

John Bishop
AND ASSOCIATES

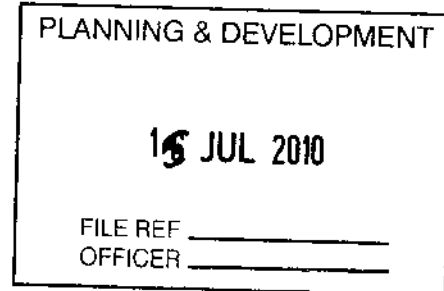
Planning Consultants • Surveyors • Estate Agents

Zealds House, Church Street, Wye, Ashford, Kent TN25 5BL
Tel: 01233 812333 Fax: 01233 812247
wye@johnbishop.co.uk

02/33/IDB/TK

14 July 2010

The Programme Officer - Lynn Freeland
C/o Ashford Borough Council
Planning & Development Unit
Civic Centre, Tannery Lane
Ashford, Kent
TN23 1PL



Dear Sir

Tenterden and Rural Sites DPD – Post hearing consultation

I refer to your email dated the 12th July 2010, inviting written representations on the possible implications of the Governments recent announcements in relation to Regional Spatial Strategies and National Planning Policy set out in PPS3 (Housing).

With regard to the revocation of Regional Strategies, it is submitted that this will have little effect on either the publication version or proposed changes to the Tenterden and Rural Sites Development Plan Document. The Ashford Core Strategy was adopted in July 2008 and the emerging Tenterden and Rural Sites DPD should be conformity with the Core Strategy, which continues to provide the statutory planning framework.

With regard to amended Planning Policy Statement 3: Housing, dated June 2010, this deletes any national requirement for a minimum density, reflecting a desire to deliver lower density development incorporating family accommodation. The implication of this change in National Planning Policy is likely to be a reduction in the indicative capacity of residential allocations, particularly TENT1.

During the hearing, many objectors expressed concern regarding the Local Planning Authority's assumptions regarding housing delivery from TENT1 both in terms of timing and capacity. The recent amendments to PPS3 reinforce those concerns particularly in respect of capacity. The Local Planning Authority's politicians have expressed a desire to see significant density reductions in respect of new residential development, endorsing my submissions to

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the hearing that, in order to achieve dwelling delivery, proposed allocation TENT2 should be formally identified in the emerging DPD as a residential allocation, in accordance with the publication version, and that the proposed change deleting TENT2 should not be endorsed.

I trust the above is self explanatory.

Yours faithfully



Ian D Bull
Chartered Town Planner
for JOHN BISHOP & ASSOCIATES

Copy: Mr Martin Hart, Pentland Homes Ltd