

**TENTERDEN & RURAL SITES DPD
POST HEARING CONSULTATION**

SUBMITTED ON BEHALF OF MR E CYSTER
Our Ref DHA/7139

RE Abolition of Regional Spatial Strategy (RSS) and Amended Planning Policy Statement 3 (PPS3)

It remains the case that all DPD's must be consistent with national planning policy. In relation to Ashford Borough the revocation of the RSS has removed the Growth Point status of the area so the requirements of PPS3 now take precedence with a need to achieve a wide range of housing to address the requirements of the community (PPS3 para 9).

However, the RSS Growth Point designation did not apply to the Tenterden & Rural Sites DPD as this was contained in the area beyond the designation, to include the sub-regional strategy area of East Kent and the Area of the Borough Outside the Sub-Region (see former South East Plan diagram EKA1 and policy AOSR6).

As a result, the DPD did not rely on the RSS growth strategy for Ashford; rather it was concerned only in providing for the residual housing provisions needed to meet community requirements within the rural area. Removal of the RSS policy framework does not therefore affect the DPD in this respect. No implications for housing policy arise from this decision as the DPD remains consistent with PPS3 i.e. it seeks to meet only the development needs of local rural communities.

Provision of limited housing quantities as proposed in the DPD is still appropriate to meet local needs. The DPD remains sound therefore as it is consistent with PPS3.

Exclusion of residential garden land from the definition of Previously Developed Land (PDL) in PPS3 is likely to reduce the incidence of unidentified 'windfall' development coming forward in the future. However, as such an allowance is not normally appropriate for inclusion within the first 10 years of land supply (PPS3 para 59) the DPD does not rely on this source. Accordingly, no material change will arise from this policy amendment in respect of land supply.

Similarly, the use of a range of densities may result in a reduction in overall yield from commitments. Such considerations suggest that there is a continuing need to identify specific allocations as proposed in the DPD to meet housing requirements.

The identification of sufficient specific deliverable sites by means of allocation remains in conformity with PPS3 and the DPD remains sound under these circumstances.

Philip J. Aelen
Associate Director

dha planning

Eclipse House, Eclipse Park, Sittingbourne Road
Maidstone, Kent ME14 3EN

t: 01622 776226 f: 01622 776227

e: info@dhaplanning.co.uk w: www.dhaplanning.co.uk

Directors:

Planning Directors:

Urban Design Director:

Associate Director:

David G. Hicken BA (Hons), BTP, DMS, MCMI, MRTPL. Martin F. Page Dip TP, DMS, MCMI, MRTPL.

John A. Collins BA (Hons), MBA, MRTPL. Jonathan Buckwell BA (Hons), MA, MRTPL.

Matthew J. Woodhead BA (Hons), BTP, MAUD, MRTPL.

Philip J. Aelen BA, MRTPL.

David Hicken Associates Ltd. Registered in England. Registration No. 2683290

