



Fawkham Parish's draft Neighbourhood Plan

We have been talking to residents and businesses in the Parish, asking what they think about Fawkham now and how they would like to see Fawkham in the future. This has helped us put together a draft Neighbourhood Plan for Fawkham Parish and we would now like to know what you think via this questionnaire.

The Parish Council is undertaking a six week Pre-Submission Consultation on the Draft Neighbourhood Plan. This consultation closes on 14th August 2023.

You will need to read the Draft Neighbourhood Plan or summary to complete this questionnaire. Both are available at our community exhibitions (5th July 7-9pm and 15th July 1.30-4.30pm, in the village hall) or online [on Fawkham Parish Council's website](#). Please take the time to read through them carefully. You can also complete this questionnaire via the link above.

The Parish Council and Steering Group will carefully consider and respond to all comments received and, where appropriate, will make changes to the Neighbourhood Plan in the light of them. The amended Plan will then be subject to a further public consultation.

The Draft Plan has been shaped by the views of residents and brings together the results of our community engagement workshops, household survey, business survey, others surveys and evidence gathered by our volunteer Steering Group. All this information is available on our website via the link above. Comments can be made on any aspect of the Draft Neighbourhood Plan or other supporting documents.

Please note a Neighbourhood Plan has to be written on the understanding that suitable development will be supported, and needs to align with the Local Plan for the area. It can only deal with planning policies for the use and development of land. It cannot directly address issues which are not related to the development of land such as traffic calming, potholes and litter.

If you have any difficulty in completing the questionnaire, would like help to fill it in or

need the questionnaire to be in a larger print, please contact the Parish Clerk by email at fawkhampc@gmail.com or call 07503 651138.

fawkhampc@gmail.com [Switch account](#)



Not shared

* Indicates required question

Your details

*

Please note: Your name and comments will be made public when the Neighbourhood Plan is submitted for examination as part of the Consultation Statement, as required by Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. Any other personal and contact details will not be shared publicly but will be stored in accordance with [Fawkham Parish Council's data protection policy](#). Please note we cannot accept responses that are anonymous.

First name:

Your answer

Last name: *

Your answer

Organisation/client (if applicable)

Your answer

House name or number *

Your answer

Road *

Your answer

Postcode *

Your answer

Email address

Your answer

What is your interest in Fawkham? *

- ☐ I live in Fawkham Parish
- ☐ I work in Fawkham Parish
- ☐ I am a Fawkham Parish landowner
- ☐ I am an agent
- ☐ I am a statutory consultee
- ☐ Other (please specify below)

If you answered 'other above', please specify your interest below:

Your answer _____

Question 1: Vision for Fawkham

Our vision is for Fawkham Parish to retain and enhance the distinctive rural character of the landscape (particularly its woodland, biodiversity and views), the separate, small scale, scattered hamlet of Fawkham and the historic Baldwins Green Conservation Area and its setting, whilst meeting the limited local housing need, sustaining the local economy and retaining and enhancing the open space and community facilities of the Parish.

What is your view on the overall Vision for the Neighbourhood Plan?

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neither Agree / Disagree
- ☐ Disagree
- ☐ Strongly Disagree

If you disagree with the Vision, or think it should be changed in any way, please tell us why, and how it should be changed.

Your answer _____

Question 2: Objectives for our Neighbourhood Plan

Environment

- To protect and enhance the landscape qualities within the Parish

- To conserve and enhance woodland, trees and hedgerows
- To protect important public views
- To retain the character of rural lanes
- To conserve and enhance biodiversity and connectivity between habitats
- To protect groundwater sources and mitigate the risk of increased surface water flooding
- To ensure sustainable on-site soil management associated with development proposals
- To preserve and enhance the heritage of the area.

Housing

- To facilitate local people staying in the Parish through existing and future windfall planning permissions, supporting the adaptation and proportionate additions to existing homes and, where justified, enabling a limited supply of affordable housing which meets the needs of the Parish within the identified policy and environmental constraints.

Local Economy

- To maintain a thriving rural economy by retaining and enabling the regeneration of well located existing business sites.

Leisure and Wellbeing

- To promote well-being and healthy living
- To protect and enhance open space and the network of footpaths serving the Parish
- To maintain community meeting places to serve the Parish.

Local Infrastructure

- To ensure sufficient infrastructure is provided in a timely manner, appropriate to the scale of new development.

What is your view on the Objectives of the Neighbourhood Plan?

Strongly Agree	Agree	Neither Agree /	Disagree	Strongly Disagree
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Disagree

Environment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local Economy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Leisure and Wellbeing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local Infrastructure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

If you disagree with the Objectives, or think they should be changed in any way, please tell us why, and how they should be changed.

Your answer

The Neighbourhood Plan contains 16 planning policies which, if approved through the Neighbourhood Plan process, will be used to assess planning applications in the Parish, in conjunction with SDC's planning policies. Questions 3 – 18 seek your views on each of them. The maps referred to in these policies can be found in the Neighbourhood Plan.

Question 3: Policy FNP1 – Protection and Enhancement of Landscape Character

Within Fawkhams Parish priority will be given to protecting and enhancing the visually rural and predominantly undeveloped landscape from inappropriate development.

A proposal for development will only be permitted where it would:

a) be informed by, and contribute to, local landscape character;

b) respect the landscape qualities of the Horton Wood Ridge; Upper Fawkham Valley; Central Fawkham Valley; Pennis Valley and Lower Fawkham Valley Local Landscape Character Areas;

c) ensure development would not visually intrude onto the undeveloped horizons and undeveloped slopes of the Upper, Central and Lower Fawkham Valley;

d) protect and enhance the distinctive pattern of woodland on high ground and upper valley sides;

e) retain and enhance existing hedgerows as landscape features;

f) minimise the visual impact of conversions or redevelopment so that they do not have a materially greater impact on the landscape than the current development; and

g) maintain the areas of dark skies and low level of light pollution away from existing light sources.

Proposals for private or public external lighting which are required for safe access and, where carefully justified, for security purposes should:

i) include full details of the proposed lighting to be installed (number, design, specification, position and method of control);

ii) comply with the current guidelines on the Reduction of Obtrusive Light for rural areas (zone E2) set out by the Institute of Lighting Professionals as a minimum;

iii) be time limited, ideally motion-controlled and installed at a low height;

iv) limit the correlated colour temperature of lamps to 3000 Kelvins or less

v) include full shielding (at the horizontal and above) of any lighting fixture exceeding 500 initial lumens

Floodlighting to enable the use of sports facilities will need strong justification and will be required to have time restrictions and automated controls for switch off and dimming with reference to the Guidance Notes for the Reduction of Obtrusive Light, The Institute of Lighting Professionals 2021, and any subsequent revisions.

What is your view on Policy FNP1?

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neither Agree / Disagree
- ☐ Disagree
- ☐ Strongly Disagree

If you disagree with the Policy, or think it should be changed in any way, please tell us why, and how it should be changed.

Your answer

Question 4: Policy FNP2 – Woodland, trees and hedgerows

A proposal for development will only be permitted where it would:

- a) conserve and enhance woodland, trees and hedgerows;
- b) protect Ancient Woodland, as defined on Map 2, and ancient and veteran trees;
- c) protect Important Hedgerows, as defined on Map 2;
- d) demonstrate that suitable opportunities for the restoration, enhancement or planting of woodland, trees and hedgerows are identified and incorporated provided this would avoid damaging valued areas of other habitat such as species-rich grassland;
- e) provide adequate protection zones and buffers around existing hedgerows and trees to prevent damage to root systems, taking account of future growth; and
- f) use an appropriate mix of native species.

What is your view on Policy FNP2?

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neither Agree / Disagree
- ☐ Disagree
- ☐ Strongly Disagree

If you disagree with the Policy, or think it should be changed in any way, please tell us why, and how it should be changed.

Your answer

Question 5: Policy FNP3 - Protect Important Public Views

A proposal for development should maintain and not adversely impact the distinctive views of the surrounding countryside from public vantage points, in particular the Important Public Views defined in Map 3.

What is your view on Policy FNP3 for each of the views?

	Strongly Agree	Agree	Neither Agree / Disagree	Disagree	Strongly Disagree
View 1	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
View 2	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
View 3	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
View 4	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
View 5	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
View 6	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
View 7	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
View 8	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
View 9	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
View 10	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
View 11	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
View 12	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
View 13	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



If you disagree with the Policy, or think it should be changed in any way, please tell us why, and how it should be changed.

Your answer

Question 6: Policy FNP4 - Rural Lanes

A proposal for development will only permitted where it would not result in unsympathetic change to the character of a rural lane and would have regard to the Boundary Treatment Good Practice Guide in Appendix 1.

What is your view on Policy FNP4? (Please let us know your view on the Good Practice Guide at Question 20).

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neither Agree / Disagree
- ☐ Disagree
- ☐ Strongly Disagree

If you disagree with the Policy, or think it should be changed in any way, please tell us why, and how it should be changed.

Your answer

Question 7: Policy FNP5 – Conserve and Enhance Biodiversity

A proposal for development should protect and enhance biodiversity of the Parish by:

- a) protecting Local Wildlife Sites, as defined on Map 2, and protected species;
- b) preserving or enhancing linked corridors and ecological networks formed by woodland blocks, shaws and hedgerows, as defined on Map 2; and
- c) enhancing biodiversity through net biodiversity gains associated with development with enhancements which focus on species known to be present in the Parish, and, where appropriate, priority given to the creation/restoration of species-rich grasslands, hedgerows, woodland and/or improved management of these habitats. Where new development is proposed, an appropriate depth of buffer must be provided between the development and any protected habitat. The size of that buffer shall be appropriate to safeguard the significance of that habitat and must itself create, and be maintained as, a suitable complementary natural wildlife haven.

What is your view on Policy FNP5?

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neither Agree / Disagree
- ☐ Disagree
- ☐ Strongly Disagree

If you disagree with the Policy, or think it should be changed in any way, please tell us why, and how it should be changed.

Your answer

Question 8: Policy FNP6 – Groundwater Source Protection Zone

A proposal for development within the Groundwater Source Protection zones, as shown in Map 4, will only be permitted if there is no risk of contamination to groundwater sources which cannot be adequately mitigated.

What is your view on Policy FNP6?

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neither Agree / Disagree
- ☐ Disagree
- ☐ Strongly Disagree

If you disagree with the Policy, or think it should be changed in any way, please tell us why, and how it should be changed.

Your answer

Question 9: Policy FNP7 - Surface Water Flooding

A proposal for development should be designed to ensure it would not increase surface water run off and the risks of surface water flooding and, where mitigation measures are required, should give preference to Nature Based Solutions style SuDS, with engineering solutions used only when it has been demonstrated that no other form of SuDs is feasible. Where practicable, SuDs should be positively designed into schemes from the outset as public realm and/or biodiversity features.

What is your view on Policy FNP7?

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neither Agree / Disagree
- ☐ Disagree
- ☐ Strongly Disagree

If you disagree with the Policy, or think it should be changed in any way, please tell us why, and how it should be changed.

Your answer

Question 10: Policy FNP8 – Soil Conservation

A proposal for development should demonstrate sustainable on-site soil management and minimise the import of subsoil and topsoil and the export of any excavated ground materials.

What is your view on Policy FNP8?

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neither Agree / Disagree
- ☐ Disagree
- ☐ Strongly Disagree

If you disagree with the Policy, or think it should be changed in any way, please tell us why, and how it should be changed.

Your answer

Question 11: Policy FNP9 - Heritage

Fawkham Parish's listed buildings and their settings should be conserved.

The open rural character of Baldwin's Green Conservation Area and its setting should be preserved and enhanced. Any development should be designed to a high quality and retain those buildings and other features, including open spaces, trees and views which make a significant contribution to the character of Baldwins Green Conservation Area.

What is your view on Policy FNP9?

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neither Agree / Disagree
- ☐ Disagree
- ☐ Strongly Disagree

If you disagree with the Policy, or think it should be changed in any way, please tell us why, and how it should be changed.

Your answer

Question 12: Housing Strategy

In summary:

- there is no strategic requirement for Fawkham to accommodate new housing allocations
- it is not a sustainable location for anything other than very limited housing development
- there is only a low level of local need for market and affordable home and a further 54 dwellings already have planning consent.

For these reasons, it is not the intention for the Neighbourhood Plan to allocate housing sites for new housing development.

What is your view on this strategy?

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neither Agree / Disagree
- ☐ Disagree
- ☐ Strongly Disagree

If you disagree with this strategy, or think it should be changed in any way, please tell us why, and how it should be changed.

Your answer

Question 13: Policy FNP10 - Business Development

1. Sites used for business purposes, as defined on Maps 5 – 8, will be retained in business use unless it can be demonstrated that there is no reasonable prospect of their take up or continued use for business purposes during the Plan period.
2. Existing business sites may be regenerated through redevelopment or the limited extension of an existing building provided:
- a) the redevelopment or extension would not materially harm the openness of the Green Belt;
 - b) the extension would be proportional and subservient to the original building;
 - c) development, including advertising and lighting, would be integrated sensitively into its context respecting the landscape character of the area and, where applicable, the character and heritage of any existing building;
 - d) the amenities of any neighbouring residential occupiers or the tranquillity of the countryside would not be significantly adversely affected;
 - e) development would not generate a type or amount of traffic that would be inappropriate to the rural lane network that serves the site and should exploit any opportunity to make the site more sustainable; and
 - f) sufficient on-site car and cycle parking would be provided for visitors, staff and delivery vehicles.
3. Priority will be given to business uses, or tourist facilities, in the conversion of buildings.

What is your view on Policy FNP10 for each of the business sites?

	Strongly Agree	Agree	Neither Agree / Disagree	Disagree	Strongly Disagree
Speedgate Farm business site	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fawkham Business Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Kentdown Mushroom Farm business site	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Grove Farm business site	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

If you disagree with the Policy, or think it should be changed in any way, please tell us why, and how it should be changed.

Your answer

Question 14: Policy FNP11 - Protection of Fawkham Village Hall

The loss of the village hall community building will be resisted unless it can be demonstrated that demand within the locality for the facility no longer exists and that suitable alternative provision is made elsewhere.

What is your view on Policy FNP11?

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neither Agree / Disagree
- ☐ Disagree
- ☐ Strongly Disagree

If you disagree with the Policy, or think it should be changed in any way, please tell us why, and how it should be changed.

Your answer

Question 15: Policy FNP12 - Protection of Public House

The loss of The Rising Sun Inn public house will be resisted. Exceptions will be made where evidence is provided to the District Council to show that the operation of the facility is no longer financially viable and where there are no other realistic proposals for a public house use on the site.

What is your view on Policy FNP12?

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neither Agree / Disagree
- ☐ Disagree
- ☐ Strongly Disagree

If you disagree with the Policy, or think it should be changed in any way, please tell us why, and how it should be changed.

Your answer

Question 16: Policy FNP13 - Protection of Open Space, Sport and Recreation Facilities

Open space, as defined on Map 9 and Appendix 2, will be retained and, where appropriate, enhanced. Development may exceptionally be allowed where replacement provision of at least equivalent value to the local community is provided.

What is your view on Policy FNP13 for each type of open space?

	Strongly Agree	Agree	Neither Agree / Disagree	Disagree	Strongly Disagree
Amenity green space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Churchyard	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Natural and semi-natural	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor sport	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

If you disagree with the Policy, or think it should be changed in any way, please tell us why, and how it should be changed.

Your answer _____

Question 17: Policy FNP14 – Protect existing Public Rights of Way and historic routeways

The alignment and character of existing public rights of way and historic routeways, as shown on Map 10, will be protected and enhanced.

What is your view on Policy FNP14?

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neither Agree / Disagree
- ☐ Disagree
- ☐ Strongly Disagree

If you disagree with the Policy, or think it should be changed in any way, please tell us why, and how it should be changed.

Your answer

Question 18: Policy FNP15 - Securing Infrastructure

A proposal for development will be expected to ensure provision of the necessary social, physical and green infrastructure needed to support the proposed development.

What is your view on Policy FNP15?

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neither Agree / Disagree
- ☐ Disagree
- ☐ Strongly Disagree

If you disagree with the Policy, or think it should be changed in any way, please tell us why, and how it should be changed.

Your answer

Question 19: Policy FNP16 – Provision of Small Grains Residents Parking

Land at Small Grains, as defined in Map 11, is allocated for the provision of residents' car parking.

What is your view on Policy FNP16?

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neither Agree / Disagree
- ☐ Disagree
- ☐ Strongly Disagree

If you disagree with the Policy, or think it should be changed in any way, please tell us why, and how it should be changed.

Your answer

Question 20: What is your view on the **Boundary Treatment: Good Practice Guide**, contained in Appendix 1?

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neither Agree / Disagree
- ☐ Disagree
- ☐ Strongly Disagree

If you disagree with the Good Practice Guide, or think it should be changed in any way, please tell us why, and how it should be changed.

Your answer

Question 21: What is your view on the **Projects - Opportunities leading on from the Neighbourhood Plan**, contained in Appendix 3?

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neither Agree / Disagree
- ☐ Disagree
- ☐ Strongly Disagree

If you disagree with the Projects, or think they should be changed in any way, please tell us why, and how they should be changed.

Your answer

Question 22: If you consider that other issues should be covered by the Neighbourhood Plan, please let us know:

Your answer

Question 23: If you would like to help us develop the Neighbourhood Plan, please let us know how best to contact you:

Your answer

Question 24: If you have any general comments on the Draft Neighbourhood Plan, please add them here.

Thank you for taking the time to complete this questionnaire. If you have completed this on paper, please send it to: The Clerk, 6 Small Grains, Fawkham DA3 8NT.

Your answer

Submit

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