

**AGENDA FOR HEARING - Day 1**  
**10am Tuesday 22 June – Vision and Objectives, Housing Numbers and**  
**Distribution, Housing Mix and Density**  
**(Matters 1-4) (V.2)**

Inspector                      Welcome and introductions

Ashford BC

Opening Remarks

Statement of legal compliance:

Prepared in accordance with Local Development Scheme  
Regard to Community Strategy  
Prepared in compliance with Statement of Community Involvement  
Subject to Sustainability Appraisal  
General Conformity with Regional Spatial Strategy  
Procedural matters complied with  
Conformity with Core Strategy

**Main issues for discussion**

(the respondents most interested in each topic are indicated in brackets)

Vision and Objectives

- Is there a firm vision and aims for the rural area of the Borough which reflect its needs and distinctiveness, which carry forward those of the Core Strategy and Sustainable Community Strategy and which are reflected in the DPD policies?  

(CPRE)
- Is the DPD's approach to sustainable development in rural areas limited by its concentration on housing issues? Does it take forward the vision and aims of the Sustainable Community Strategy and the Core Strategy to ensure that new housing is accompanied by new jobs and all the necessary social and community infrastructure?  

(Wye with Hinxhill PC)
- Is the DPD truly Spatial – does it bring together policies for the development of land with other policies and programmes from the Sustainable Community Strategy, and a variety of organisations, which influence how rural places function?
- Is the vision or aims of the DPD accompanied by objectives against which policies can be measured? [to be discussed in more detail under Monitoring – Day 6]

Overall Strategy - Housing Numbers

**NB –The Coalition Government has declared a commitment to abolish rapidly the Regional Spatial Strategies (RSS). If the Secretary of State gives further clarity before the end of the Examination period, the issue of the relationship between the RSS and the DPD will be revisited and the Inspector will seek the**

**views of participants by written representations or, if essential, by a further hearing session. The RSS remains part of the development plan at present, but the government's commitment to abolish is a material consideration which the Inspector will take into account.**

Is the evidence base for the housing targets robust? Including:

- How does the housing provision for the Plan period relate to that of the Regional Spatial Strategy (RSS), the South East Plan?  
(Tenterden Town and Rural Partnership, Tenterden and District Residents' Association, ICL Wye College – Savills)
- How has the Strategic Housing Land Availability Assessment (November 2009) informed the DPD?  
(CPRE, Tenterden Town and Rural Partnership)
- Have housing completions and commitments since 2006 been properly taken into account?  
In particular:
  - Should the base for calculation be 1000 dwellings from 2006 as in CS Policy CS6 or 865 from 2008 as in PDP paragraph 5.6?
  - Should Tables 5.1 and 6.1 be clarified to indicate a base date of 2008?
  - Have completions been under/over estimated?
  - Have windfalls been omitted for the first 10 years of the plan?
  - Should there be a contingency margin to allow for non-delivery or delayed delivery?
  - Should Phase 1 be 2006-2013 as in CS Policy CS6, rather than 2006-2014?  
(CPRE, Jarvis Homes, Pentland Homes – John Bishop Assocs, ICL Wye College – Savills, Countryside Properties – PPML, Wye with Hinxhill PC, CPRE)
- Has there been a bottom-up assessment rural housing needs including consideration of changes in the number, distribution, prosperity and structure of the local population to compare with the top-down provision of the housing target and phasing from the Core Strategy?  
(Wye with Hinxhill PC, CPRE)

#### Overall Strategy – Housing Distribution

Is the proposed distribution of new housing robust, sustainable, deliverable and the best of all reasonable alternatives? Including:

- What firm evidence is there of the link between small-scale population growth in villages and support for local shops and services?
- Is the Sustainability Matrix soundly based, and flexible enough to take account of future change?
- Are the sites deliverable – has there been sufficient consultation with landowners and infrastructure providers?
- Have the housing needs of all sectors of the rural community been sufficiently taken into account?
- Is the DPD in conformity with national policy in PPS1 and PPS3 in terms of prioritising development on previously-developed land over greenfield sites?
- Does the DPD take sufficient account of the particular problems of pressure on adjacent rural areas from the urban fringe of Ashford and its Growth Areas?

Overall Strategy – Housing Mix and Densities

- In general, are the numbers of dwellings allocated to each site realistic in terms of densities?
- Do densities meet the guidance in PPS1 and PPS3, and is there some local justification where they differ from national policy?
- Is there a clear indication of the housing mix expected for each policy site, and how it relates to needs identified in the evidence base?

**Participants at hearing**

Ashford Borough Council  
Wye with Hinxhill Parish Council  
CPRE  
Jarvis Homes (John Bishop Assocs)  
Pentland Homes (John Bishop Assocs)  
Knightspur Properties (Pro Vision)  
Mr & Mrs Gotke (Hobbs Parker)  
Tenterden District Residents Association  
Tenterden Town and Rural Partnership  
Wye Imperial College (Savills)  
Hillreed Homes  
Catherine Hughes  
Mr Scrimshaw-Wright  
Bishop Consultancy Ltd  
Care Village UK (Origin 3)