

Rolvenden Neighbourhood Plan Review

Area map



<https://www.rolvendenparishcouncil.gov.uk>

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What is a Neighbourhood Plan?



- It is a document that contains planning policies to guide how land is used locally and to help determine planning applications here.
- It is developed by the Parish Council, usually by a group of volunteers.
- Its planning policies are informed by local community feedback and other evidence.
- It will ultimately sit alongside the Ashford Local Plan and carry equal weight in planning decisions.



Why do we need to review our Neighbourhood Plan?

- Your current Neighbourhood Plan was adopted in 2019
- Since then, national policy has been updated.
- Ashford Borough Council is now preparing a new Local Plan for the wider area
- Opportunity to update our policies and consider if anything new has arisen

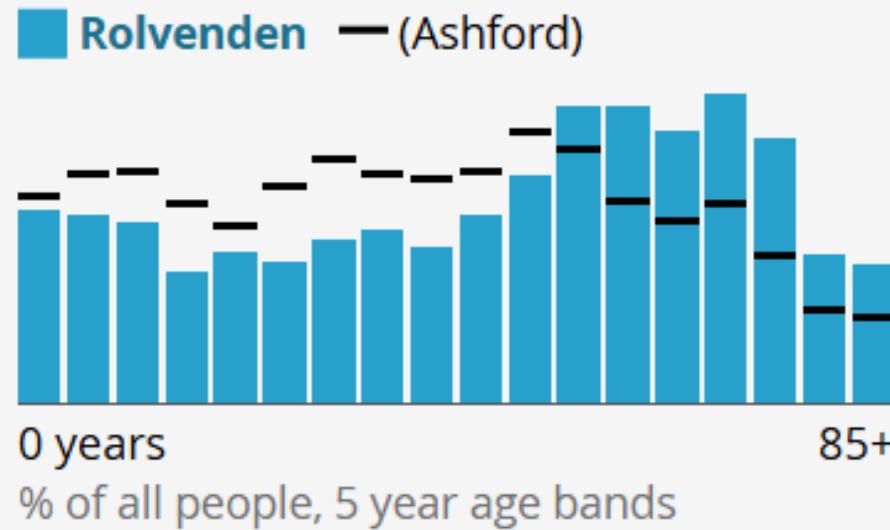
Rolvenden Neighbourhood Plan 2013 – 2030



September 2019

The Plan covers the whole Parish

Age profile



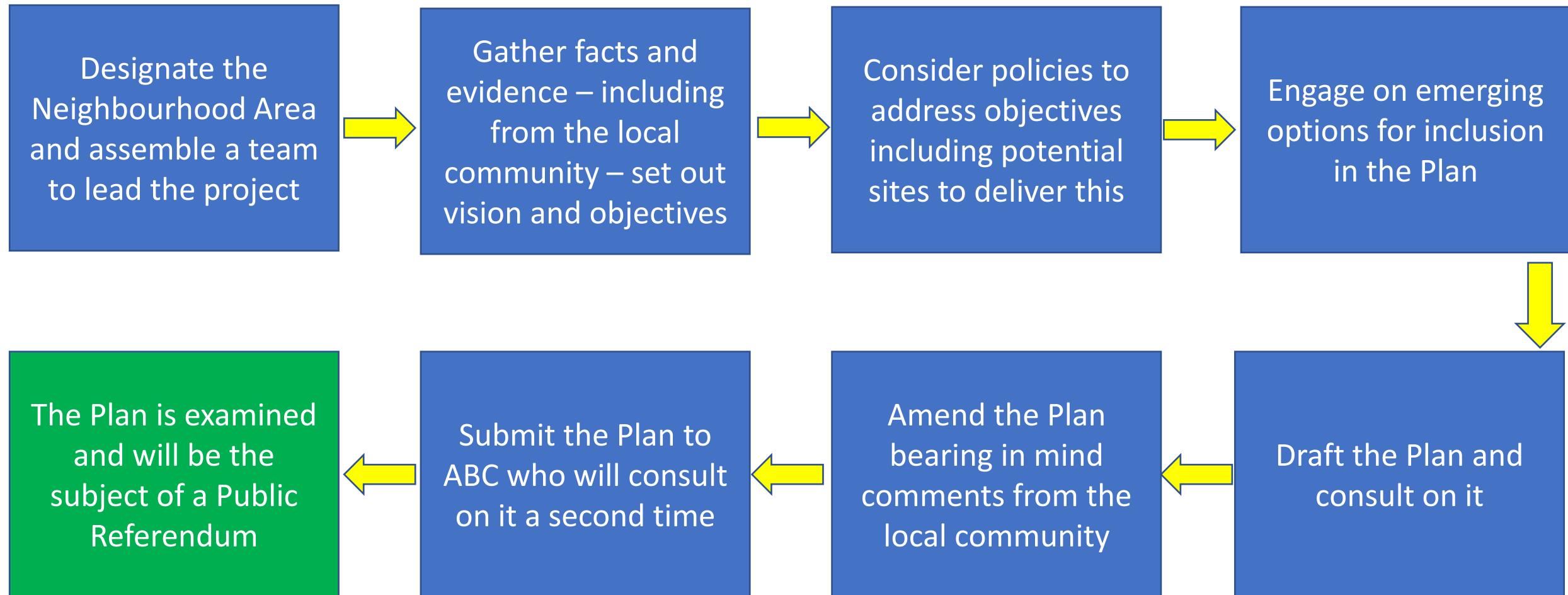
Key facts (2021):

- 1,600 residents
- 720 occupied households
- Older population

Notable features:

- Almost entirely within the High Weald National Landscape
- Two main settlements
- Two Local Wildlife Sites: Haldon Place Orchard, Rovenden (St Mary's) Churchyard
- Designated local green spaces
- Heritage assets

The main steps involved in updating the Plan...



The story so far

- Established a Steering Group to oversee the review of the Plan
- Held an initial event to start gaining feedback on the current Plan and where we might make changes
- Community Survey
- Gathering evidence
- Liaising with Ashford Borough Council and others
- Community activities – e.g. the Dark Skies events
- Today!



Our vision

Our vision for Rolvenden Parish is to continue to thrive by meeting identified local housing needs, sustaining the local economy and enhancing the strong social fabric whilst preserving the distinctive heritage and village character together with the natural beauty of the surrounding landscape.

Our objectives:

1. Supporting new homes in the right places
2. Safeguarding our natural environment and historic buildings
3. Supporting a thriving village centre and local jobs
4. A vibrant local community
5. Influencing infrastructure provision

Our policies

We have 18 policies in the Plan.

**Some are retained from the current plan,
albeit updated.**

Others are new.

**Will sit alongside the Ashford Borough
Local Plan**

**Will align with new national planning
policy framework**

Rolvenden Parish Neighbourhood Plan 2025 – 2042



Emerging Draft Plan

February 2026

Spatial Strategy and Housing

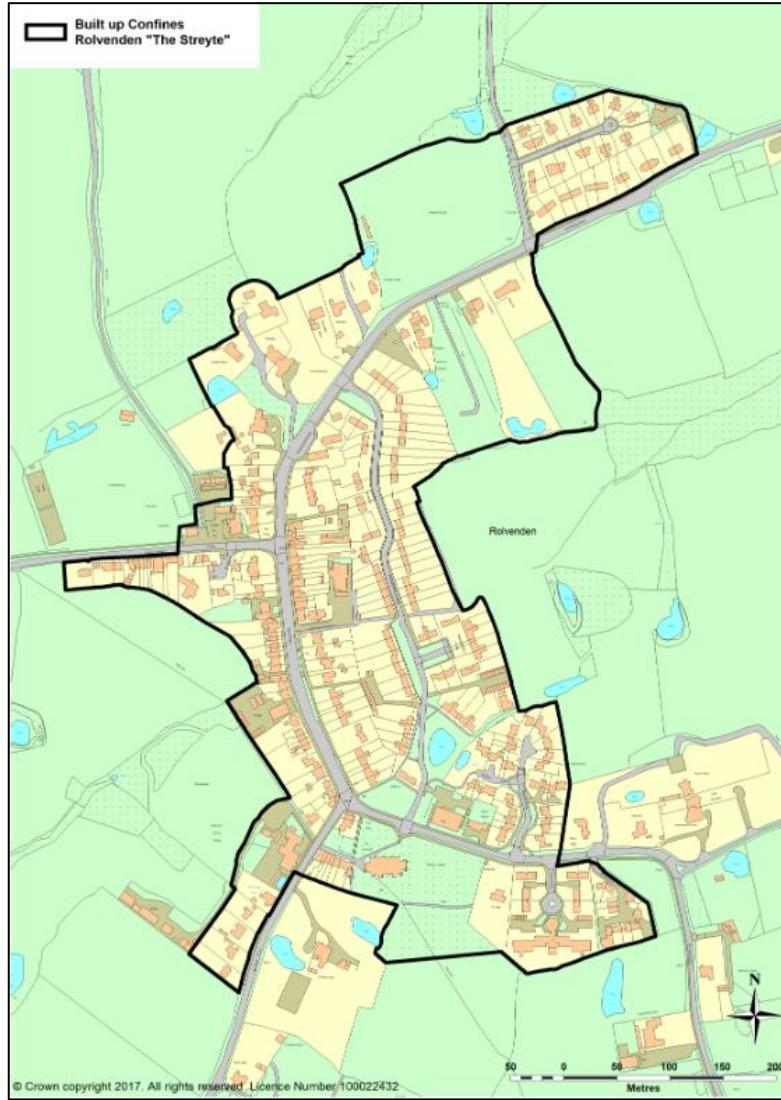
Policy RNP1: Promoting sustainable development in the Parish

Policy RNP2: Site allocations

Policy RNP3: Meeting local housing needs

**Also: Looking for potential affordable
Housing sites**





Built confines for the two villages



Site allocations update

Site	Approx. number of dwellings	Commentary
Cornex Garage Site, High Street, Rolvenden	10	Not yet delivered. Application – 1732. 6 x 3 bed + 1 flat
Land to rear of Redwood, Tenterden Road, Rolvenden	10	Not yet delivered. Application approved for 8 dwellings approved October 2021. Additional applications submitted in relation to the planning conditions applied, most recently May 2025.
Kingsgate Corner, Maytham Road / Frensham Road, Rolvenden Layne	4	Delivered.

Heritage and Design

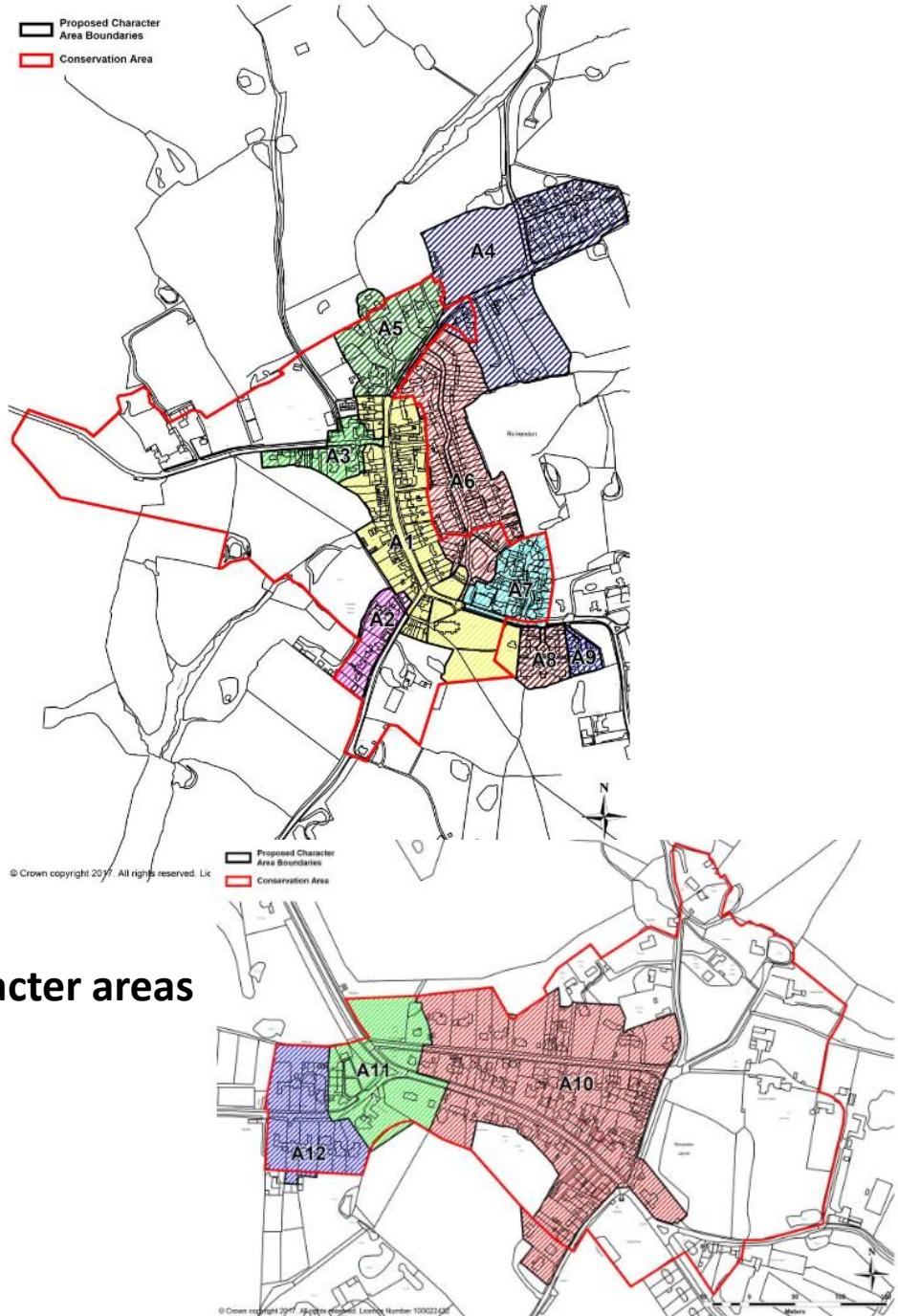
Policy R4: Character and Design of development

Policy R5: Environmental standards

Policy R6: Renewable and community energy

Policy R7: Flooding and drainage

Policy RNP8: Conserving heritage assets



Environment and Green Space

Policy R9: Dark skies

Policy R10: Natural environment and biodiversity

Policy R11: Local Green Spaces

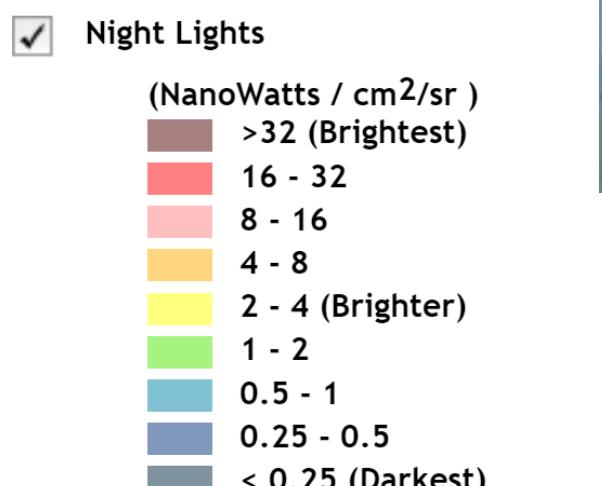
Policy R12 Important public views



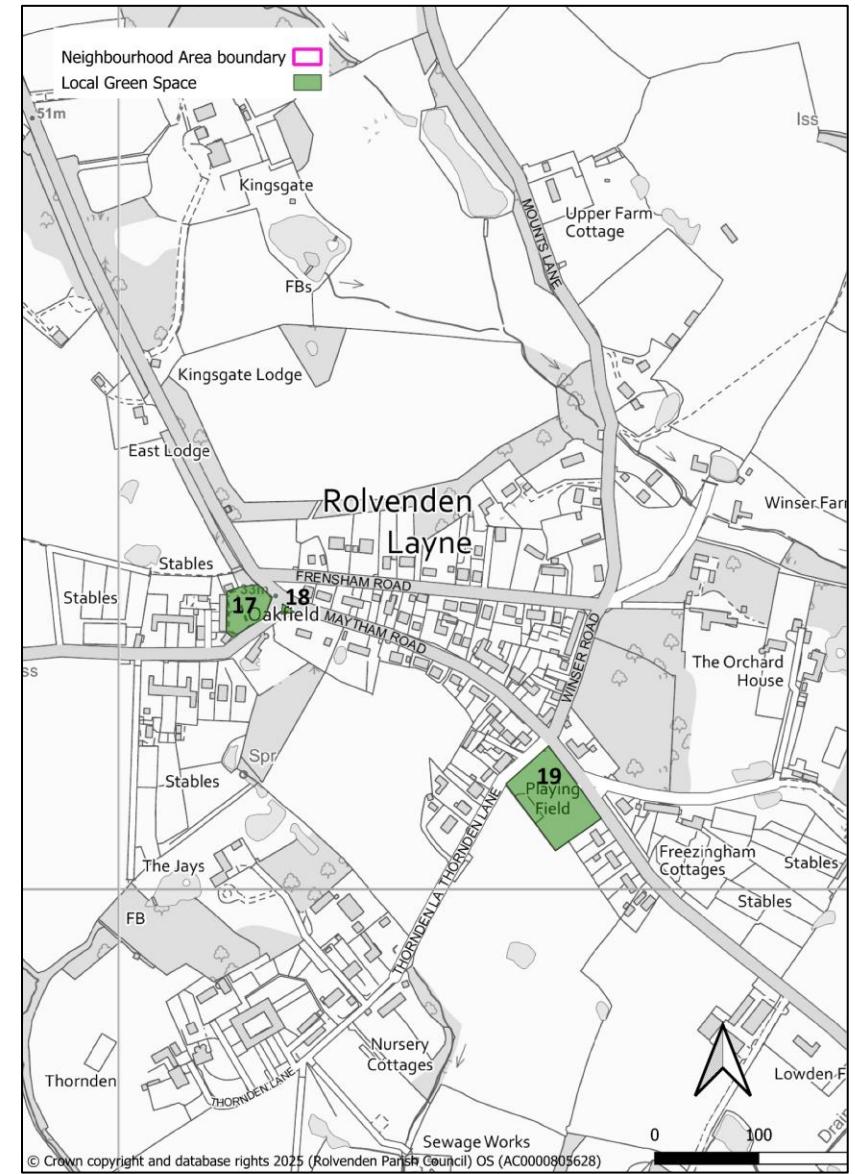
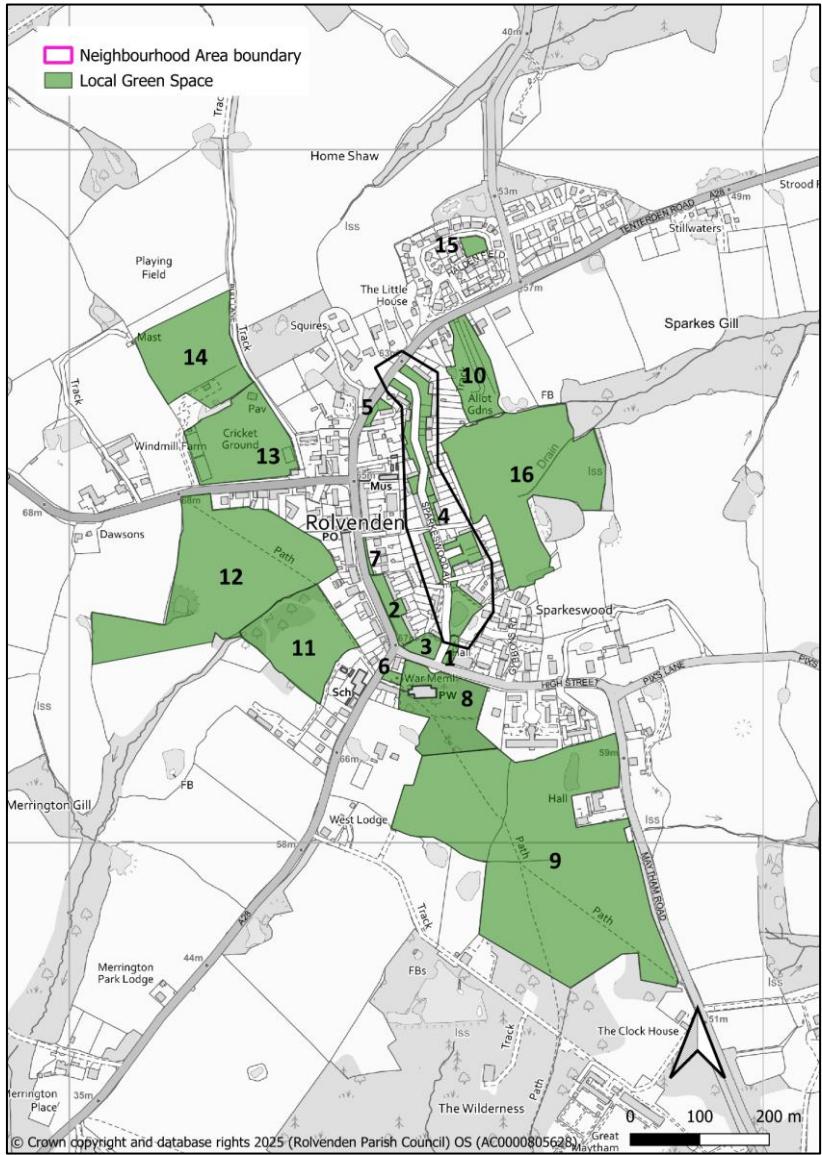
Dark skies

The benefits derived from the prevention of light pollution include:

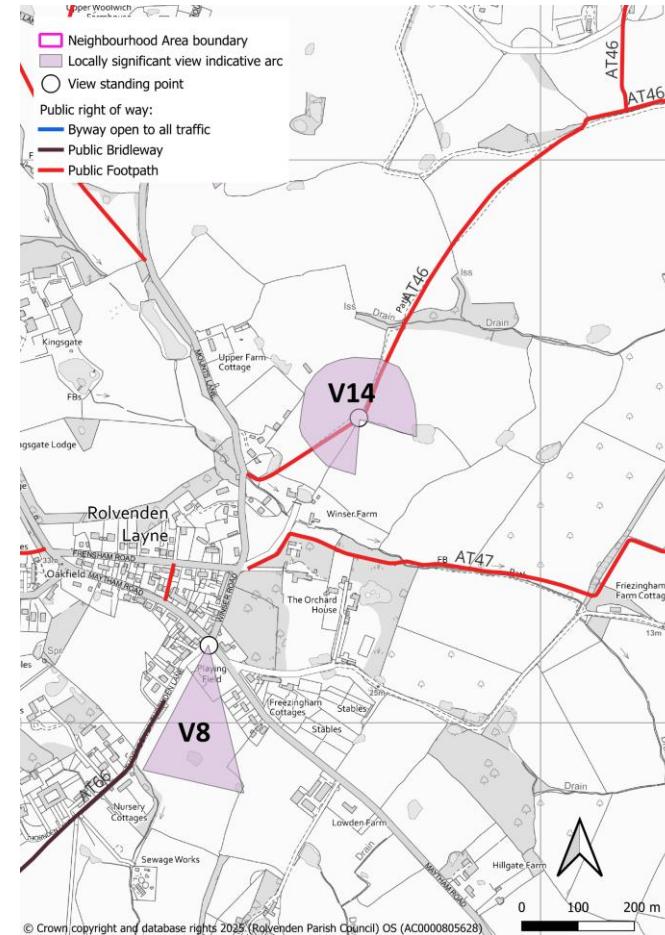
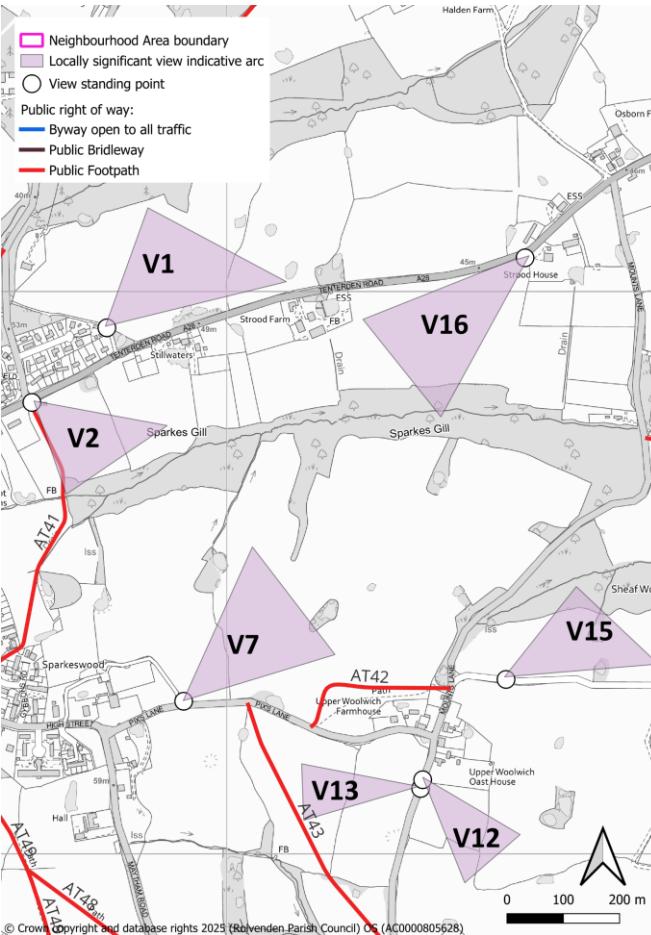
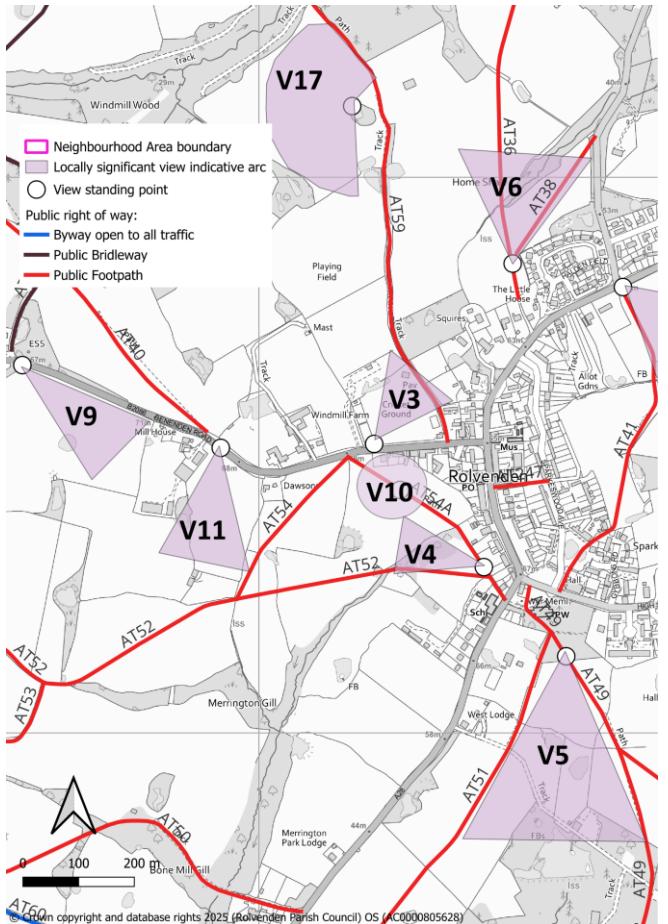
- ✓ Enjoyment and appreciation – improving quality of life and providing creative inspiration.
- ✓ Health – promoting better sleep patterns and reducing stress.
- ✓ Wildlife – supporting a more natural environment for both nocturnal and diurnal animals.
- ✓ Energy efficiency – reducing wastage from unnecessary or excessive lighting, thus reducing the parish's carbon footprint.



Local Green Spaces



Important Views



Village centre and local economy

Policy R13: Village shops and public houses

Policy R14: Existing commercial land

Policy R15: Conversion of rural buildings

Policy R16: Homeworking/ flexible workspaces



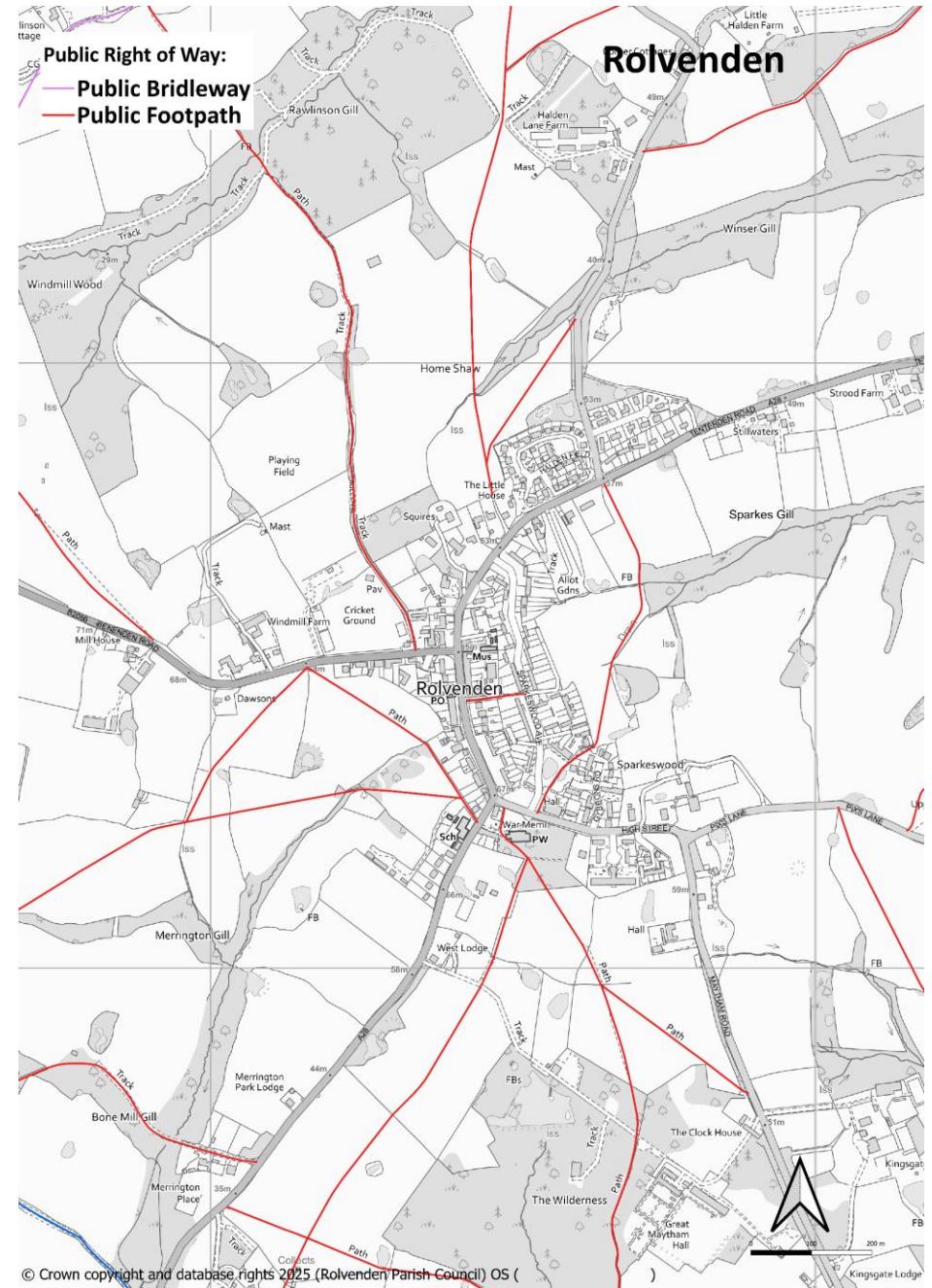
Leisure and wellbeing

Policy RNP16: Important community facilities



Getting around

Policy R18: Sustainable travel and car parking



Next Steps

- ✓ Visit our website:
<https://www.rolvendenparishcouncil.gov.uk>
- ✓ Publishing our informal version plan
- ✓ Asking Ashford to undertake an initial review and 'environmental screening'
- ✓ First formal round of consultation
- ✓ Contact the Parish Clerk for more information: 07900 693572