2%)

L10 and L11: Lower supervisory and technical occupations **5.1%** (5.6%)

L12: Semi-routine occupations **9.8%** (11.5%)

L13: Routine occupations **7.8%** (10.9%)

L14.1 and L14.2: Never worked and long-term unemployed **8.2%** (7.4%)

L15: Full-time students **3.6%** (6.2%)

% of people aged 16 years and over

Source: Office for National Statistics - Census 2021

Small area: Output area

see how having a separate or additional policy or site allocation for Sellindge might add value. However, having a project that the parish council and local business people can get behind would help keep the importance of providing employment as well as homes in the village.

The Census 2021 socio-economic classification for people in employment in Sellindge shows a higher level of Lower managerial, administrative and professional occupations, Intermediate occupations and self-employed (L8 and L9). This chimes with the idea of providing opportunities for this group to expand their business.

It is therefore proposed:

Project SE1: Employment sites

Work with FHDC and local businesses to create a “home working” hub within Site B to allow people to rent a desk / office space with / within a community space, flexible work spaces for start-ups and small scale business use eg artisan workshops.

Policy SE1: Training and creative arts

Small scale proposals for an artisan skills training centre including for manual / traditional skills and the creative arts will be supported on land allocated for employment use within Site B.

Policy intentions:

- Build a “home working” hub to allow people to rent a desk / office space with a community space
- Flexible work spaces for start-ups and
- Small scale business use eg artisan workshops
- Support for artisan skills training centre for manual skills – a place to learn
- Facilities for art in the community,
- More opportunities for local businesses

Glossary and key evidence documents

Term	Shortened to	Description
Adopted Core Strategy Review (2022), Folkestone and Hythe District Council	Core Strategy (2022)	Sets out the spatial vision, objectives, development strategy and strategic policies that will guide development until 2037 (15 now 12 years). Sets out the strategy for Sellindge including quantum of housing and for the Otterpool Park Development.
Development Plan	DP	The suite of plans including NPs that are used to determine planning applications in the district.
Folkestone and Hythe District Council	FHDC	The local planning authority
Housing Needs Assessment	HNA	An objective analysis of the housing requirements for the NA based on national guidance.
Kent County Council	KCC	The highways and education authority. Also responsible for Public Rights of Way (footpaths and bridleways)
Local Planning Authority	LPA	Folkestone and Hythe District Council is the LPA
National Cycle Network 2	NCN2	Sustrans have developed a national network of strategic cycle routes including NCN2 that runs from Dover to Penzance.
National Planning Policy Framework (2024)	NPPF (2024)	The government's new land-use planning framework to which all local and neighbourhood plans must be in general conformity.
Neighbourhood Area	NA	The legally recognised area covered by the NP
Neighbourhood Plan	NP	A legally recognised and enforceable land-use planning document
Places and Policies Local Plan (2020), Folkestone and Hythe District Council	Local Plan (2020)	Identifies small and medium sized sites for development including Sellindge.
Sellindge Housing Needs Survey (2025), RACE	HNS	Kent's Rural and Community Housing Enabling Service (RACE) undertook a parish wide Housing Need Survey in Sellindge commissioned by SPC and supported by FHDC
Sellindge Masterplan, Urban Initiatives (2011)	Masterplan	Commissioned by Shepway District Council and the government's Homes and Communities Agency to set a vision for the future growth of the village and examine opportunities by new development to

Term	Shortened to	Description
		support new and existing facilities, create new public open space and deliver affordable housing.
Sellindge Neighbourhood Plan	SNP	Once “made” the SNP’s policies will be used by FHDC to decide on planning applications within the parish. The projects will be prioritised for funding by developer contributions.
Sellindge Parish Council	SPC	The only qualifying body recognised in law as able to develop a neighbourhood plan
Sellindge Parish Plan 2016-2026	SPP	The forerunner of the Neighbourhood Plan. An action plan but doesn’t include land-use planning policies.
Sellindge Village Road Safety Assessment Report, Ethos Consultants Ltd (2024)	Road Safety Assessment (2024)	A road safety assessment and feasibility study to establish current traffic issues and road safety commissioned by Sellindge Parish Council.
Shepway High Level Landscape Appraisal, AECOM (2017)	Landscape Appraisal (2017)	An update and Shepway (now Folkestone and Hythe District) focussed study as part of the evidence base of the Local Plan – looked particularly at Landscape Character Areas and assessed their characteristics.

Definition of Affordable Housing (NPPF 2024)

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions⁹⁰:

a) **Social Rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

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

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

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