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Property Consultants LLP

Our Ref: DJ/HK/30309

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PLANNING & DEVELOPMENT

27 JUL 2010

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23 July 2010

Dear Ms Freeland

Tenterden and Rural Sites Development Plan Document – Post Hearing Consultation

Further to your letter of 12th July 2010, I set out below our brief comments on behalf of the Executors of G Winter with regard to the Government changes to the Regional Spatial Strategies and national planning policy on housing, on which the Inspector has requested comments.

With regard firstly to the revocation of Regional Spatial Strategies, we note firstly that although the housing requirement in Policy AOSR6 of the South East Plan is noted at paragraphs 5.3 and paragraphs 5.3, 5.5, 5.8, and 5.10, the proposed overall level of housing for the rural areas is derived principally from the earlier provisions of the Kent and Medway Structure Plan 2006; the matter of regional planning guidance in the South East Plan, or any succeeding guidance, is noted as being of more significance to the next review of the Core Strategy, to be adopted by 2014, and the Tenterden and Rural Sites DPD, programmed for adoption by the end of 2016.

On this basis, we do not consider that the revocation of the South East Plan has any material impact on the proposals currently contained within the Tenterden and Rural Sites DPD.

With regard to the exclusion of residential garden land from the definition of previously developed land in PPS3, we do not consider that this has any direct bearing on the proposed housing allocations at Charing.

With regard to the deletion of the national indicative minimum density of 30 dwellings per hectare, our comments are confined to the provisions of Policy CHAR1 for Charing; we do not consider that the deletion of the national indicative minimum density of 30 dwellings per hectare has any material effect, the proposed number of dwellings does not rely on this minimum density guidance.

Yours sincerely


David Jarman BA (Hons) MA MRTPI

For and on behalf of

Hobbs Parker Property Consultants LLP

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