

LDF SUBMISSION

Tenterden & Rural Sites DPD

Post Hearing Consultation

Submitted on behalf of Imperial College London

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1.0 Introduction

1.1 Savills (L&P) Ltd were instructed by Imperial College London (ICL) to represent their interests at the recent Examination in Public (EiP) on the Tenterden and Rural Sites Development Plan Document (TRSDPD). The Inspector, Mrs Stephanie Chivers, has subsequently invited the Council and representors to make written representations on the possible implications of recent government announcements on the soundness of the plan. This statement comprises our responses to this post hearing consultation.

2.0 Regional Spatial Strategies

2.1 The Secretary of State formally revoked Regional Spatial Strategies (RSSs) on 6 June 2010. As discussed at the EiP, we agree with Ashford Borough Council's stance that the adopted Core Strategy applies and therefore the revocation of RSSs has no implications on the soundness of the plan.

3.0 Previously Developed Land

3.1 The definition of previously developed land contained within Planning Policy Statement 3 (PPS3) Annex B has been revised to exclude residential garden land. This is likely to lead to a reduction in windfall development meaning that a full and appropriate provision of housing sites in Wye is even more important to ensure the target set through Core Strategy policy CS6 of providing 110 dwellings in Wye over the plan period is met.

4.0 National Indicative Minimum Density

4.1 The national indicative minimum density of 30 dwellings per hectare has also been removed from PPS3 (previously paragraph 47). This is likely to lead to a general lower provision of housing on development sites, leading to a reduction in overall supply. This highlights further the importance of a full and appropriate provision of housing numbers for Wye, in accordance with Core Strategy policy CS6.

5.0 Conclusion

5.1 We do not believe that these changes have profound implications on the soundness of the DPD. However we do believe that the changes to PPS3 increase the importance of making a full and appropriate provision of housing numbers in Wye in accordance with the requirements of Core Strategy policy CS6.

Signed on behalf of Savills (L&P) Ltd.

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