

# Hoath Parish Neighbourhood Plan Questionnaire: The results

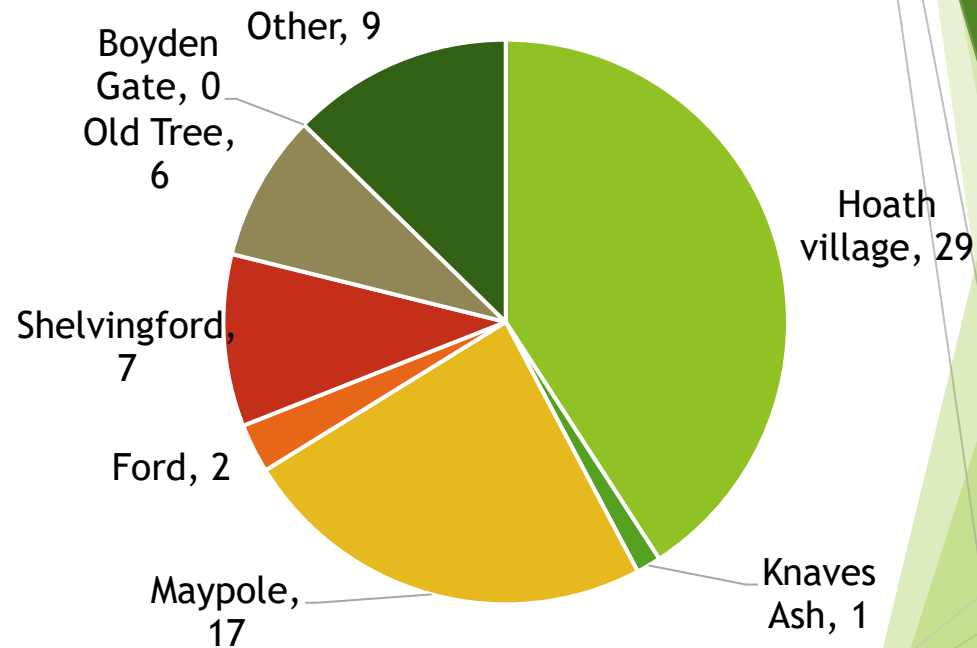
May-August 2025

This presentation is a summary. Full detail can be found in the report of aggregate data

Where relevant, percentages are of those who expressed an opinion. So excluding “blanks” from the report’s data

# General Information

- ▶ 71 Replies (Q1)
- ▶ 125 residents (Q4)
- ▶ 23% < 50 yrs old ; 42% 50-70 ; 35% > 70 (Q4)
- ▶ Broad representation across the village (Q3)
- ▶ 94% of respondents support the Neighbourhood Plan process (Q1)
  - ▶ Differing levels of engagement and availability (Q2)



# Community feeling



96% of respondents generally feel safe in Hoath (Q36)



83% agree that the streets and public spaces offer a safe environment (Q35)

For all the high concern about speeding through the village



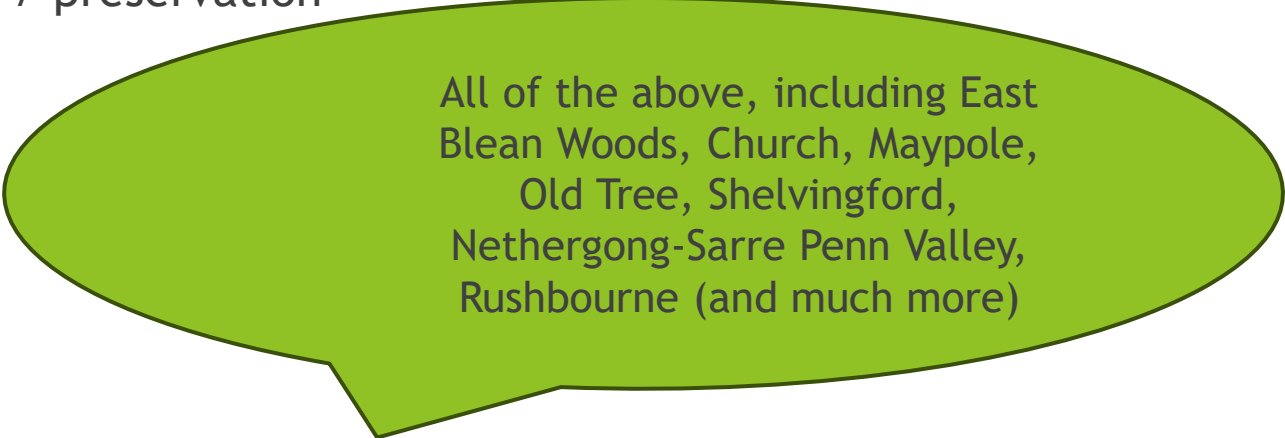
But 71% are unsure whether levels of crime are decreasing (Q36)

# Landscape, Green Space and Environment



# Protection and Conservation (Q5A - Q7C)

- ▶ **>350 individual comments**
- ▶ Highly alert to local parish features
- ▶ Views from Hoath, views within Hoath between hamlets
- ▶ People generally live here to continue and preserve rural life
- ▶ Concerned about external stakeholders and their commitment to conservation / preservation



All of the above, including East  
Blean Woods, Church, Maypole,  
Old Tree, Shelvingford,  
Nethergong-Sarre Penn Valley,  
Rushbourne (and much more)

# Statistics

- ▶ ~90% want all existing gaps between settlements preserved (Q8A)
- ▶ 85% want open spaces defined as Green Gaps to preserve settlement integrity (Q8B)
- ▶ 94% want the preservation of dark skies (Q10)
  - ▶ With some comment that access to carpark could be better lit
  - ▶ 88% are against street lighting (Q36)
- ▶ 97% want preservation of natural environment (Q11)
  - ▶ Tree Preservation Orders (TPOs) frequently mentioned

# Comments

All parish landscape features have natural and visual significance. They form part of our national and local heritage. They need protection to preserve this heritage. Of special historical significance are the open fields, medieval field structure and drainage systems

All the areas require a measure of protection, but development is inevitable. The focus should be on the areas that can be developed without damaging the landscape to any great degree. Our view is that Maypole airfield should be considered as probably the only area for sensible commercial and residential development

# Public Rights of Way (PROW)

- ▶ 64% of respondents are satisfied with rights of way (Q9A)
- ▶ 55% would support multi-use (Q9B)
- ▶ 73% support reinstatement (Q9C)
  - ▶ Concern about creeping development / privatisation
  - ▶ Concern about cost of reinstatement and maintenance



Lack of  
maintenance

# Comments

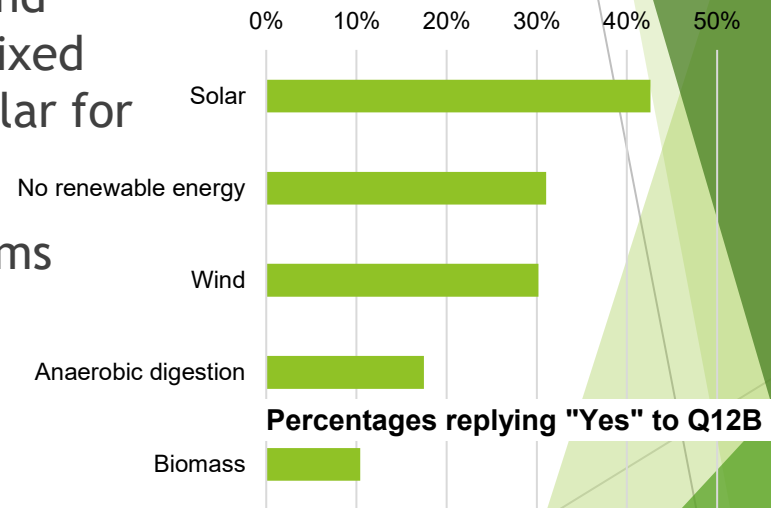
Do we still have a parish PROW warden?

Some are obstructed, farmers do not always reinstate after ploughing, CH37 needs maintenance, CB524 often impassable, CB99 has a fence across it, CB98 hasn't been marked for years

Too many bikes can be a problem, Bikes have national routes, they don't mix with walkers and horses in countryside, nor do loose dogs. Bad for wildlife, nesting birds etc

# Energy production

- ▶ 26% support renewable energy in the parish; 52% oppose; 22% Unsure (Q12A)
- ▶ Solar and wind are preferred over Biomass and Anaerobic Digestion (Q12B)
- ▶ Solar is popular on private homes (94%) and public buildings (84%). It is much more mixed for the car park (54%) and deeply unpopular for quality farmland (91% opposition) (Q12C)
- ▶ <20% support batter energy storage systems (BESS) (Q12D)
- ▶ 94% support working with landowners to support climate resilience (Q13)
  - ▶ An implication from replies is that people want landowners to work with parishioners, part of a general them including PROWs



# Comments

Only for supply and use of parish, On new and public buildings, not fields

There should be some benefit to Hoath residents to compensate for lack of amenity

Not on agricultural land

I don't agree with the solar farm

Local landowners seem to have no interest in climate resilience

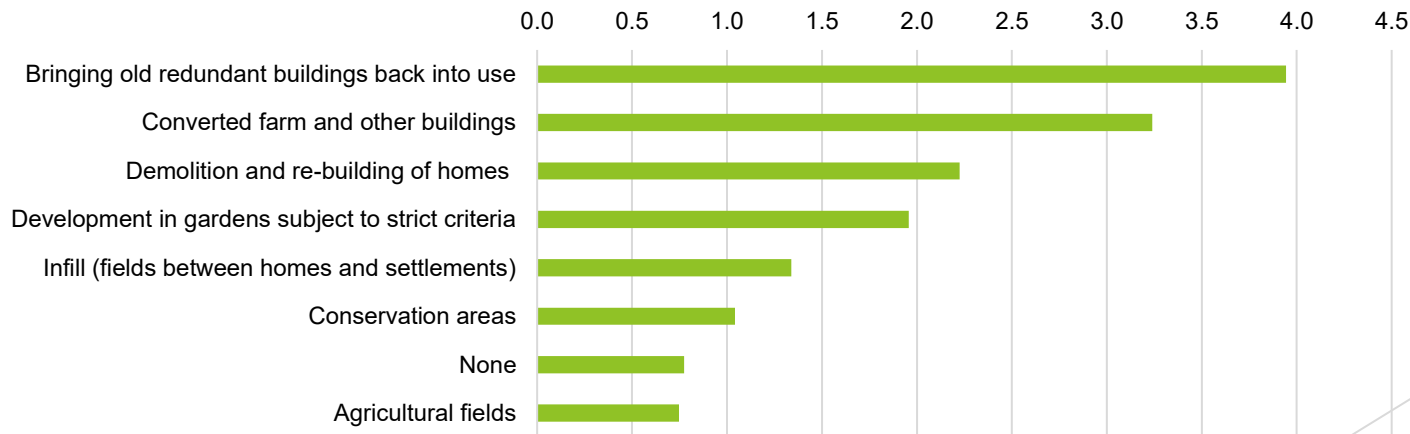
These should be built on brownfield sites. Wind should be offshore only. Solar on farmland: absolutely not! Quality farmland provides the UK with an element of food security

# Housing and Commercial Development, Design Standards



# Future development

- ▶ Renovating and converting existing buildings is vastly preferred over infill, conservation areas and agricultural land (Q15)
  - ▶ Infill may depend on scale and extent to which it affects gaps between hamlets



# Specific developments

- ▶ 70% opposed to the Church Farm development proposal (15% / 15% for / unsure) (Q14)
- ▶ General opposition to Maypole airfield development.
  - ▶ No precise statistics. Qualitatively, opinion seems similar to Church Farm. Some minority support.
- ▶ Concern about unpermitted development and lack of enforcement of infringements
- ▶ Within low popularity overall, Bungalows and semi-detached (“affordable”?) preferred over retirement / care / flats (Q18)

# Comments

No large-scale estates ever

Re-building of homes if not  
outsized for site

Infill - as long as it is  
proportionate to the  
surroundings

Starter homes to keep young  
residents in the village

Not on farmland

The entire area has low water pressure and cannot  
sustain residential development, The entire area has a  
low electrical network and cannot support any further  
development

Development should be considered where the owner of  
the site requested it

# Design Standards (Q19)

- ▶ Popular: Features in keeps; Rainwater harvesting; Hedgerows; Biodiversity in gardens
- ▶ Unpopular: Wooden window frames; Integrated bicycle stands; Dormer windows; pitched roofs; space for home working
  - ▶ Most answers were “yes”
- ▶ Seeking quality, care, sustainability, climate resilience, consistency

# Comments

All development to be looked at  
on a case by case basis

No more housing, there is so  
much locally, the  
infrastructure does not  
support it i.e. roadways etc, It  
will soon be part of one big  
urban sprawl

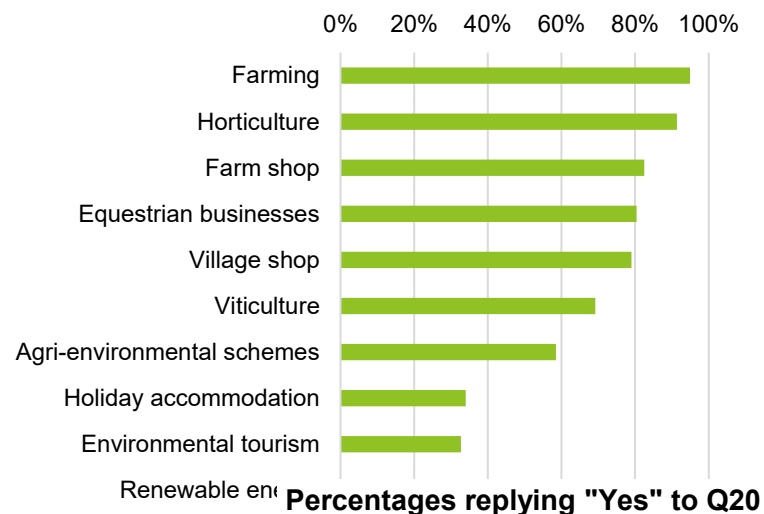
Seems pointless section as we  
will have no say. Building regs  
etc. Some of the questions are  
non-sensical. I have commented  
on section I consider relevant

# Rural Economy and Facilities



# Areas for development

- ▶ Respondents are highly supportive of land being developed for farming, horticulture, equestrian and farm / village shopping (Q20)
  - ▶ Some comments about the pre-existing farm shop and failure of previous village shop
- ▶ Respondents are unsupportive tourism and renewable energy
- ▶ All respondents want Best & Most Versatile (BMV) farmland protected for agricultural use (Q22)



# Comments

Farming is what can make or break a community

Pub ... We should also support our two existing public houses

Renewable energy - only if solar panels on roofs not farms

Two farm shops already

Farming: heavy vehicles need to be managed properly.  
Farming is important to the village but the way it is managed in the parish is destroying its character by lack of care to road use

Village shop not financially viable on current use

# Other ideas (Q21) No single theme

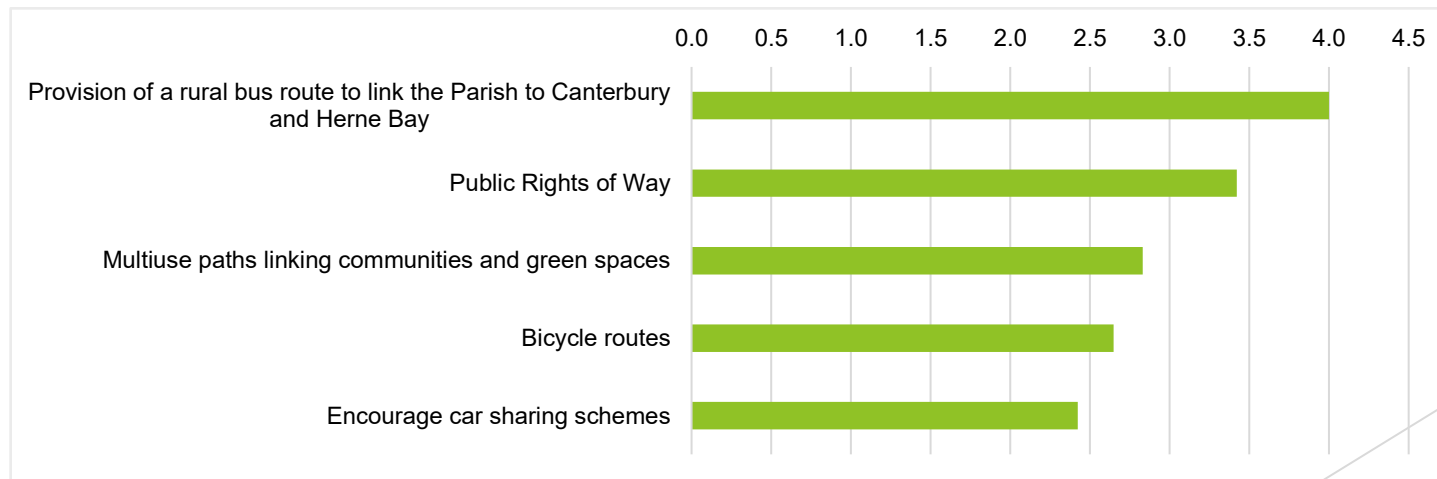
- ▶ Fishing lake with pedestrian access
- ▶ Parish summer fayre, Entertainment Village Green, Saturday markets
- ▶ Agriscience hub, education on environmental issues
- ▶ Public transport
- ▶ Small scale homebased enterprises within existing premises (coffee refining, honey production etc) are acceptable
- ▶ Don't waste money

# Parish Services, Amenities, Health and Wellbeing



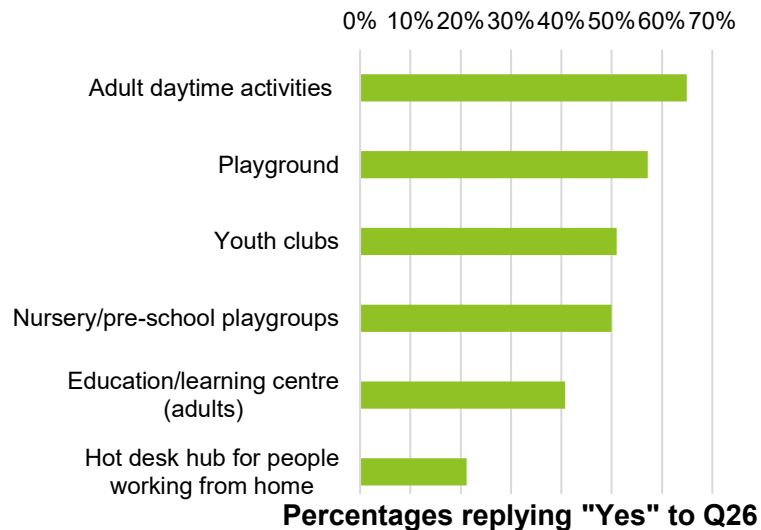
# Local services

- ▶ 79% of respondents are satisfied with local services and amenities in general (Q23)
- ▶ Provision of bus routes highly popular (Q24)
- ▶ Multi-use / cycling more mixed responses
  - ▶ Concern more about use and impact with pedestrians



# Local services (cont'd ...)

- ▶ Mixed views about whether health / wellbeing facilities are adequate (Q25)
- ▶ Adult and children's recreational facilities are popular. Adult education and work facilities less popular (Q26). Wide variety of views expressed in the comments (Q27)
- ▶ Paddock mentioned but not overwhelmingly (Q34)



# Comments & Suggestions

All unnecessary  
if transport  
links improved

Keep fit  
equipment in  
public spaces

IT courses for  
those who may  
need

Mum  
and  
toddler  
group

Table top or  
boot sales

Off road walk /  
run / cycle  
route

Village use for  
village use only,  
not groups with  
whole of  
Canterbury  
catchment

Walking club

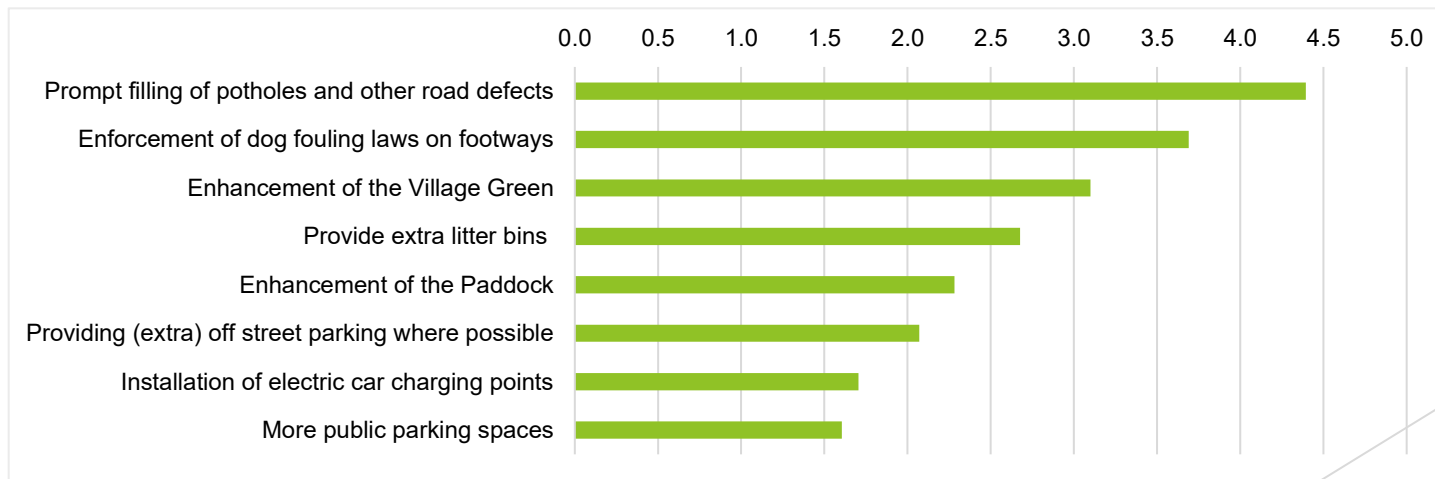
Children's play  
area /  
equipment

# Roads, Paths, Traffic Infrastructure, Safety



# Road safety

- ▶ 88% of respondents agree that road safety is a problem in the parish (Q30)
- ▶ 26% believe that congestion is a problem (Q31)  
School times most frequently flagged
- ▶ 82% believe that speed is a problem (Q32)  
Maypole Road, Hoath Road, Ford Hill, Marley Lane, Hicks Forstal commonly flagged
- ▶ Potholes, road damage, litter frequently flagged (Q29, Q34)



# Suggestions

- ▶ Reduced speed limits
- ▶ Enforcement, cameras
- ▶ Traffic calming (speed bumps)
- ▶ Signage

# Comments

[Congestion] School times only, Digestate pit and large vehicular traffic.

Terrible road damage ... Most roads in village damaged by diversionary traffic volumes

Litter thrown from cars, cars / motorbikes with deliberately noisy exhausts, speeding, damage to verges from large tractors

Our local roads are seeing significant increase in vehicles using them as "rat runs" and access to and from housing developments in surrounding areas.

# Final thoughts



# If we had to focus on just one thing ... (Q39)

- ▶ The loss of prime agricultural land, green spaces and views. This is the heritage of Hoath and a valuable resource that risks being lost in the planned "solar farm"
- ▶ Building control: only sensible planning. Planning conservation applied correctly please. Stop houses being built on farmland!!
- ▶ No to Solar! Protecting our environment for residents and wildlife
- ▶ Traffic speed and volume. Bad roads. Roads are too narrow and in poor condition for such speed
- ▶ Bus service followed by protect green / agricultural land. The children of the parish of all ages do not have a gathering place or anything to do. The elderly people do not have public transport to go to the city.
- ▶ Keeping Hoath as a small rural village. It would be wonderful if Hoath could remain the same quiet rural agricultural area unspoilt by development!

# Conclusions from the Parish Council

## ► Discussion

# Last Words

“Rural life is beautiful, unique and cannot be replaced ... We all need to work with each other to protect and enhance our parish, the landscape and environment, promote biodiversity to create a clear shared vision for the future”

[Note: this is a blend of two responses]