

AGENDA FOR HEARING – Day 6
10am Thursday 1 July – Other Policy Topics
(Matters 12-17) (V.2)

Main issues for discussion

Tourism

- Is Do the policies of the DPD reflect to a sufficient extent the importance of tourism to the Borough, and do they need to do more to facilitate appropriate tourism development?
- Rolvenden and Tenterden Stations (Kent and East Sussex Railway)

Landscape

- It is not clear from Policy TRS17 whether it is referring to landscape character in general or to certain designated areas. If the latter, does the policy need to state in what document or map they are designated? What justifies policy in Landscape Character Areas different from that of the AONBs on the one hand and areas of undesignated countryside on the other?
- Is an additional layer of policy control in the AONBs necessary?
- Does Policy TRS18 merely repeat parts of Policy TRS17? Would these detailed matters be better located in the proposed Landscape Character SPD?

Retail and Community Facilities

- How will the DPD specifically encourage the retention and development of retail uses and community facilities and services in market towns and villages, perhaps in innovative combinations with other facilities and services?
- What evidence of rural shopping demand and supply underpins the retail policies?

Transport

- What contribution does the DPD make to supporting rural sustainable means of transport, to reducing the need to travel or to limiting reliance on the private car?
- Have rural bus operators been fully involved in the plan-making process?
- Are the sites deliverable – has there been sufficient consultation with landowners and infrastructure providers?

Infrastructure and delivery

- Is the DPD clear on the mechanisms for delivery - who will implement the infrastructure required and when (see Council's Proposed Minor Amendments of February 2010)?
- The majority of housing development is to take place in the earlier part of the Plan period, of which there is only some 6 years left. Does this represent sufficient lead-in time for any of the more major works required? Is there commitment to delivery from other organisations and parties such as landowners and service providers, including incorporation in costed investment programmes?

- Has this been assessed also in relation to social infrastructure – education, health services etc – including innovative ways of providing or retaining such services in rural areas in a sustainable manner? How do the policies of the DPD support this?
- Does the reference to maintenance in Policy TRS19 meet the tests of paragraphs B18-B20 of Circular 05/2005 Planning Obligations?

Monitoring

- Are there clear objectives for each policy in the DPD, and an indication of how they will be achieved and when?
- Is this reflected in the targets set in the Annual Monitoring Report?
- Are triggers for remedial action identified, and mechanisms to start remedial action if objectives are not met?
- If not, is the DPD sufficiently flexible in other ways to accommodate change?

Expected date of submission of Inspector's Report

Feedback session

If required – free exchange of views between Local Planning Authority, representors and Inspector about how the hearings have been organised and run. The session should provide an opportunity for lessons to be learnt in order that the Inspectorate can improve the Examination process for all concerned.

Participants at hearing

Ashford Borough Council
Wye with Hinxhill Parish Council
Kent and East Sussex Railway
CPRE
Nigel Ings