



ASHFORD
BOROUGH COUNCIL

**Pre-Submission Consultation
Statement – February 2010**

Introduction

In accordance with Regulation 30 of the Town and Country Planning (Local Development) (England) Regulations 2008, the Council is required to produce a Statement which sets out:

- (a) which bodies were invited to make representations pursuant to Regulation 25 / 26 (the Issues and Options Stage);
- (b) how those bodies were invited to make representations;
- (c) a summary of the main issues raised; and
- (d) how those main issues have been addressed in the DPD.

This Pre Submission Consultation Statement sets out the above and will be submitted to Government, alongside the Tenterden and Rural Sites DPD Publication Version, all the Proposed Changes to the DPD and all other relevant background documentation.

All documentation can be viewed on the Council website www.ashford.gov.uk following the links to the Tenterden and Rural Sites DPD pages.

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1) Consultation events undertaken by the Council, before the production of the Issues and Options Report

A) Advert to landowners/ people with a vested interest in promoting rural sites

In July, landowners / stakeholders were invited, by advertisement, to submit sites that they felt were suitable for development in the rural areas. This information gave the Council an initial understanding of potential land available, and also provided a backdrop to stimulate discussions at the first round of community workshops (see below). An advert was placed on the Council's website and placed in the Kentish Express.

Do you wish to promote land within the rural area of Ashford Borough?



The Council is now currently undertaking initial work on the preparation of the Tenterden and Rural Sites Development Plan Document (DPD) which forms part of the Ashford Local Development Framework.

Over the next couple of months one of our aims will be to establish which sites, within the rural areas, are suitable to allocate for development.

Do you have a potential site that you would like us to consider? If so, we would like to hear from you. Please inform us by sending a site map to show its location, details about the site including the site area; current use; proposed use; date when the site may become available, and any obvious constraints.

At this stage we are inviting submissions for the whole rural area but The Council is particularly interested in potential sites in the following settlements: **Tenterden, Charing, Hamstreet, Wye, Aldington, Biddenden, Bethersden, Challock, Chilham, Hothfield, High Halden, Rolvenden and Woodchurch.**

Please note that any information sent to us should be regarded as being in the public domain, and may form part of a formal consultation process in due course.

Deadline for response is **Friday 20th July** to the address provided below:

Ms Wiseman

Planning and Development
Ashford Borough Council
Civic Centre
Tannery Lane
Ashford Kent
TN23 1PL

01233 330 229 Or email to: ashfordldf@ashford.gov.uk

B) Rural community workshops

The first round of community workshops, held between October 2007 and March 2008, gave the opportunity for an invited cross section of the local community to discuss the issues facing their settlement and the options for any future development. This innovative approach provided the Council with valuable feedback on the proposals emerging within their parishes and resulted in several alternative approaches being suggested that could then be subsequently tested and appraised.

All of the outcomes from these workshops were reported in the Issues and Options Report, thus giving the wider community and key stakeholders the opportunity to comment.

The detail of workshops is set out below:

Charing	12th November 2007	17 people attended
Hothfield	20th November 2007	13 people attended
Chilham	29th November 2007	40 people attended
Biddenden	6th December 2007	21 people attended
Bethersden	13th December 2007	28 people attended
Aldington	18th December 2007	14 people attended
Tenterden	23rd & 24th January 2008	30 people attended
High Halden	31st January 2008	49 people attended
Woodchurch	25th February 2008	Parish Council only
Rolvenden	25th February 2008	32 people attended
Wye	8th March 2008	35 people attended
Challock	10th March 2008	24 people attended
Hamstreet	26th March 2008	19 people attended

A second round of workshops were conducted between January 2009 - March 2009, see below. These workshops, held near to the time of publishing the DPD, sought to achieve a degree of consensus and understanding with the local communities as to the relative merits of the potential development sites within or adjoining their settlement that could be considered for inclusion in the DPD. Workshops were held at:

Tenterden	26/02/2009 full day workshop	16 people attended
Charing	24/02/2009	14 people attended
Hamstreet	18/02/2009	10 people attended
Wye	14/03/2009 full day workshop	38 people attended
Aldington	22/01/2009	6 people attended
Bethersden	24/03/2009	14 people attended
Biddenden	12/02/2009	18 people attended
Challock	05/03/2009	16 people attended
Chilham	15/01/2009	18 people attended
Pluckley	29/01/2009	31 people attended
Rolvenden	13/01/2009	18 people attended

2) Copy of the letter sent to LDF Consultation Group and Tenterden General Interest Group

HEAD OF PLANNING AND DEVELOPMENT
Richard Alderton

Direct Line (01233) 330229
Ask For Carly Skillett
E-mail carly.skillett@ashford.gov.uk
Fax No (01233) 330682
DX 151140 Ashford (Kent) 7
Date 14th May 2008

Dear

The Tenterden and Rural Sites Development Plan Document (DPD) Issues and Options Report will be available for public consultation from **Friday 16th May until Friday 25th June at 5pm.** This initial stage is designed to highlight the main planning policy issues that are facing the rural parts of the borough and outline what the main options are for addressing those issues.

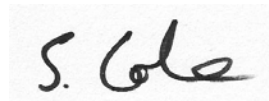
This Report provides you with the opportunity to let the Council know your opinions on any aspect of rural planning and help to influence the content of the Tenterden and Rural Sites DPD as it takes shape.

The Issues and Options Report can be viewed and commented on online through our consultation portal www.ashford.gov.uk/consult. Alternatively you can view a hard copy of the report at the libraries listed on the reverse of this letter. Hard copies can also be purchased from the Council on request for a fee of £20 (plus £2 P&P) by calling 01233 330229.

The Council encourages you to submit your comments to us online through our online portal. Submitting comments online has the advantage of allowing you to register with us just once, saving you the time of filling in the personal details section on each representation form you wish to submit to us. Registering with us online will also allow us to regularly update you on the progress of the Tenterden & Rural Sites DPD and other Local Development Documents.

Alternatively, if you prefer, you can submit your comments by post, using our representation form. Copies of the representation forms are available at the Civic Centre reception and the libraries listed on the reverse. Otherwise, please contact 01233 330 229 and we will be happy to send copies of the forms to you.

Yours sincerely,



Simon Cole
Planning Policy Manager

The document will be available to view at the following locations between 16th May and 25th June 2008:

- **Ashford Borough Council Civic Centre**
Tannery Lane, Ashford, Kent, TN23 1PL
9am-5.00pm (Monday-Thursday); 9am-4.30pm (Friday).
- **Ashford Library**
Church Road, Ashford, TN23 1QX
9.00am-6.00pm (Monday-Wednesday); 9.30am – 8.00pm (Thursday); 9.00am-6.00pm (Friday); 9.00am-5.00pm (Saturday).
- **Charing Library**
Market Place, Charing, Ashford, TN27 0LR
Closed (Monday and Wednesday); 9.00am-5.00pm (Tuesday); 9.00am – 12.00 noon (Thursday); 2.00-5.00pm (Friday); 10.00am-2.00pm (Saturday).
- **Tenterden Library**
55 High Street, Tenterden, TN30 6BD
9.00am-6.00pm (Monday, Tuesday, Thursday, Friday); 9.00am – 1.00pm (Wednesday); 9.00am - 4.00pm Saturday.
- **Wye Library**
6 Upper Bridge Street, Wye, Ashford, TN25 5AF
Closed (Monday and Wednesday); 9.00am-12.00noon (Tuesday); 2.00-6.00pm (Thursday); 9.00am – 5.00pm (Friday); 10.00am - 2.00pm (Saturday).



3) Council response to comments into the Issues and Options Report, made by people/organisation which form the LDF consultation group & Tenterden General Interest Group

Preface

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/239	David Hicken Associates Mrs Klaire Lander		<p>Omission Kent Police require the DPD to make provision for developer contributions to be sought towards policing and other emergency services to cover increased pressure from an increased population.</p> <p>Policy CS8 requires new developments to make provision for community services, such as policing.</p>	<p>No evidence has been submitted by the Police to justify developer contributions towards the police service per se or what the extent or level of such contributions might be. In light of this, the Council does not consider that it would be reasonable to include a requirement for such contributions within the DPD. In due course, if evidence of the need for such contributions can be shown, be more appropriately dealt with in either the first review of the Core Strategy or perhaps the Generic DC DPD as it covers a wider geographical area than just the rural parts of the Borough.</p>

Introduction

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/1	Mr Stephen Penny	2.5	<p>Omission: Disagree with Kingsnorth being omitted from the list of villages being considered for rural development. Kingsnorth is sorely in need of improvement, along with the provision of housing and much needed facilities.</p>	<p>The Core Strategy does not identify Kingsnorth village as a suitable rural settlement to attribute allocated development to, given its proximity to the Growth Area.</p>
TRS/366	Highways Agency Mr Howard Moore	2	<p>An overall development strategy that maximises the potential for the internalisation of trips and this opens up opportunities for walking and cycling together with policies that maintain the viability of existing services in the rural communities is needed for the small settlement and villages identified in the DPD.</p>	<p>Noted</p>
TRS/728	Southern Water Mr David Sims	Introduction	<p>No specific comment to make at this stage.</p>	<p>Noted</p>
TRS/726	The Theatre	Introduction	<p>The Council should be satisfied that there is adequate</p>	<p>Noted</p>

	Trust Planning Assistant		provision for cultural facilities to support new populations, especially within multi-functional buildings, and that these are in easily accessible locations by public transport and road with adequate parking.	
TRS/591	SEERA Dominick Veasey	Introduction	No comment to make	Noted
TRS/253	Westwell Parish Council	Introduction	Support: Do not object to limited development in Charing and Hothfield. Village character and setting must be maintained, neither should the villages become urbanised by development. Strongly support Hothfield remaining separate from Ashford. Support Hothfield's wish to have some limited amount of new 'executive' housing and for the redevelopment of the pub site for housing as wanted by the village.	The Core Strategy does not identify Hothfield village as a suitable rural settlement to attribute allocated development to. However suitable development sites within the settlement can come forward in principle.

Rural Community Workshops

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/855	John Bishop and Associates Ian Bull	3.10	Object: Para. 3:10 should be amended to reflect the Inspectors binding recommendations made following the Public Examination into the Core Strategy DPD. The Inspector has recommended the omission of certain settlements and the inclusion of Pluckley.	Pluckley has been included in the third tier of the settlement hierarchy as identified in the Core Strategy. The suitability of potential residential sites will be assessed through the Sustainability Appraisal.
TRS/856	John Bishop and Associates Ian Bull	3:11	Object: Para. 3:11 should be amended to reflect consequential changes as a result of the binding Core Strategy Report.	The Tenterden and Rural Sites DPD reflects the Core strategy position and is consistent with its contents.
TRS/820	John Bishop and Associates Ian Bull	3:11	Object: Para. 3:11 should be amended to reflect consequential changes as a result of the binding Core Strategy Report.	The Tenterden and Rural Sites DPD reflects the Core strategy position and is consistent with its contents.
TRS/696	John Bishop and Associates Ian Bull	3.13	Object: Promotion of residential development at Pluckley Green	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.

TRS/3	Mr Steven Penny	3.13	Omission: Disagree with Kingsnorth being omitted from the list of villages being considered for rural development. Kingsnorth is sorely in need of improvement, along with the provision of housing and much needed facilities.	The Core Strategy does not identify Kingsnorth village as a suitable rural settlement to attribute allocated development to, given its proximity to the Growth Area.
TRS/912	John Bishop and Associates Ian Bull	3.13	Object: Pluckley should be specifically identified as a third tier settlement and 'Pluckley Green' should be specifically allocated for residential development.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/2	Mr Steven Penny	3.8	Omission: Disagree with Kingsnorth being omitted from the list of villages being considered for rural development. Kingsnorth is sorely in need of improvement, along with the provision of housing and much needed facilities.	See above

Charing

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/251	Westwell Parish Council	4	Support: Westwell do not object to limited development in Charing and Hothfield, but insist that the rural character and setting is maintained. Westwell welcome the designation of Charing as a 'rural service centre'.	Noted
TRS/731	Julian Dipper Kent County Council	4.2	KCC takes the view that the close proximity of the Kent Downs AONB and North Downs SLA should limit development of any significant scale to the centre or west side of the village. Should the forecast demand for school places exceed the current capacities, then consideration should be given to extending facilities of local schools. The size of housing allocation in the rural areas is unlikely to warrant a new school.	The Council has a statutory duty to protect the character and setting of AONB's and the impact of development sites on the landscape is assessed through the Sustainability Appraisal process. Appropriate contributions towards needed infrastructure will be sought from residential development coming forward in the rural area. Payments will be secured through Section 106 Agreements.
TRS/732	Julian Dipper Kent County	4.14	Object: KCC would not support a new road from the A20/A252 junction across the railway to Coppins Corner on	Noted

	Council	4.15 4.16	<p>environmental grounds as suggested at the workshop.</p> <p>Traffic calming may be an option but would change the character of the road.</p> <p>Increasing the built up frontage of the A20, together with more crossing points would change the character of the road and may lower the speed limit.</p> <p>Object The present arrangements help restrict traffic in this road. The possible location of a roundabout on the A20 was mooted.</p>	
TRS/697	Westwell Parish Council	4	<p>Support: The Parish Council welcome Charing as a designated 'rural service centre' as it is used by many people in the Westwell Parish.</p>	Noted
TRS/72	Carter Jonas Amy Hallam	Question 2	<p>Support: Any sites identified for allocation in the Tenterden and Rural Sites DPD should be subject to a detailed Transport Assessment.</p>	A detailed Transport Assessment will be required to support any major planning applications coming forward in the rural area.
TRS/248	Hillreed Homes Mr Alister Hume	4.15	<p>Object: There is sufficient junction and network capacity to allow for additional housing and employment development in the village. Suitable road calming works could reduce the high traffic speeds through the village.</p> <p>Site selection should prioritise sites close to the village centre where cycling and walking can contribute to a shift away from car use.</p>	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/249	Hillreed Homes Mr Alister Hume	4.17	<p>Object: The concept of a small amount of enabling development funding a major new road that crosses the rail line to one of the potential sites would not be viable.</p> <p>Equally concerns about traffic movements and junction capacity are not consistent with the findings of Hillreed's own highway reports which are based on recognised highway modelling techniques.</p>	Noted
TRS/71	Carter Jonas	4.25	Support:	Each potential development site will be

	Amy Hallam		<p>We support the potential allocation of part of Site CHA10. We accept that this site should be developed in conjunction with Site CHA03 to create a sustainable urban extension.</p> <p>The merits of developing part of CHA10 are discussed. Ashford Borough Council and local stakeholders should also give consideration to the merits of providing land to support the creation of local employment opportunities.</p>	appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/73	Carter Jonas Amy Hallam	4.43	<p>Support: Development to the North, East and South of Charing were discounted in favour for development to the West.</p>	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/247	Hillreed Homes Mr Alister Hume	4.45	<p>Support: The potential development areas to the south and west of the settlement will have the least impact on the setting of the village and maintain better separation from the designated AONB.</p> <p>Favoured sites should be best related to existing development and close to the centre of the village. It is also important that the selection process identifies the most visually enclosed sites. Peripheral sites south of the railway line should be discounted from the selection process.</p> <p>The Conservation Area designation should not preclude development that is otherwise well related to the village core, is sustainable and also visually well enclosed. Instead this designation is a positive factor because it will ensure that a higher standard of design can be justified in this location.</p>	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/34	David Hicken Associates Mr. P Aelen	Question 1	<p>Support:</p> <p>The identification of sites CHAR 03, parts of CHAR 10 and CHAR 23 as potential housing sites is fully supported.</p> <p>Fully support development in the South and West areas of the village to avoid more environmental sensitive areas.</p>	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.

			<p>The location of land adjacent to the existing development at Charing Green is free of any strategic landscape constraints.</p> <p>The land south of the A20 already has a close relationship with the extended built-up form of the settlement at this point being visually associated with the new housing area at Charing Green. The site is also excluded from any area designated as being valuable for nature conservation. An extension to the existing development at Charing Green can be secured by utilising existing accesses.</p> <p>An extension of the existing settlement as a 'rounding off' to secure a limited amount of new housing is the most appropriate form of provision for the village given the lack of redevelopment opportunities available within the built-up area.</p>	
TRS/38	David Hicken Associates Mr. P Aelen	Question 2	<p>Support: New housing should be well related to local roads and the trunk road network. Land next to Charing Green is well related to the local distributor roads south of the A20 with direct links to both Station Road and Hitherfield.</p> <p>Charing Green is located to take advantage of walking, cycling and the use of public transport. The introduction of traffic calming measures will enhance access to the school and other services and can be part funded through developer contributions.</p>	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/44	David Hicken Associates Mr. P Aelen	Question 3	<p>Support: The suggestion that new housing should abut existing development so as to avoid creating a segregated community is accepted.</p> <p>The allocation of land that can use access provided through existing development is supported.</p> <p>Large scale housing development would be able to secure local needs housing. This could not be achieved if a number of smaller allocations were made.</p>	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.

			<p>There remains a need for local needs housing in the village. The allocation of land at Charing Green can provide for this.</p> <p>Enabling development to secure the survive of the village school is acknowledged.</p> <p>Recognition by the Workshop that land next to Charing Green (CHAR 03) is a good housing site and is a natural progression of the new development here is accepted and welcomed.</p> <p>The use of land next to the roundabout (CHAR 23) in conjunction with this is also supported. No objection is raised to the use of land to the south west (CHAR10) for housing providing that this is accessed through the existing development.</p>	
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Hothfield

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/698	Westwell Parish Council Mrs Susan Wood	Question 5	Support: The village should clearly remain separate from Ashford. Support for Hothfield's wish to have some limited amount of new 'executive' housing and for the redevelopment of the pub site for housing.	The Core Strategy does not identify Hothfield village as a suitable rural settlement to attribute allocated development to. However suitable development sites within the settlement can come forward in principle.
TRS/410	Hothfield Parish Council Mrs Shirley Whittington	Question 5 HOTH 02 and HOTH 04	Support: Villages wish to see a small amount of development within Council Tax Bands E and F to help reduce the current imbalance in housing stock. Object: Assume that although HOTH 02 and HOTH 04 are not included in the rural settlement hierarchy they will not be disqualified from consideration under the normal planning process.	See above
TRS/857	John Bishop and Associates Mr Ian Bull	Question 5	Object: The emerging Teneterden DPD should reflect the Inspectors binding change and omit Hothfield as a third tier settlement.	See above
TRS/821	John Bishop	Question 5	Object:	See above

	and Associates Mr Ian Bull		The emerging Teneterden DPD should reflect the Inspectors binding change and omit Hothfield as a third tier settlement.	
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Chilham

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/742	Mr Julian Dipper Kent County Council	6.16	Support: Comments on the Station car park capacity. State that some of the parking is by employees or nearby businesses and use of car park should be reviewed post dec 09.	Noted.
TRS/743	Mr Julian Dipper Kent County Council	6.17	Support: Any development proposals along the Bagham Lane and A28/A252 junction would need to consider junction improvements to reduce accidents.	Noted. The Highways Authority will be consulted on any impact on the junction.
TRS/744	Mr Julian Dipper Kent County Council	6.18	Object: Speed limit on A252 would be assessed dependant on development proposal and would not necessarily need to be reduced.	Noted. The Highways Authority will be consulted on any impact on the junction.
TRS/492	Mr Peter Spiller Spiller Associates	6.37	Supports: Agrees that sites 3a and 3b were best sites for housing and that was true reflection of the workshop outcome.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/827	Ian Bull John Bishop & Associates	6.13 - 6.19	Object: Inspector recommended that Sustainability matrix be reconsidered. Shadoxhurst should be identified as a third tier settlement and they promote a site in the village.	The Core Strategy does not identify Shadoxhurst as a suitable rural settlement to attribute allocated development to. However suitable development sites within the settlement can come forward in principle.
TRS/383 and 384	Mr J McClenaghan Blue Sky Planning Consultancy	CHIL 01 paragraph 6.36 and Question 7	Object: Would like CHIL01 to be allocated for mixed use development and not just employment. Workshop expressed mixed use development also.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/745	Mr Julian Dipper Kent County Council	CHIL02a	Support: Development with archeological measures may be possible on this site. (Roman burials to the south)	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/493	Mr Peter Spiller	question 6	Support Expansion of the village to Bagham Lane as promoting	Each potential development site will be appraised as part of the Sustainability

	Spiller Associates		sites in this area.	Appraisal, a key background document informing the DPD.
TRS/741	Mr Julian Dipper Kent County Council	Question 8	Support: Improved pedestrian and cycling access from village centre and old wives lees to the station, including a crossing on Ashford Road should be pursued. Although paths may alter villages character.	Noted
TRS/83	Mr G Dear Chilham Parish Council	Question 7	Omission: We believe that the sawmill site should be for both residential and employment/commercial use.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/85	Mr G Dear Chilham Parish Council	Question 8	Omission: We have concerns over representation at the Workshop i.e. invited participants were not strictly representative of those who may potentially be affected by any site development. As an example, the time of year was not ideal: it would automatically rule out people who had not got their own transport and who would therefore be unable to attend and contribute/have an opportunity to understand the implications for them. (Demographics not considered adequately.) Greater consultation was/is required. E.g. all residents/business owners neighbouring all potential sites should have been re outcomes from Workshops so that they could at least feel that they have had an opportunity to contribute/understand possible intentions as with planning applications. Whose responsibility is this? ABC we think as per planning applications, or Parish council. This could still take place and might be diplomatic aswell as quite simply fair.	The participants at the workshop were invited by the Parish council themselves, as they felt they broadly represented the community. The workshop was held outside of usual working hours so that as many people could attend and was run in the village hall, a key local community facility. The minutes of the workshops were sent to the Parish Council for agreement prior to there publication in the Issues and Options report.

Biddenden

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/746	Mr Julian Dipper Kent County Council	Biddenden General	Support: The large extent of the two major sites submitted at Biddenden is disproportionate to the number of dwellings likely required, the size of the village and sensitivity of the local environment (extensive Conservation Area and SLA setting). Development should be contained within the built	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.

			confines of the village in line with sustainable policies.	
TRS/487	Mr and Mrs D Farris Agent: Mr Peter Spiller Spiller Associates	BID12	Support: This conclusion represents the balanced views of the local community and is supported by the planning analysis submitted to the Council in 2004. This Rep Supports the allocation of BID12 and provides detailed information regarding the site and how the site could be divided and provided in two phases. Rep states the submission site is in both practical and environmental terms the optimum site to meet future housing needs.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/14	Mr Graham Baldwin Kent & East Sussex Railway	Biddenden General	Object: The PK Produce site is relatively small and would not be large enough to support a community centre and its associated parking. This site is better suited for housing because it would have problems with parking and noise problems for nearby residents The community centre should remain in the heart of the village, where it has ample parking. There is little space for redevelopment of the village hall for local needs housing.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/913	Landowners at North Street, Biddenden Agent: Mr Alan Bishop Bishop Consultancy Ltd	BID17	Support: Site representation supporting site BID17. Outlines the findings of the inspectors' reports	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/770	Mr John Rymer- Jones Biddenden Parish	Question 11	Support: Community response from Biddenden Parish Council meeting. The meeting concluded that: 21-50 new dwellings can be accepted between 2005-	Noted

	Council		<p>2015 (Includes the 2 developments completed since 2015).</p> <p>Provision of affordable homes needed, especially for young families and the elderly. Further development should be retained within the village envelope.</p> <p>Biddenden Design Statement (2003) and the Parish plan should be adhered to and considered.</p>	
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Bethersden

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/808	<p>Mr Hugh Whittle</p> <p>Agent: David Orłowski Architects</p>	Beth02	<p>Object:</p> <p>This site is not just an open area, it is the village green, which represents a long history of community use. Existing policies protect this land from development and should be retained.</p> <p>The site has poor access and development would create unacceptable congestion in The Street and loss of amenity to the residents of Forgefield.</p>	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/809	<p>Mr Hugh Whittle</p> <p>Agent: David Orłowski Architects</p>	Beth04	<p>Support:</p> <p>The south side of this site could potentially provide alternative open space, due to its close proximity to the village hall and village centre.</p> <p>A safe site access is achievable and would not increase congestion on The Street. The Site has a high degree of visual containment.</p> <p>There is no history of community use onto the site.</p>	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/810	<p>Mr Hugh Whittle</p> <p>Agent: David Orłowski Architects</p>	Beth 06 07 14 and 17	<p>Object:</p> <p>These sites are isolated from the centre of the village and the village amenities. Development of these sites would promote social exclusion and will result in ribbon development. Development in this location would impact on the open countryside and be detrimental to the setting of the village. Some of this land may be better utilised for employment land</p>	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/811	<p>Mr Hugh Whittle</p>	Beth21	<p>Support:</p> <p>Development on the recreation ground will remove a</p>	Each potential development site will be appraised as part of the Sustainability

	Agent: David Orlowski Architects		valuable community asset. Relocating the recreation ground could adversely residential amenity elsewhere. The siting of new development should seek to minimize the impact on open spaces and the wider landscape.	Appraisal, a key background document informing the DPD.
TRS/897	Mr Hugh Whittle Agent: David Orlowski Architects	Beth04/ Bethersden general	Support: Housing should be located in the most appropriate locations, close to local amenities and transport links. Development should not be spread over a number of sites as a matter of principle. Open space should be a buffer against 'dense urban style development'. A development at Forge Hill, through a mix of housing types, sizes and styles is capable of sustaining the village character. New developments can help to stimulate the community, especially in areas where there is an elderly population. Affordable housing is better achieved on fewer, but larger sites. The village hall currently has underused parking spaces, development at Forge Hill would help bring these already provided parking spaces into a more productive use.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/343 TRS/893 TRS/894 TRS/895	Mr P Aelen Agent: David Hicken Associates	BETH02	Omission: The Core Strategy policy context is therefore appropriate for some development at Bethersden and this Rep outlines the attributes and central location of the BETH02 site: In respect of all other relevant planning policies site BETH02 has the ability to deliver housing in a central location, which is highly sustainable relative to other sites and importantly, can provide other village-related uses to the benefit of the settlement overall.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/812	Mr Hugh Whittle Agent:	Question 12	Object: Higher density does not necessarily mean a lower quality development. Large houses near the conservation area are actually out of character and denser development is	Noted

	David Orłowski Architects		more in keeping.	
TRS/747	Mr Julian Dipper Kent County Council	Question 13	Support: The key issue of local concern in Bethersden is the number of sites and their appropriate density. Higher density development than has occurred in the past should not be discouraged if it is well designed. There is an advantage in concentrating development where this can help promote and fund new infrastructure. However, it is accepted that there may be local environmental reasons and site related issues favouring a larger number of smaller sites.	Noted
TRS/813	Mr Hugh Whittle Agent: David Orłowski Architects	Question 13	Support: Delivery of affordable housing could be significantly reduced if development is spread over many small sites. Development should be promoted on the best most sustainable sites.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD. The delivery of affordable housing is a criteria which is taken into account through this Appraisal.
TRS/814	Mr Hugh Whittle Agent: David Orłowski Architects	Question 14	The 2003 parish plan is outdated and needs reviewing. The Parish plan needs to adapt and turn its wish list of benefits into reality. A full critical assessment of open spaces in the village is needed that recognizes the future role of the Village Green at the heart of the community.	The Parish Plan is completed by the Parish Council and will be updated as part of their work schedule. The Borough Council has produced an Open Space Audit which forms a key part of the evidence base for the DPD.

Aldington

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/748	Mr Julian Dipper Kent County Council	Aldington 9.11	Support: Welcome a community/sports facility opposite the school.	Noted
TRS/363	Mr Howard Moore Highways Agency	Aldington 9	Comments that we should acknowledge the lorry park issue within this dpd	The lorry park is not considered relevant to the DPD. This application is being dealt with by KCC.

TRS/891	Mr David Jarman Hobbs Parker	Aldington 9.27 and 9.28	Rep promoting and supporting ALD09 for inclusion in the DPD. Also supports development on North of village	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/889	Mr John Carter Hobbs Parker	question 15	Rep promoting an employment site at Homelands, Forge Hill (outside the confines of the village)	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/826	Ian Bull John Bishop & Associates	question 15	Stongly objects to new development on the northern side of the village. Promoting 06/14 site on the south. Site is pdl and will retain the shop use..	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/749	Mr Julian Dipper Kent County Council	question 16	All Aldington options except ALD05, 08, 10 & 11, the alignment of a Roman road runs through the village - Low level archaeology anticipated on sites which could be dealt with suitable conditions on a planning approval.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/666	Mr J C Burnham	question 16	Rep promoting land at by-the way frith road for development of 2 houses.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/33	Mrs CM Knight Aldington and Bonnington Parish Council	Question 16	Support the Aldington chapter in general	Noted
TRS/32	Mrs CM Knight Aldington and Bonnington Parish Council	Question 15	The majority of development should be located on the northern side of the village. However, consideration should also be given to other smaller sites to the south of the village on a case by case basis.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.

Tenterden

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/541	Ian Bull John Bishop & Associates	0.41875	Support the need for an identifiable and defensible boundary to the settlement and agree with the contention that the existing railway line acts as a clear boundary to the town.	Noted.
TRS/540	Ian Bull John Bishop & Associates	10.11	Support the principle of providing additional public open space as part of comprehensive development including open market and affordable housing provision.	Noted
TRS/542	Ian Bull John Bishop & Associates	10.2	Support the principle that Tenterden should grow in a 'lateral', rather than linear way, and that development would not be appropriate along the Appledore or Woodchurch Roads.	Noted
TRS/411	Mr and Mrs B Whitehead Price Whitehead Chartered Surveyors	10.24	Site TENT 04 along the Appledore Road at Leigh Green already benefits from two existing access points, and a substantial forecourt. It therefore appears inappropriate to show apparent use of the neighbouring land and access, which is outside of the Applicant's ownership, and which would significantly impact upon several other private users of our farm road and also the farming operation. It is also worth mentioning that units within the existing industrial estate appear to have proved difficult to let, and have frequently stood empty for long periods of time.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/491	Mr Peter Spiller Spiller Associates	10.26	Support Supports development of Tent 10 (on behalf of landowners of the site)	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/832	Helen Whitehead Price Whitehead Chartered Surveyors	10.33	Object This rep is supporting development of TENT15. It objects that the site is too far out and has access constraints.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/539	Ian Bull John Bishop & Associates	10:22	Support the principle of development on site TET07, as ranked by Group 2 at the Tenterden Workshop.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document

				informing the DPD.
TRS/538	Ian Bull John Bishop & Associates	10:23	Support land at westwell court	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/797	Mr James cleary Pro Vision Planning and Design	question 17	Support Promoting development of site 13- gives arguments saying in sustainable location with good access and was supported by previous LP insp.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/667	Mrs H Deackes Tenterden Town Council	question 17	Support Development should not focus on Appledore Rd area – just the TC	Noted
TRS/543	Ian Bull John Bishop & Associates	question 18	Object to statement that Tent 07 is unsuitable. Promoting site tent 07	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/544	Ian Bull John Bishop & Associates	Question 18	Supporting tent 07	See above
TRS/796	Mr James cleary Pro Vision Planning and Design	question 18	Objects to site Tent 07 being allocated. No access and visually intrusive.	See above
TRS/668	Mrs H Deackes Tenterden Town Council	question 18	Support devt of Tent 07	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/798	Mr James cleary Pro Vision Planning and Design	question 19	Support Housing should be chosen on sites that limit impact on the country side. Supporting development of tent13.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/669	Mrs H	question 19	Support devet should be close to TC not in countryside	Noted

	Deackes Tenterden Town Council			
TRS/799	Mr James cleary Pro Vision Planning and Design	question 20	Support Sites should be phased to ensure that they are successfully integrated and to provide continued housing supply. Release should be controlled by a phasing policy. Tent 13 should be included in 1 st phase.	The careful release of land for development is important in the rural areas to ensure settlements grow organically and are not overwhelmed by new development. The DPD has sought to include an appropriate phasing strategy.
TRS/670	Mrs H Deackes Tenterden Town Council	question 20	Support Agree phasing is important	See above
TRS/800	Mr James cleary Pro Vision Planning and Design	question 21	Support People should walk/cycle to town from new development. Tent 13 would enable this. Land to west of settlement not well screened.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/671	Mrs H Deackes Tenterden Town Council	question 21	Support Developents of this scale must be supported by infrastructure. Prefer larger sites so open space and community facilities will be provided.	The DPD seeks to ensure that any needed infrastructure generated by development is delivered in the appropriate way. This may be in the form of on-site or off-site provision.
TRS/834	Helen Whitehead Price Whitehead Chartered Surveyors	Tent 17	Object Promoting and supporting site 17. Disagrees about access comments. Should be assessed as a potential site	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/730	Mr Julian Dipper Kent County Council	All Tent sites	Tent 20 If developed must be sympathetic to historic landscape character. Does not support development here. Tent 10 and 26 fall within high weald AONB. Public transport needs to be improved – supports paras 10.16 and 10.17 Cycle route between st Michaels and tenterden already under construction. Thinks additional parking with make traffic problems worse – not better.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.

TRS/833	Helen Whitehead Price Whitehead Chartered Surveyors	Tent16 and Tent 17	Object Promoting and supporting tent 16. Disagrees with comments made about location and access. Could provide affordable key worker housing.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/202	Mr John Floydd John Floydd & Associates	q18	Support The increased rural housing allocations is welcomed. Whilst general support is given to the inclusion of the site identified as TENT07 for allocation for residential development, it is considered that the adjacent site, identified as TENT08 offers a more readily available option for immediate development.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/203	Mr John Floydd John Floydd & Associates	q19	Supporting Tent 08 a/a	See above
TRS/204	Mr John Floydd John Floydd & Associates	q20	Object to phasing – supporting tent 08 a/a	The careful release of land for development is important in the rural areas to ensure settlements grow organically and are not overwhelmed by new development. The DPD has sought to include an appropriate phasing strategy.
TRS/205	Mr John Floydd John Floydd & Associates	q21	Omission There are serious concerns and reservation regarding the apparent dismissive approach to the consideration of the site identified as TENT08	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/214	Mr P Aelen David Hicken Associates	Qu17	Support tent 18	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/215	Mr P Aelen David Hicken Associates	Qu19	Object the view of the Workshop that development should be focused firstly on land within Tenterden is rejected as being prejudicial to the adopted Core Strategy and the special character of the area. In addition, such a strategy would be incapable of securing adequate affordable housing and other necessary and beneficial community	Potential development sites to the south of the High Street, in close proximity to the wide ranging services present in the town, were highlighted through the workshop process. The relative sustainability merits of this approach will be assessed through the sustainability appraisal. This appraisal will

			facilities through appropriate allocation on undeveloped land.	include affordable housing delivery and impact on the landscape.
TRS/216	Mr P Aelen David Hicken Associates	Qu20	Support Whilst it is recognised that phasing will be required in accordance with policy CS6, it is considered that so as to ensure that the DPD is capable to reacting to changing circumstances there should be a review of the plan before 2013. This will enable a reconsideration of the phasing regime so that this can be adjusted accordingly.	The DPD seeks to provide flexibility on this issue. The DPD suggests that a formal review of the plan will be required after the Core Strategy is reviewed and adopted. In addition, the DPD, through the AMR process, will monitor the delivery of housing supply in the rural area. Should there be a need to, this approach would allow for suitable Phase 2 sites to come forward earlier.
TRS/217	Mr P Aelen David Hicken Associates	Qu21	Support The suggestion that there was a need for more open space and that this was important to secure sustainable communities is welcomed and supported. The view that there is a particular need for recreation grounds providing sports facilities is acknowledged. Support Tent 18	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/105	Mr Howard Courtley Courtley Consultants Ltd	Tent 07	Object Development at area Tent07 would be unsustainable and be visually exposed to the open countryside to the north.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/104	Mr Howard Courtley Courtley Consultants Ltd	Tent 18 19 and 13	Object Development should not focus around Appledore Rd as this location is not sustainable. These locations are a considerable distance from the towns central facilities and will encourage car travel to the High St and the employment area of Small Hythe Rd. It will also lead to congestion and road safety issues. The site is also visually exposed to the open countryside to the north and west.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/106	Mr Howard Courtley Courtley Consultants Ltd	Tent25	Support We support the principle of focusing development within access to Tenterden facilities and meeting the Inspectors new housing figures of 500 dwellings. We suggest Tent 25 land off Small Hythe Rd meets these objectives. For both employment and housing	Noted / See above
TRS/107	Mr Howard Courtley Courtley	Tent25	Object Development on site Tent 25 Land off Small Hythe Rd for either or both employment or housing would be	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document

	Consultants Ltd		sustainable with good pedestrian /cycle access onto the High St. It is adjacent to the existing employment area off the existing Rd and can easily be incorporated into the urban landscape of the town. We also agree that the site could be considered as part of a proposed Master Plan as suggested in the report.	informing the DPD.
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High Halden

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/549	Mrs GA Jewell	11	Object This Rep supports allocation of HIGH01, as it is not remote from High Halden, it is near to bus stops, it is nearer the shops than high Halden, it would not erode the visual impact as it already has Chestnut trees planted at the entrance, the site lines are good and the speed limit is going to be extended to London Beach	The Core Strategy does not identify High Halden as a suitable rural settlement to attribute allocated development to. However suitable development sites within the settlement can come forward in principle.
TRS/751	Mr Julian Dipper Kent County Council	11.5	Object: Kent highways services would not consider the access from High Halden onto the A28 to be an accident hotspot and would therefore not propose any junction improvements.	See above
TRS/583	Owners of HIGH22 Agent: Mr Graham Norton, Strategic Land Kent	Question 22	Support: Yes- the western area of the village is more suited to accommodate future development.	See above
TRS/367	Owners of HIGH22 Agent: Mr Graham Norton, Strategic Land Kent	paras 11.28 to 11.29	Object We express disappointment that High Halden has been removed by the Inspector from the list of Tier3 settlements. This is because the village has not scored highly, due to the removal of the Village shop. The positive nature of the Economic aspects of the village should be reconsidered, if our site (HIGH22) is to come forward as	Noted / see above

			this would increase the score of the SA.	
TRS/584	Owners of HIGH22 Agent: Mr Graham Norton, Strategic Land Kent	question 23	Support Yes- High18 or part of it, represents an important 'green gap' for the village.	See above
TRS/822 TRS/862	Jarvis homes Agent: Ian Bull. John Bishop Associates Mr C Highwood Agent: Ian Bull. John Bishop Associates	Question 24	Object The emerging Tenterden and Rural sites DPD should reflect the Inspectors binding changes and delete High Halden as a third tier settlement.	See above
TRS/750	Mr Julian Dipper Kent County Council	Question 24	Support The local school is considered to have sufficient capacity to meet the current and forecast demand for pupil places from existing housing stock. In rural settlements the size of housing allocations is unlikely to provision of a new school.	Noted
TRS/588	Owners of HIGH22 Agent: Mr Graham Norton, Strategic Land Kent	Question 24	Omission Rep supporting site HIGH22 as a good site for development including, residential, open space, affordable homes and community facilities, e.g. village hall car park. Rep offers reasons for inclusion including, central location, close to amenities, will not harm conservation area, no loss of agriculture holding, site large enough to provide open space and a potential village hall carpark. The owners of field H22 were not informed of the LDF process and the workshops.	See above

Woodchurch

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/490	Mrs L Barnes Agent: Mr Peter Spiller	12.15	Object: Wood12 should be the preferred place for any new housing because the impact on the open spaces of the village would be less and the impact on the wider landscape would be minimal. A safe access to the site can be achieved and the site is not in the Conservation Area. It is close to village amenities.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/752	Mr Julian Dipper Kent County Council	Question 25	Support: KCC agrees. Increase to the open space within the green should be sought. Woodchurch Parish Council has previously requested more footways in the village.	Noted

Rolvenden

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/753	Kent County Council Julian Dipper	Question 28	The development of site ROLV 04 would need to take in to consideration the alignment and requirements for public footpath AT38.	Noted Promoting non-car based transport and movements within new developments is a key consideration in creating sustainable developments. Existing Public Rights of Way should be protected and enhanced where possible, connecting new developments to the existing network.
TRS/917	Judith Norris Limited Ms Amanda Nye	ROLV11	Site promotion information for ROLV11 suitable extension for housing	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.

Wye

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/498	R.Baker, M.Bushell &	14.3	Object: It is important to engage imaginatively in the future	The strategic approach in relation to the college is already established in the Core

	P. Houchin Agent: Mr Robert Stevenson John Bishop & Associates		planning of the village and the suggestion that this should be placed on hold because of the uncertainty about the college is transparent prevarication.	Strategy. The DPD's approach to this issue is considered consistent with the Core Strategy.
TRS/486	Richard Long Agent: Mr Peter Spiller Spiller Associates	14.48	Support: The conclusion of the workshop represents the balanced view of the local community. The conclusion is supported by the planning analysis submitted to the council on 15 th March 2007. See attached	Noted
TRS/510	R.Baker, M.Bushell & P. Houchin Agent: Mr Robert Stevenson John Bishop & Associates	14.49	Object: The following comments respond to the bullet points set out as a summary of the workshop conclusions: The scale of development to be accommodated at Wye has already been established through Policy CS6 It will be impossible to accommodate the required provision of new homes and new jobs without developing new sites. New sites need to be identified and properly developed to the highest standards A strategy of small clusters of small houses will not work because the sites simply do not exist and even if they did they would not deliver the new homes (including affordable homes), new jobs and community facilities which are required. Whilst there is a strong case to be made for employment uses on the Wye College land, uncertainty about this must not prevent the Local Planning Authority from pressing ahead with the proper planning for future development requirements. It is insufficient simply to rely on existing homes and jobs for the future prosperity of the village.	Wye is a relatively sustainable rural settlement as established through the Core Strategy. The DPD has sought to allocate residential development sites in the most suitable locations, supported through the sustainable appraisal process. The DPD's approach to the college site is considered to be the most appropriate in the circumstances, reflecting the importance of the college and its potential future role. This overall approach is considered consistent with the Core Strategy.

TRS/499	R.Baker, M.Bushell & P. Houchin Agent: Mr Robert Stevenson John Bishop & Associates	14.5	Object This paragraph is based upon faulty reasoning, it assumes that development close to the settlements centre is compact and that any other development is sprawling. This is a naive view of town planning. Any new development, whether it is close to the settlement centre or not must be well planned.	Potential development sites will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD. The relationship to a settlement's built character, alongside impact on the landscape setting are considerations in this process.
TRS/500	R.Baker, M.Bushell & P. Houchin Agent: Mr Robert Stevenson John Bishop & Associates	14.7	Object: The Workshop appears to have ignored the strategic context of Policy CS6. Through CS6, Wye represents the second tier of settlement hierarchy and as such it will be one of the principal focal points for the provision of new homes and jobs within the rural areas of Ashford Borough. It was clearly unrealistic of the Workshop to say that development should be so compact as to prevent development outside the current village confines. The opportunities for such development simply do not exist.	The participants at the workshop were aware of the Core Strategy position although they were free to express their views in an unrestricted way. The outcomes of the workshop represent an important strand in the evolution of the policy. The DPD has sought to allocate the most suitable development sites at Wye, supported by the sustainability appraisal. This is considered consistent with the Core Strategy.
TRS/501	R.Baker, M.Bushell & P. Houchin Agent: Mr Robert Stevenson John Bishop & Associates	14.9	Object The suggestion seems to be that a significant part of the new housing envisaged by Policy CS6 will be achieved by the change of tenure arising from the withdrawal of Imperial College. This paragraph is further evidence that the findings of the Workshop are weighted very heavily in favour of protecting the status quo. The rationale of the Workshop is that participants should be motivated to engage. However, those who stand to gain the most from new housing and employment infrastructure in Wye ie those who will take up new homes and new jobs have no voice in the process.	The workshop process was an opportunity for an invited cross section of the community to have their say on matters affecting their locality. The outcomes of the workshops are included in the 'Issues and Report' and have been subsequently released for public consultation, ensuring everyone has the opportunity to input.
TRS/365	Mr Howard Moore Highways Agency	14 Wye	Omission The Highways Agency is aware that Imperial College were considering considerable investment in the campus but that these plans did not come to fruition. Work carried out at the	Noted The Highways Agency will be consulted at the appropriate stage in the process.

			time identified that access might be an issue. Therefore, the HA would want to be consulted on any further proposals regarding this site, especially for the M20 junctions.	
TRS/502	R.Baker, M.Bushell & P. Houchin Agent: Mr Robert Stevenson John Bishop & Associates	14.10	Object The whole of the Workshop would appear to have been conducted without reference to the capabilities of individual sites to deliver viable housing development. The participants may have been misled into thinking that what is popular will be translated into adopted plans. When it comes to the independent examination of the DPD, the Inspector will be concerned primarily with the quality of reasoning behind the allocations and how well founded this is in terms of available evidence in regard to opportunities and constraints.	The workshop process was an opportunity for an invited cross section of the community to have their say on matters affecting their locality. They were made aware of the wider planning process and the planning issues facing the settlement. In addition, the DPD approach is supported by an extensive evidence base.
TRS/497	R.Baker, M.Bushell & P. Houchin Agent: Mr Robert Stevenson John Bishop & Associates	14:1 and 14:2	Object Regrettably, it would appear that the concern from some members of the Workshop about new development in the village prevented the Workshop from fully engaging with the issues at hand and the requirement for homes and jobs and the role of the village in the future. As an exercise in exploring development opportunities and constraints at Wye, the report set out in section 14 of the issues and Options Report is a wasted opportunity. One of the Workshop groups appears to have latched onto the well known tactic of proposing development in the most constrained location as a means of slowing down or totally preventing development. This makes no worthwhile contribution to a balanced discussion of the real development opportunities.	Noted
TRS/503	R.Baker, M.Bushell & P. Houchin Agent: Mr Robert Stevenson	14:18 14:19 14:20	Object Here the Workshop appears to have engaged with some of the high priority issues by signifying the need for facilities for younger residents. However, as with all of the reported discussion from Wye Workshop, the ideas are truncated by the evident desire to	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.

	John Bishop & Associates		<p>prevent new development.</p> <p>A more imaginative approach would be to see new homes and new jobs combined with these new community facilities.</p> <p>A balanced package of development including new homes, new community facilities and an element of new employment provision is perfectly feasible provided that an appropriate area of land is released.</p> <p>The Oxenturn Project known as site Wye -09 represents the best site to deliver this.</p>	
TRS/505	<p>R.Baker, M.Bushell & P. Houchin</p> <p>Agent: Mr Robert Stevenson John Bishop & Associates</p>	WYE02	<p>Object</p> <p>Development to the west of the main railway line should be limited to previously developed land, as in the case of the former oil depot. The large greenfield site in Harville Road would be poorly related to the existing form of the settlement.</p>	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/506	<p>R.Baker, M.Bushell & P. Houchin</p> <p>Agent: Mr Robert Stevenson John Bishop & Associates</p>	WYE03	<p>Object</p> <p>The strong support for this site is understandable but it has very limited site capacity and will not itself meet development requirements over the DPD period, particularly if there is mixed use development, as envisaged by the Workshop</p>	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/507	<p>R.Baker, M.Bushell & P. Houchin</p> <p>Agent: Mr Robert Stevenson John Bishop & Associates</p>	WYE05	<p>Object</p> <p>The idea of part of the site being given over to station car parking goes back many years to one of the earlier iterations of the Ashford Local Plan. However, the fact remains that the site is in private ownership and is unlikely to come forward for anything other than residential development. This sites capacity is limited and it would make a small but worthwhile contribution to housing requirements in the village.</p>	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/909	Mr Mark	WYE05	Support	Each potential development site will be

	Smithson Agent: Mr Robert Stevenson John Bishop & Associates		The site should be included for residential development (see previous submissions)	appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/508	R.Baker, M.Bushell & P. Houchin Agent: Mr Robert Stevenson John Bishop & Associates	WYE06	Object It is surprising that this proposal would be given any credibility given the severe vehicular access constraint	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/739	Mr Julian Dipper Kent County Council	WYE03 and WYE 12	Support These two sites have potential for Roman, early medieval remains and medieval remains associated with Wye Court.	If it is likely that archeological remains are present on any potential development site the applicant would be expected to carry out an archeological survey at the time of submitting the application.
TRS/733	Mr Julian Dipper Kent County Council	WYE09	Support It will be difficult to accommodate 110 new dwellings in the village without conflict with the purpose of the AONB designation that surrounds the main part of the village (east of the railway). Site Wye 9 seems particularly large and intrusive.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD. This will assess any impact on Areas of Outstanding Natural Beauty.
TRS/509	R.Baker, M.Bushell & P. Houchin Agent: Mr Robert Stevenson John Bishop & Associates	WYE09	Object Representation supporting the allocation of site WYE09. This is the site with the best potential to make a significant contribution to the village in terms of new homes, new jobs and community facilities.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/738	Mr Julian Dipper Kent County Council	WYE10	Support Bronze Age and roman remains have been found nearby and may extend into this site. However, development with archaeological measures may be possible on this site	See response to TRS/739
TRS/740	Mr Julian	WYE14 and	Omission:	See response to TRS/739

	Dipper Kent County Council	infill in settlement centre.	These sites lay close to the scheduled ancient monument of Wye college. There needs to be consideration of the SAM and of the remains which may still survive underground	
TRS/511	R.Baker, M.Bushell & P. Houchin Agent: Mr Robert Stevenson John Bishop & Associates	31	Object Development on the north side of the village would seriously damage the landscape setting of the village and wider views across the Strour Valley, particularly towards the church. These are some of the most sensitive views in the County of Kent. In any event, the highway infrastructure has no capacity for such development. The Junction of Olantigh Road with Scotton Street is very substandard and with no opportunity to improve the situation given that it is surrounded by historic buildings	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/512	R.Baker, M.Bushell & P. Houchin Agent: Mr Robert Stevenson John Bishop & Associates	Question 32	Object There should be no development of greenfield sites to the west of the railway line. Redevelopment of previously developed land on a modest scale should be permitted.	Noted
TRS/513 TRS/734	R.Baker, M.Bushell & P. Houchin Agent: Mr Robert Stevenson John Bishop & Associates Mr Julian Dipper Kent County Council	Question 33	Object Development focussed on a small number of larger sites can deliver vastly greater benefits to the existing community and new residents and employees than a scattering of smaller sites. However the trade-off needs to be considered against potential environmental impacts.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/514	R.Baker, M.Bushell &	Question 34	Object The Wye College complex should be the focus of	The strategic approach in relation to the college is already outlined in the Core

	P. Houchin Agent: Mr Robert Stevenson John Bishop & Associates		concerted effort to bring new educational and employment uses into the village	Strategy. The approach as set out in the DPD is considered to be the most appropriate in the circumstances and consistent with the Core Strategy.
TRS/735	Mr Julian Dipper Kent County Council	Question 34	Support The document should state clearly what Imperial College now envisage for the site. If the education use is still substantial, it should be retained in Wye, but if not the priority should be to protect and enhance the historic village and its landscape setting. This may mean a primarily residential use for the buildings. When developing any vacant land, scale and the character of the village should be considered. There needs to be an objective assessment of possibilities and a design and viability study.	See above.
TRS/890	Mr E Long Agent: Mr Eoin O'Connor Hobbs Parker	Question 35	Omission New site submission- land to the south of the surgery.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.

Challock

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/489	Mr and Mrs Lathwell-Fisher Agent: Mr Peter Spiller Spiller Associates	15.21	Support This site is in support of site submission CHAL09. It suggests the site should be included for the following reasons: -it would meet a need. -there is an appropriate access from the highways Agency. -it could fit 5 dwellings.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/918	Mr and Mrs Batch	Chal12	Support New site submission at Brisley Farm Challock. Labelled for	Each potential development site will be appraised as part of the Sustainability

	Agent: Mr Alan Bishop Bishop Consultancy Ltd		our reference as CHAL16	Appraisal, a key background document informing the DPD.
TRS/183	Catherine Hughes Catherine Hughes Associates	Question 36	Support We support the view that the Green Lane area and the area to the south of The Lees are particularly visually important aspects of Challock's character. Long views out across the AONB from the village are only possible to the south and thus need to be protected, while the Green Lane area is predominantly rural in character.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/754	Mr Julian Dipper Kent County Council	Question 37	Object Regarding the roundabout on the A251 and A252 junction: The incidence of crashes is monitored continuously, but the roundabout is not regarded as a hotspot. Village traffic calming has a very poor record, in that the kind of measures needed to achieve reductions wanted by residents are visually intrusive, and may need lighting in an unlit area.	Noted
TRS/184	Catherine Hughes Associates	Question 37	Support We support the conclusions of the community workshop that development should be located within easy walking distance of the village centre and the services it provides.	Noted
TRS/754	Mr Julian Dipper			
TRS/179	Catherine Hughes Associates	Question 38	Support We support the continued inclusion of Challock in the third tier of settlements as identified in Policy CS6 of the Core Strategy and the suitability of site CHAL06 for small scale housing development. The development of this site, in the centre of the village, has long been supported by the parish council and local residents and we welcome the fact that such history of support is reflected in the results of the Challock workshop. The site is unconstrained with straightforward direct access onto the A252 and, of the Challock sites submitted, the most centrally located.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/188	Catherine	Question 38	Object	The summary about the outcomes of the

Hughes Catherine Hughes Associates			<p>The results of the Challock Workshop, p82 "Favoured Development Sites Identified at Workshop" do not bear out the statement in paragraph 15.20 that CHAL08 was "strongly favoured for housing". CHAL08 was only identified by one of the two groups in contrast to the southern half of CHAL11, namely CHAL06, which was identified and supported by both groups, as stated on p82. We therefore request that the phrase "Overall this site was strongly favoured for housing" is removed from paragraph 15.20 as it is misleading, implies that this site received the most support which was not the case and is therefore an inaccurate reflection of the conclusions of the workshop. We would suggest that this phrase should instead be included in paragraph 15.19 to reflect the outcomes of the workshop and the long standing support of the parish for the development of housing on CHAL 06.</p>	workshops were sent to the Parish Council for verification, before they were included in the Issues and Options Report
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Hamstreet

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/364	Mr Howard Moore Highways Agency	16 Hamstreet	Omission: Impact on the SRN and the A2070 trunk road must be considered.	Noted. The highway Authority will be consulted on potential site allocations.
TRS/892	Mr David Jarman Hobbs Parker	Ham 01 16.16 - 16.18	Object: Promoting HAM01 site for mixed use development. Give details as their original submission.	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/755	Mr Julian Dipper Kent County Council	Question 39	Support Development may affect school capacity but this will be dealt with on development basis and school may need to be extended.	Noted – any appropriate contributions from development will be secured through Section 106 agreements.
TRS/675	Mrs S Stiffel Orlestone and Stanhope Parish Council	question 39	<p>Objects to large scale development that would mean a loss of community spirit and change its character. Accept that organic growth is required to sustain the village. Were happy with 75 new dwellings but not 110.</p> <p>Opposed to any development south of Kingsnorth towards the village. Would like to keep hamstreet a village and not connect to Ashford.</p>	<p>Noted. The Core Strategy establishes the broad quantum of development attributed to Hamstreet. The impact of any development sites will be assessed through the Sustainability Appraisal process.</p> <p>No residential allocation is promoted at Kingsnorth village.</p>

			<p>Would like a settlement boundary drawn on the map.</p> <p>Support development on HAM10, 07 and 12 followed by 05. HAM01 considered outside settlement boundary. HAM02 and 03 should be considered for employment use along with 08 and 09.</p> <p>Affordable housing required for younger residents. 2/3 bed housing. Would like reassurance that improvements will be made to parking at the school, and community facilities.</p>	<p>The Council questions the need to draw the confines of settlements on a proposals map. The textual definition has been used successfully in the past to resist inappropriate development in the rural area. In any event simply drawing a line will not result in fewer planning applications as the discussion would surround where the line is drawn. In addition every time a decision is made, the map will need to be altered to reflect the current position. Finally, the Borough includes a large number of rural settlements which are considered suitable for windfall housing development. A line would need to be drawn for all of these settlements.</p> <p>The approach set out in the Core Strategy will ensure that affordable housing is delivered on qualifying sites within the rural area.</p> <p>Development will be required to make contributions, secured through Section 106 Agreements, towards needed infrastructure.</p>
TRS/108	Mr P Aelen David Hicken Associates on behalf of landowner of Ham02/03	Qu 39	<p>Support: The proposed extension of land at Lancaster Close is recognised as a sustainable option for development. The location of our client's land (sites HAM02 and HAM03) is adjacent to the existing development at Orlestone View and these sites have already been subject to a Sustainability Audit submitted to the Ashford Borough Council as part of the consultation process leading to the preparation of the Tenterden & Rural Sites DPD.</p>	<p>Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.</p>
TRS/109	Mr P Aelen David Hicken Associates on behalf of landowners of HAM02/03	Qu 40	<p>Promoting HAM02/03: The use of land at Parker Farm, (sites HAM02 and HAM03) as an extension to the existing housing development at Orlestone View is considered to be a sustainable option to provide for a small scale development on the western side of the village.</p>	<p>Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.</p>

TRS/30	Mr P Aelen David Hicken Associates on behalf of landowners of HAM10 and 12	Qu 41	Support: The use of HAM10 and HAM12 for development as proposed by the Workshop are agreed and supported	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
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Rural Planning Policy Issues

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/254	Westwell Parish Council	17	Omission The maintenance and protection of such quality rural areas close to the urban area should have policy support in the Rural DPD either as an explicit urban fringe policy as indicated in the regional plan (RPG 9), or more positively as part of the important setting of Ashford.	Noted – It is considered that this issue relates more to the urban area than the rural area and therefore should be covered in either the Urban Sites DPD, or the Chilmington Green / Cheeseman’s Green Area Action Plans.
TRS/4	Mr Steven Penny	17.4	Omission Any 'review' of policy HG6 should recognise the importance of minor and infill development in all the sites mentioned. Both are an important part of the organic growth within these villages, as opposed to large scale developments which threaten a village's identity. HG6 should specifically provide for this in the villages not included in the Tenterden and Rural Sites DPD.	The DPD includes a review of saved policy HG6 and sets out a policy framework for allowing suitable development to come forward within a range of suitable settlements.
TRS/699	Westwell / Brabourne / Smeeth Parish Councils Ms Susan Wood	RPG9	Omission The maintenance and protection of such quality rural areas close to the urban area should have policy support in the Rural DPD either as an explicit urban fringe policy as indicated in the regional plan (RPG 9), or more positively as part of the important setting of Ashford..	Noted – It is considered that this issue relates more to the urban area than the rural area and therefore should be covered in either the Urban Sites DPD, or the Chilmington Green / Cheeseman’s Green Area Action Plans.
TRS/258	Westwell Parish Council		Omission: There should be policy support for transport innovation to make rural areas that cannot justify viable scheduled bus services less car dependent.	Noted, although it is considered that many of the points raised are beyond the policy coverage of the DPD.

			<p>Work is needed to explore how to make cycling and walking more practical and safer on rural roads.</p> <p>The rural DPD needs to note the severe transport impacts caused by unofficial lorries parking on the verges and layby of the A20 in Westwell.</p>	
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Issue A – The Phasing of the Development Allocations

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/252	MS LOIS TILDEN Egerton Parish Council	18 Issue A 1	Supports option A1 or a hybrid of A1 and A2 options. Identify all sites and phasing or just phase 1.	Noted
TRS/347	Mr John Carter Hobbs Parker	A1	Option A1 is not supported; with the small number of sites to be allocated, specifying the phase for development for each site would be likely to hold back the provision of housing in the rural areas. It should be noted that the allocation of a site will not automatically lead to it coming forward at a particular time.	The Core Strategy identifies a phasing approach to the release of residential development allocations in the rural area. The need to phase development in the rural area is needed as history has shown the majority of allocations are developed promptly. Therefore a careful and managed release of development sites is required to avoid an over-supply in the early years of the Plan period.
TRS/756	Mr Julian Dipper KCC	A1	Phasing must not be seen as arbitrary but rooted in the delivery of wider planning objectives – ie developing brownfield first and availability.	Noted
TRS/374	Mrs J Hancock Kingsnorth PC	A1	Support option A1 – identify all sites with phasing of each site	Noted
TRS/120	Miss Jenny Mills Mersham	A1	Communities involved should be given more certainty of knowing where development is likely to happen immediately as well as in the long term.	Noted. Once development sites are adopted, the community will gain a greater degree of certainty about where

	and Sevington PC			development is likely to take place.
TRS/494	Mr Robert Stevenson John Bishop	A1 A2 and A3	Option A3 is supported ie the sites needed to 2021 should be allocated without any phasing restrictions. There is no justification for such phasing restrictions at Wye given the relatively low numbers concerned. In this context, phasing restrictions will merely serve to undermine the viability of the project in terms of delivery of new homes (including affordable homes) new jobs and community facilities	The Core Strategy identifies a phasing approach to the release of residential development allocations in the rural area. The need to phase development in the rural area is needed as history has shown the majority of allocations are developed promptly. Therefore a careful and managed release of development sites is required to avoid an over-supply in the early years of the Plan period.
TRS/346	Mr John Carter Hobbs Parker	A2	Option A2 is not supported for the same reason as above; the overall result would be to delay the provision of housing in the rural areas.	Noted
TRS/400	Paul Northfield Warehorne PC	A2	Support option A2 – only identify phase 1.	Only identifying the first phase would be inconsistent with the Core Strategy which runs until 2021. In addition Government Guidance encourages LPA's to show a consistent 5 year housing land supply in its Development Plan Documents.
TRS/345	Mr John Carter Hobbs Parker	A3	We support Option A3, allocate all sites needed to 2021 without any phasing restrictions.	Noted
TRS/547	Ian Bull John Bishop	A3	We are below structure plan target and HT indicates we will stay below target for some time so phasing is not required.	The DPD's overall housing number is consistent with the approach set out in the Core Strategy.
TRS/861	Ian Bull John Bishop	A3	Duplicate of 547 and 823 rep above	Noted
TRS/823	Ian Bull John Bishop	A3	Duplicate of 547 and 861 rep	Noted
TRS/585	Mr Graham Norton	A3	Support option A3 – no phasing	Noted
TRS/35	Mrs CM Knight Aldington & Bonnington PC	ISSUE A	A2. Allocate only those sites needed to be developed in Phase 1 and review the DPD subsequently to separately allocated sites for Phase 2.	Only identifying the first phase would be inconsistent with the Core Strategy which runs until 2021. In addition Government Guidance encourages LPA's to show a consistent 5 year housing land supply in its

				Development Plan Documents.
TRS/704	Linda Hedley High Halden	Option A2	Support option A2 – phase 1 sites only	Noted

Issue B: The Identification of the village confines of rural settlements

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/5	Mr Stephen Penny	19.7	<p>Omission: A boundary line should be drawn on the proposals map. This would avoid confusion and costly planning enquiries.</p> <p>It is nonsense that a house can be deemed to be within the boundary of a village, while it's garden is deemed outside of the boundary.</p> <p>If the Council recognises a property's legitimacy, it should be included within the village boundary in it's entirety (included garden).</p> <p>Any agricultural land attached to the property should be considered countryside and kept outside of the boundary.</p>	<p>The Council has historically relied on a written definition to define the confines of rural settlements. Generally, this has proved to be a successful approach and supported at numerous planning appeals. Over time and case history, the boundary tends to become established.</p> <p>By adopting an alternative approach, the Council would need to draw a defensible and robust boundary around all settlements that are deemed suitable locations for windfall housing development.</p> <p>In addition, the curtilage beyond the built form of a rural settlement, including associated back garden areas, paddocks and small ancillary buildings offer a different and more open character to the footprint of built development that marks out the urban extent of a settlement and marks a subtle transition from the established built form of the rural settlement into the countryside beyond. Built development should not encroach into these areas, to ensure their established and pleasant semi rural character is not eroded.</p>
TRS/375	Mrs J Hancock Kingsnorth Parish Council	19 B2	<p>Support: The identification of the village confines- should continue with the existing approach but review the definition.</p>	Noted

<p>TRS/152</p>	<p>The owners of land at Rook Toll, Boughton Lees</p> <p>Agent: Mr P Aelen David Hicken Associates</p>	<p>19 Issue B</p>	<p>Support:</p> <p>Site promotes development of the Rook Toll site at Boughton Lees and should be read alongside the Planning Brief of September 2004. The brief remains relevant and provides plans for minor scale housing development.</p> <p>Revised Development Plan regulations under PPS12 of June 2008 state that the Borough Council's Proposals Map for the DPD should 'allocate sites for particular land use and development proposals included in any adopted development plan document and set out the areas to which specific policies apply' (para 8.2). This revised approach supersedes previous guidance and renders the current written approach obsolete.</p> <p>In this context there is a need to redefine the built confines of existing villages so as to establish the extent of their areas within which new development is regarded as being suitable in principle. This should focus on previously developed land.</p> <p>The current approach of the Borough Council not to show such boundaries on the Proposals Map is therefore contrary to the latest guidance and must be revised to comply with PPS12.</p> <p>The Inspector recently examining the Ashford Core Strategy was critical of the approach used by the Borough Council that did not involve any real analysis of the needs of the rural area for new development. This left the requirements of the rural population open and failed to plan adequately for the long term development of rural settlements.</p> <p>His view was that although the Borough Council's intended approach was to concentrate specific housing allocations at the larger rural settlements based on a three tier classification; this did not 'preclude small scale infill or similar development' at other settlements (Rpt para 4.214). Provision of small scale redevelopment</p>	<p>Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.</p> <p>The Council has historically relied on a written definition to define the confines of rural settlements. Generally, this has proved to be a successful approach and supported at numerous planning appeals. Over time and case history, the boundary tends to become established.</p> <p>This approach is considered consistent with Government Guidance.</p>
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			<p>using 'brownfield' sites at such settlements is thus an appropriate policy response. This should be reflected in the updated policy framework and applied to smaller rural settlements below the proposed third tier such as Boughton Lees. This policy approach defining the confines within which small scale development or redevelopments will be acceptable should be defined on the Proposals Map.</p> <p>There is thus a need to identify the boundaries of existing settlements so as to provide firm guidance on the confines of existing villages where development of a suitable scale can be permitted and on the specific extent of development allocations. This guidance should apply not only to the larger settlements but to the smaller settlements using site specific appraisals.</p>	
TRS/264	MS LOIS TILDEN EGERTON PARISH COUNCIL	B1	<p>Support</p> <p>Egerton PC comment :In view of the cost and effort that would be involved in changing the existing approach (and the problems likely to arise if trying to define areas precisely) B1 is best; if it working anyway then stay with it; if not, B2</p>	Noted
TRS/401	Paul Northfield Warehorne Parish Council	B1	<p>Support</p> <p>B1-The approach of defining the confines of the settlement should continue with the existing approach.</p>	Noted
TRS/495	R.Baker, M.Bushell and P. Houchin Agent: Mr Robert Stevenson John Bishop & Associates	B1 B2 and B3	<p>Support</p> <p>Option B1 is supported ie a continuation of the existing approach of defining the confines of the settlement by a written definition</p> <p>Settlement boundaries shown on proposals maps are an unnecessary rigid policy constraint</p>	Noted
TRS/121	Miss Jenny Mills Mersham & Sevington Parish	B2	<p>Support</p> <p>The definition needs to be more clearly explained in terms of what constitutes 'continuous development'. The term 'village envelope' is sometimes used. Is this the same as 'village confines'.</p>	Noted

	Council			
TRS/368	Anonymous Client Agent: Helen Whitehead Price Whitehead Chartered Surveyors	B2	Support Supports Option B2, the current definition is subjective and open to interpretation. However, drawing a line around a settlement prevents common sense from being applied and could be more restrictive and detrimental to existing communities.	Noted
TRS/348	Mr John Carter Hobbs Parker	B3	Support We support Option B3, for all of the rural settlements. This approach would give greater certainty to development proposals; it would also enable the village confines to be established through the independent examination process.	See response to TRS/5 above
TRS/757	Mr Julian Dipper Kent County Council	B3	Support KCC would prefer the certainty provided by mapping the confines including the advantages this provides in monitoring the location of development.	See response to TRS5/above
TRS/36	Mrs CM Knight Aldington and Bonnington Parish Council	ISSUE B	Support B2. Continue with this existing approach but review the definition.	Noted
TRS/526	Mrs Emily Neighbour Appledore Parish Council	Issue B	Support That the confines of Appledore be reviewed and that Appledore parish council be involved closely in the discussion and decision making process.	Noted
TRS/705	Linda Hedley High Halden Parish Council	Option B1	Support Continue the existing approach (B1) An individual approach should be used and each site looked at on its own merits.	Noted

Issue C – ‘Windfall’ Housing Policy

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/122	Miss Jenny Mills Mersham and Evington PC	C1	None of the options helps villages such as Mersham identify local needs housing sites.	Local needs housing is delivered through an exception site policy and therefore the DPD doesn't propose to allocate sites for such purposes. The Council have a successful history in delivering local needs housing in the Borough, over a consistent period of time.
TRS/376	Mrs J Hancock Kingsnorth PC	C1 or C2	Support options c1 or c2 – continue existing approach or alter slightly to allow larger schemes in CS6 settlements	Noted.
TRS/785	Simon Smith Stuart Smith Reynolds	C1 question 20 paragraph 20.6	Support C1 – continue with existing approach	Noted
TRS/349	Mr John Carter Hobbs Parker	C2	Support option C2 – alter slightly to allow larger sites in CS6 settlements	Noted
TRS/758	Mr Julian Dipper KCC	C2	Possible supports C2 depending on the village concerned. There needs to be clear criteria for the for the evaluation of windfall proposals for housing including impact on the balance between housing and employment sites	Noted
TRS/706	Linda Hedley High Halden PC	C3	C3 is supported – more restrictive approach.	Noted
TRS/496	Mr Robert Stevenson John Bishop & Assoc	C3	Object to C3 option. Support C1 – especially in Wye.	Noted
TRS/402	Paul Northfield Warehorne PC	C3	Support C3 option – more restrictive approach	Noted
TRS/37	Mrs CM	ISSUE C	C1. Continue to adopt the existing policy approach to	Noted

	Knight Aldington & Bonnington PC		windfall development.	
TRS/828	Ian Bull John Bishop & Assoc	Issue C	Supports continuation of existing policy but development of up to 5 dwellings should be 'minor development or infilling'	Noted

Issue D – Local Needs 'Exception' Sites

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/377	Mrs J Hancock Kingsnorth PC	21 D1 or D3	Support either option D1 or D3	Noted
TRS/267	MS LOIS TILDEN Egerton PC	D1	Support the exception sites policy should be continued without change to avoid the obstacles outlined in the paper	Noted
TRS/350	Mr John Carter Hobbs Parker	D1	Support We support Option D1, continuation of the existing exception sites policy approach. This is considered to be the most flexible means of meeting local housing needs	Noted
TRS/123	Miss Jenny Mills Mersham and Sevington PC	D1	Support We support continuation of the existing policy. However, none of the options helps us to identify local needs exception sites in the first place.	Noted
TRS/403	Paul Northfield Warehorne PC	D1	Support D1 – existing policy	Noted
TRS/759	Mr Julian Dipper KCC	D3	Strongly Supports D3. Allocate some sites and apply policy. Gives greater flexibility providing a greater range of local housing needs.	The council has historically delivered local needs housing in the rural area through an exception site policy. This approach has been successful in ensuring the steady supply of local needs housing at various rural settlements. It is considered that this approach remains appropriate and provides a degree of flexibility,

				allowing local needs housing to be supplied when a need is identified.
TRS/586	Mr Graham Norton	D3	Support D3. Provide a mixture of allocating some local needs scheme whilst also including an exception sites policy approach	See above.
TRS/268	MS LOIS TILDEN Egerton PC	D4	Support option D3 – mixture of allocation and policy	See above.
TRS/39	Mrs CM Knight Aldington and Bonnington PC	ISSUE D	Support either D3 and D4 D3. Provide a mixture of allocating some local needs scheme whilst also including an exception sites policy approach D4. Retain a policy to permit new community facilities on 'exception' sites.	See above.
TRS/829	Ian Bull John Bishop	Issue D1	Supports option d1 – continue existing approach	See above.
TRS/887	Simon Smith Smith Stuart Reynolds	Issue D3 question 21 paragraph 21.3	Support option D3 – there should be some allocated sites. Own a business in Newenden that has problems getting and retaining staff – especially young staff due to lack of affordable housing in the area. Puts forward a piece of land in Newenden that they believe is suitable to be allocated as an exception site.	See above.
TRS/707	Linda Hedley High Halden PC	Option D1	Support option D1 – stay as current policy	Noted

Issue E:

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/831	Malcom Jarvis Homes Agent: Ian Bull John Bishop &	Issue E -	Object The emerging Tenterden and Rural Sites DPD should specifically encourage new hotel accommodation, which is well related to Tenterden in particular. Such an approach would reflect the Inspectors binding change to paragraph. 14:4 of the Core Strategy	The objector has not produced any evidence to support the allocation of hotel accommodation in Tenterden or the wider rural area. Should an application be submitted which promotes hotel use, it would be judged on its own merits and the suitability of the proposal will be assessed through the Development Control process.

	Associates			
TRS/378	Mrs J Hancock Kingsnorth Parish Council	Issue E -	Support: Local employment should be kept in village location if possible, either through expansion of existing site or new location on edge of village if more appropriate. To lose local employment to industrial Estate elsewhere should be the last resort.	The DPD provides a framework whereby suitable extensions of premises can come forward in the rural area. Should the business need to relocate the DPD seeks to allow the re-provision of that use in its locality, providing a suitable site can be found.
TRS/40	Mrs CM Knight Aldington and Bonnington Parish Council	Issue E -	Support E1. Expansion of existing business premises should be dealt with on an individual case by case basis. E2a. Yes there should be a presumption in policy against the loss of existing employment sites to housing development. E2b. A full appraisal is necessary considering both economic and social needs before approval is given for an employment site to be redeveloped for housing. E3. Policy should be changed to allow more new build employment premises outside villages subject to a study considering the impact on the locality, traffic, noise etc.	Noted. The Core Strategy sets out a presumption against the loss of employment sites to housing in the rural area. The DPD seeks to adopt a robust and flexible approach to encourage suitable employment use in the rural area, both in relation to extensions and new build.
TRS/269	MS LOIS TILDEN EGERTON PARISH COUNCIL	Issue E – E1	Object Egerton PC comment: E1 does not fit either way - the DPD should allow business development subject to a number of caveats on the scale, location/ site, and type of business. Each case will be different and some sites would suit more expansion. some would be best to decrease.	The DPD seeks to adopt a robust and flexible approach to encourage suitable employment uses in the rural area, both in relation to extensions and new build.
TRS/351	Mr John Carter Hobbs Parker	Issue E - E1	Support Issue E1 – We consider that the Tenterden and Rural Sites DPD should allow more onsite expansion of existing premises, this policy approach to apply to the whole rural area.	See above
TRS/830	Malcom Jarvis Homes Agent: Ian Bull John Bishop & Associates	Issue E - E1	Object The emerging Tenterden and Rural Sites DPD should reflect the Inspectors comments and encourage business development in locations well related to settlements such as Tenterden.	See above

TRS/488	Mr E Jeanes, Evegate Business Park Mr Peter Spiller Spiller Associates	Issue E - E1	Support More on site expansion of rural business premises as a way of providing local employment opportunities and to avoid existing businesses having to move away from their existing linkages and employers/customers	See above
TRS/708	Linda Hedley High Halden Parish Council	Issue E – E2a	Support With regard to employment, this caused a debate, however was generally supported. The idea of converting farm buildings into commercial premises should be subject to the individual situation of the site.	See above
TRS/352	Mr John Carter Hobbs Parker	Issue E – E2a	Object Issue E2a – We consider that it would be more appropriate to develop a policy which specifies criteria against which proposals involving the loss of existing employment sites to housing development should be judged. This would include locational factors and the suitability of the site/premises for continued employment use.	See above
TRS/761	Mr Julian Dipper Kent County Council	Issue E – E2a	Support A policy to protect valuable employment sites is important if they are well located and otherwise well suited to employment. However all existing commitments will need to be reassessed through the Employment Land Review process and sites which have not succeeded because of constraints or poor quality should be considered for replacement by alternative, more marketable locations.	See above
TRS/404 TRS/587	Paul Northfield Warehorne Parish Council On behalf of landowners of HIGH22	Issue E – E2a	Support Yes- policy should continue to have an presumption in policy against the loss of existing employment sites to housing development	See above

	Agent: Mr Graham Norton Strategic Land Kent			
TRS/271	MS LOIS TILDEN EGERTON PARISH COUNCIL	Issue E - E2b	Support Egerton PC comment: Yes, if such a test itself is reasonable. Assuming the existing employment sites being considered are no longer viable as businesses (using objective assessment) then it's reasonable to change the use; however, social viability (sustainability) should be included in the factors of a test, not just economic ones. And losing a shop may be more serious than losing a pub.	Noted
TRS/353	Mr John Carter Hobbs Parker	Issue E - E2b	Support Issue E2b – Economic viability could also be a criterion against which the desirability of retention of existing employment sites could be judged.	Noted
TRS/762	Mr Julian Dipper Kent County Council	Issue E - E2b	Support- Safeguarding of employment/ business land for the medium and longer term is important to ensuring a sustainable balance in Rural settlements and should not be compromised through undue emphasis on short term marketing and viability tests influenced by the prevailing investment climate and land values. Expectations as to future acceptability use are important and a clear and robust policy framework has a significant role to play.	Noted
TRS/354	Mr John Carter Hobbs Parker	Issue E - E3	Support Issue E3 – We consider that the policy for the rural areas should allow more new build employment premises outside villages. Rather than applying a specific limit, such a policy should include criteria, including: Transport accessibility (including public transport, especially for new employment premises with larger numbers of employees) Sensitivity of the site/surroundings Design/appearance/materials	The DPD provides a robust policy framework in relation to new employment premises in the rural area. Factors such as visual impact, traffic issues and other sustainability factors are included in the criteria of the policy.
TRS/763	Mr Julian Dipper Kent County Council	Issue E - E3	Support The location of employment related development in the wider countryside should have a justification for being so located e.g. it contributes to farm diversification or other	See above.

			land based activity or provides for the expansion of an established business. Tests of acceptability in terms of environment and transport criteria should apply in such cases.	
TRS/126	Miss Jenny Mills Mersham & Sevington Parish Council	Issue E - E3	Object The answer to this question is no if we wish to maintain our countryside for the enjoyment of all. New-build employment opportunities should be dealt with in the urban MIXED developments already suggested in the LDF. We cannot justify the need for any further development in the countryside when we are unable to attract businesses to the areas specifically designated for them.	Given the nature of rural employment it often needs a rural location to function properly. Indeed, promoting and sustaining the local rural economy is a key aspiration of government guidance. The DPD therefore seeks to ensure that suitable rural employment opportunities are encouraged to come forward, whilst also balancing the need to protect the countryside from inappropriate levels of development.

Issue F: Conversion of existing buildings in the rural areas

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/379	Kingsnorth Parish Council Mrs J Hancock	F1 F2 F3 F4	Allow a wider range of use Continue to allow Less restrictive Village centres are slightly different to rural sites. Clarification of what is permitted would be useful.	Noted
TRS/369	Price Whitehead Chartered Surveyors Helen Whitehead	Issue F Question F1 Question F5	The LA should allow a wider range of potential uses to take place in converted buildings in rural areas, and continue to allow, in principle, conversions to residential use in non-listed agricultural buildings. This will enable mixed uses in all potential re-use categories including residential for both non-listed and listed buildings. Urge less strenuous resistance to re-uses. This will greatly assist in the revitalisation of the economy and rural community. Review the use of Policy RE7, and replace with case by case conditions. This provides greater flexibility.	National policy encourages the re-use of suitable existing buildings in the countryside to employment use. Conversion to residential use is more tightly controlled to avoid sporadic residential development in the countryside. These positions are reflected in the DPD. The policy is flexible in that it gives exception to traditional agricultural buildings and listed buildings that are historically or architecturally important, and that can be brought into use for future generations.

TRS/256	Westwell Parish Council	Issue F	Support: Westwell is not proposing any development sites in the Parish, but recognises there may be some opportunities to redevelop otherwise redundant buildings with age and character.	The DPD seeks to set out an appropriate policy framework to facilitate the re-use of rural buildings for suitable alternative uses.
TRS/273	Egeton Parish Council Ms Lois Tilden	F1	Support in principle subject to meeting stringent criteria on scale of use, traffic, access, character of village, special landscape, conservation area etc	See above
TRS/355	Hobbs Parker Mr John Carter	F1	Support a wider range of potential uses in converted buildings; do not see a need in planning policy terms to distinguish between residential and non-residential uses.	See above
TRS/356	Hobbs Parker Mr John Carter	F2	Support a wider range of potential uses, including residential use, permitted in converted buildings.	See above
TRS/128	Mersham and Sevington parish Council Miss Jenny Mills	F2	Support but consider each application on its merits.	Noted
TRS/405	Mersham and Sevington parish Council Miss Jenny Mills	F2	Support	Noted
TRS/274	Egeton Parish Council Ms Lois Tilden	F3	Support a more restrictive approach in relation to scale and special landscape areas	The DPD seeks to set out an appropriate policy framework to facilitate the re-use of rural buildings for suitable alternative uses.
TRS/357	Hobbs Parker Mr John Carter	F3	Support Suggest that criteria (f) and (g) should be reviewed, and made more flexible, in the light of potential employment projects which might be expected to arise in the rural	See above

			areas.	
TRS/129	Mersham and Sevington parish Council Miss Jenny Mills	F3	Support Less restrictive, depending on merit, design, etc.	See above
TRS/275	Egeton Parish Council Ms Lois Tilden	F4	Object All development proposals should be determined on individual merit and take account of site, special character or landscape etc.	See above
TRS/358	Hobbs Parker Mr John Carter	F4	Object Do not consider that there is benefit in applying a different approach to converted buildings in or adjoining villages, to those in the rest of the countryside.	See above
TRS/130	Mersham and Sevington parish Council Miss Jenny Mills	F4	Support Use a sensible and measured approach to each application.	See above
TRS/276	Egeton Parish Council Ms Lois Tilden	F5	Support A list of types of factors should be published.	See above
TRS/277	Egerton Parish Council Ms Lois Tilden	F6	Support Maintain the existing approach. No point in being more restrictive if the business is failing and there is no financial support available from central or LAs	See above
TRS/764	Kent County Council Julian Dipper	F6	Continue with Local Plan approach, there should not be a more restrictive approach than the Local Plan. DPD should be wary of encouraging applications for change of use to residential for site currently providing key rural services, for example, shops, pubs.	See above
TRS/131	Mersham	F6	Support	See above

	and Sevington Parish Council Miss Jenny Mills		Continue with existing approach, there are many other ways today for people to access shopping	
TRS/406	Warehorne Parish Councillor Mr Paul Northfield	F6	Support	Noted
TRS/41	Aldington and Bonnington Parish Council Mrs CM Knight	F1, F2, F3, F5, F6.	<p>Support</p> <p>F1. Should allow a wider range of potential uses to take place in converted buildings in the rural area subject to local consultation.</p> <p>F2. Should allow, in principle, conversions to residential use in non-listed agricultural buildings if they are proven to be redundant.</p> <p>F3. Should amend the detailed criteria to allow a less restrictive approach</p> <p>F5. Should replace policy RE7 and rely on a condition</p> <p>F6. Continue with existing restrictive policy approach to village shop losses.</p>	The DPD seeks to set out an appropriate policy framework to facilitate the re-use of rural buildings for suitable alternative uses.

Issue G – Primary Shop Frontage in Tenterden Town Centre

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/278	MS LOIS TILDEN	G1	Support G1 Yes, to retain the character and to stem the flow of non-retail outlets (though in current housing market this may be a natural effect at present)	Noted
TRS/765	Mr Julian Dipper	G1	Support – should retain policy Evidence on the performance of the existing policy and on the extent and degree of current dilution of the principal frontages would be useful.	The Council will undertake an up to date shopping frontage assessment which will support the policy approach in the DPD.
TRS/380	Mrs J Hancock	G1	Support option G1 – retain policy	Noted

TRS/407	Paul Northfield	G1	Support option G1 – retain policy	Noted

Issue H:

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/370	On behalf of client Agent: Helen Whitehead Price Whitehead Chartered Surveyors	Issue H - H1	Object: Enhanced protection of the countryside is unnecessary and a policy should not be retained. Development in rural areas is already too restricted by policy. The rural community and areas are now hampered, even disadvantaged by policy restriction.	The Countryside is an asset that should be protected for its own sake and enjoyed by all. Government Guidance encourages more specific guidance to be given for areas of the countryside which are considered to have distinctive local character and advocates a criteria-based approach to inform development control decisions, thus ensuring development responds to the landscape issues present. The DPD seeks to reflect this position through policy, supported by a recent Landscape Character Assessment. Further details will be included in the Landscape Character SPD which is intended to be produced shortly.
TRS/257	Mrs Susan Wood Westwell Parish Council	Issue H - H	Omission Issue H - Local Landscape Designations Included in the Saved policies from the Ashford Local Plan is a statement about long term protection of SLA's (Special Landscape Areas) EN27. This is fine except that we understand SLA's now need to be rejustified. If they are not rejustified they may lapse. Westwell strongly suggests ABC considers the need for work to maintain the existence of SLA, as important landscape on their own justification, and as the important 'context and setting' for the AONB. If work needs to be done this should be added as a explicit policy commitment in the DPD.	See above

TRS/42	Mrs CM Knight Aldington and Bonnington Parish Council	Issue H - H	Support H1. The Tenterden & Rural Sites DPD should retain a policy to specifically cover Special Landscape Areas in the Borough. H2. The Tenterden & Rural Sites DPD should seek to justify the existing Special Landscape Areas in the same manner as at the present time. H3. Any policy relating to Special Landscape Areas (or their equivalent) should continue to prioritise the conservation of the landscape above all other planning considerations.	See above
TRS/279	MS LOIS TILDEN EGERTON PARISH COUNCIL	Issue H - H1	Support Egerton PC comment: yes, wholehearted support for this	Noted
TRS/360	Mr John Carter Hobbs Parker	Issue H - H1	Object We do not consider that there is a continuing justification for Special Landscape Area designations; as Government advice states, it would be preferable to develop criteria based policy, to consider the specific impact of particular development proposals.	The position advocated in the DPD is consistent with Government Advice which advocates a criteria based policy approach.
TRS/132	Miss Jenny Mills Mersham & Sevington Parish Council	Issue H - H1	Support Yes, the TRS DPD should retain a policy to specifically cover SLAs. They need all the protection they can get.	Noted
TRS/381	Mrs J Hancock Kingsnorth Parish Council	Issue H - H1 H2 and H3	Support A policy on Landscape should be retained. A landscape policy should be a criteria based approach Conservation Areas should be prioritised.	Noted / See above
TRS/281	MS LOIS TILDEN EGERTON PARISH COUNCIL	Issue H - H2	Support Egerton PC comment: criteria based approach is best; avoid a blanket restrictive approach: may be easier to maintain LLD's if they are designated smaller identified areas but they could all end up being merged into one anyway!	Noted
TRS/282	MS LOIS	Issue H - H3	Support	Noted

	TILDEN EGERTON PARISH COUNCIL		Egerton PC : yes, our landscape is precious and is not just enjoyed by rural dwellers. Maintain distinction between built environment and open or natural landscape	
TRS/709	Linda Hedley High Halden Parish Council	Issue H - H3	Support: (H3) Special Landscapes area was supported.	Noted / See above
TRS/767	Mr Julian Dipper Kent County Council	Issue H - H3	Object: KMSP (EN5) does not state that conservation of the landscape should have priority over all other planning considerations. Whilst it states that this is the primary objective, it also states there must be regard to the need to facilitate the social and economic well-being of the communities situated within them.	Noted, although the Kent and Medway Structure Plan has now been superseded.
TRS/134	Miss Jenny Mills Mersham & Sevington Parish Council	Issue H - H3	Support Yes, they should continue to prioritise the conservation of the landscape above all other planning considerations.	Noted
TRS/408	Paul Northfield Warehorne Parish Council	Issue H - H3	Support Yes- the SLA should continue to prioritise the conservation of the landscape above all other considerations.	Noted
TRS/702	Mrs Susan Wood Westwell Parish Council	Issue H - H3	Support: ABC should continue to maintain the existence of the SLA, as an important landscape on their own justification, and as the important 'context and setting' for the AONB. If works need to be done this should be added as a explicit policy commitment in the DPD.	See above

Issue I – Allocation of sites for Gypsies and Travellers

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/283	MS LOIS TILDEN EGERTON PARISH COUNCIL	I 1	Support option I1. Suggest several smaller sites than large ones to avoid an impression of ghetto, aim should be to integrate and co-exist in a diverse community	The Council are due to publish its Gypsies, Travelers and Showpeople DPD - 'Issues and Options Report' for consultation in March 2010. This DPD will cover the whole Borough area and will deal with the issue of site allocations and specific planning policies associated with Gypsies, Travelers and Showpeople.
TRS/284	MS LOIS TILDEN EGERTON PARISH COUNCIL	I 2	Only extend on a small scale to avoid over-development	
TRS/285	MS LOIS TILDEN EGERTON PARISH COUNCIL	I 3	the same considerations as for any other development should apply	
TRS/409	Paul Northfield Warehorne Parish Council	I1	Support I1 – several smaller sites preferred.	
TRS/768	Mr Julian Dipper Kent County Council	I1 and I2	Site size will depend on which site and the specific details such as proximity to settlements and infrastructure available. Smaller size are often preferred by the gypsy families. Extending existing sites would be difficult.	
TRS/382	Mrs J Hancock Kingsnorth Parish Council	I1 and I3	1.1 several smaller sites. These would be less intrusive. 1.3 position in appropriate places where social, travel and containment facilities exist. These sites need to be pleasant to live in and properly managed to keep them clean and habitual. There should also be "temporary stay" facilities for travelling gypsies to stay for a few days, then move on. This should help stop the illegal camping elsewhere in the Borough	
TRS/769	Mr Julian Dipper	I3	Core Strategy policies already deal with this issue – not sure if we need to expand on it in these.	

	Kent County Council		<p>Sites that are encouraged are: sites in reasonable distance of transport and community facilities. This would indicate close to Tenterden or other settlement centres. Brownfield land Easy and safe access to the roads Good connections to mains services gas etc Discouraged are: Adjoining designated areas such as SSSI NNR CA's etc. Versatile agricultural land Areas in flood zone Within nature conservation and local landscape sites Sites that affect neighbours amenity and cannot be screened.</p>	
TRS/43	Mrs CM Knight	ISSUE I	Should only extend existing gypsy sites.	

Other Submitted development sites at Issues and Options Stage

Rep Number	Consultee	Consultation Point / Policy	Comments	Council Response
TRS/553	Herne Bay Osteopathic and Sports Injury Clinic Dr. Anthony Mathews	Other 142	<p>'Other 142' is not to far from the centre of the village.</p> <p>Looking at the proposals, why build on green space close to village centre, this should be preserved for future generations.</p>	Each potential development site will be appraised as part of the Sustainability Appraisal, a key background document informing the DPD.
TRS/836	Price-Whitehead Chartered Surveyor Helen Whitehead	Site 117	Promoting site for residential development. Disappointed that site has not received any workshop assessment, given that it is located within easy reach of the village centre, and is an existing and available development site.	See above
TRS/837	Price-Whitehead Chartered Surveyor Helen Whitehead	Site 134	Promotion of Site 134	See above
TRS/464	Herne Bay	Other 142	'Other 142' is adjacent to a new development in	See above

	Osteopathic and Sports Injury Clinic Dr. Anthony Mathews		Hamstreet, the other side of the railway line and is of no use other than sustainable housing. Green space within the village is needed for recreation.	
TRS/835	Price-Whitehead Chartered Surveyor Helen Whitehead	Site 70	Promotion of Site 70, Hornash Lane, Shadoxhurst	See above

4) Public advertisement providing details of formal consultation into the Tenterden and Rural Sites Publication Version

ASHFORD BOROUGH COUNCIL

Notice of public consultation on the 'Publication' Version of the Tenterden and Rural Sites Development Plan Document



Planning and Compulsory Purchase Act (2004) Regulation 27 - Town and Country Planning (Local Development) (England) Regulations 2008

Ashford Borough Council is now consulting on plans for the rural area of the Borough. The Tenterden and Rural Sites Development Plan Document (DPD) is one of the key documents of the Ashford Local Development Framework (LDF) and covers the period up to 2021. Its principal role is to allocate land for residential development in a range of suitable rural settlements. The Plan also includes several topic policies, relevant to rural planning issues.

The Publication document is the version of the Tenterden and Rural Sites DPD which the Council intends to submit to the Secretary of State for public examination. This consultation stage gives the public and other stakeholders the opportunity to make formal comments on the Plan's contents, before submission is made. Should the Borough Council wish to make any significant changes to this version of the DPD in light of any representations received., then, another formal round of consultation will take place later in the year.

If no significant changes are subsequently made, the Council intends to submit the DPD to the Secretary of State in October 2009, with the public examination likely to be held in early 2010. Providing the DPD is found to be 'sound' then the Borough Council may adopt the Tenterden and Rural Sites DPD, and its contents will become adopted Council policy. This is expected to be in the middle of 2010.

Copies are available for public inspection free of charge between 30th June and 11th August 2009 during opening hours at:

- Ashford Borough Council, The Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL.
- Ashford Library, Church Road, Ashford, TN23 1QX.
- Charing Library, Market Place, Charing, Ashford, TN27 0LR.
- Tenterden Gateway, 2 Manor Row, Tenterden, TN30 6HP.
- Wye Library, 6 Upper Bridge Street, Wye, Ashford, TN25 5AF.
- On the Council website at <http://ashford-consult.limehouse.co.uk/portal>

Representations relating to the Publication Version of the Tenterden and Rural Sites DPD can be made:

- **Online via the Councils Consultation Portal (URL provided above).**
- **In writing to: Publication Version of the Tenterden and Rural Sites DPD consultation: Planning and Development, Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL.**

We can only consider representations that are received during the six-weeks of consultation beginning on 30th June 2009 and ending at 5 p.m. on the 11th August 2009. Further information is available by emailing ashfordldf@ashford.gov.uk or telephoning (01233) 330213.

Large format and audio versions of this notice are available on request call (01233) 330229.

5) Letter to LDF consultation group inviting comments on the Tenterden and Rural Sites Development Plan Document 'Publication Version'

Planning and Development Services

Ask For: Daniel Carter
Email: dan.carter@ashford.gov.uk
Direct Line: (01233) 330213
Fax No: (01233) 330682



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Civic Centre
Tannery Lane
Ashford
Kent TN23 1PL
(01233) 331111
Typetalk (01233) 330744
www.ashford.gov.uk
DX 151140 Ashford (Kent) 7

Date: Monday 29th June 2009

Dear

RE: Planning and Compulsory Purchase Act (2004) Regulation 27 - Town and Country Planning (Local Development) (England) Regulations 2008

Ashford Borough Council is now consulting on plans for the rural area of the Borough. The Tenterden and Rural Sites Development Plan Document (DPD) is one of the key documents of the Ashford Local Development Framework (LDF) and covers the period up to 2021. Its principal role is to allocate land for residential development in a range of suitable rural settlements. The Plan also includes several topic policies, relevant to rural planning issues.

The Publication document is the version of the Tenterden and Rural Sites DPD which the Council intends to formally submit to the Secretary of State for public examination. This consultation stage gives the public and other stakeholders the opportunity to make formal comments on the Plan's contents, before formal submission is made. The Council may wish to make changes to the contents of this Publication version, in light of any comments received. Should these be significant changes, another formal consultation will take place later in the year.

If no significant changes are subsequently made, the Council intends to submit the Tenterden and Rural Sites DPD to the Secretary of State in October 2009, with the public examination likely to be held around the early part of 2010. Providing the document is found to be 'sound' then the Council can adopt the Tenterden and Rural Sites DPD and its contents will become adopted Council policy. This is likely to be in the middle of 2010.

Please find enclosed a CD which includes the Tenterden and Rural Sites DPD – Regulation 27 - Publication Version and its supporting background documents.

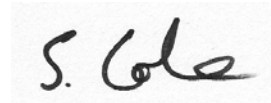
We are encouraging comments to be made via the Councils Consultation Portal <http://ashford-consult.limehouse.co.uk/portal>.

However, should you wish to submit comments in writing please ring 01233 330 229 to request a representation form. Written comments should be sent to: Publication Version of the Tenterden and Rural Sites DPD - Consultation: Planning and Development, Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL.

We can only consider representations that are received during the six-weeks of consultation beginning on 30th June 2009 and ending at 5 p.m. on the 11th August 2009.

Further information is available by emailing ashfordldf@ashford.gov.uk or telephoning (01233) 330213.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S. Cole', is centered on a light-colored rectangular background.

Simon Cole
Policy Manager

6) Letter to Tenterden General Interest Group providing details on formal consultation into Tenterden and Rural Sites Development Plan Document 'Publication Version'



Planning and Development Services

Ask For: Daniel Carter
Email: dan.carter@ashford.gov.uk
Direct Line: (01233) 330213
Fax No: (01233) 330682

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Date: Monday 29th June 2009

Dear

Planning and Compulsory Purchase Act (2004) Regulation 27 - Town and Country Planning (Local Development) (England) Regulations 2008

Ashford Borough Council is now consulting on plans for the rural area of the Borough. The Tenterden and Rural Sites Development Plan Document (DPD) is one of the key documents of the Ashford Local Development Framework (LDF) and covers the period up to 2021. Its principal role is to allocate land for residential development in a range of suitable rural settlements. The Plan also includes several topic policies, relevant to rural planning issues.

The Publication document is the version of the Tenterden and Rural Sites DPD which the Council intends to formally submit to the Secretary of State for public examination. This consultation stage gives the public and other stakeholders the opportunity to make formal comments on the Plan's contents, before formal submission is made. The Council may wish to make changes to the contents of this Publication version, in light of any comments received. Should these be significant changes, another formal consultation will take place later in the year.

If no significant changes are subsequently made, the Council intends to submit the Tenterden and Rural Sites DPD to the Secretary of State in October 2009, with the public examination likely to be held around the early part of 2010. Providing the document is found to be 'sound' then the Council can adopt the Tenterden and Rural Sites DPD and its contents will become adopted Council policy. This is likely to be in the middle of 2010.

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- On the Council website at <http://ashford-consult.limehouse.co.uk/portal>

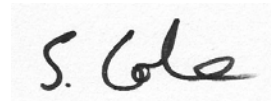
Representations relating to the Publication Version of the Ashford Town Centre Area Action Plan can be made:

- **Online via the Councils Consultation Portal (URL provided above).**
- **In writing to: Publication Version of the Tenterden and Rural Sites DPD - Consultation: Planning and Development, Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL.**

We can only consider representations that are received during the six-weeks of consultation beginning on 30th June 2009 and ending at 5 p.m. on the 11th August 2009.

Further information is available by emailing ashfordldf@ashford.gov.uk or telephoning (01233) 330213.

Yours sincerely,



Simon Cole
Policy Manager

7) Public advertisement providing details of formal consultation into the significant changes proposed to the Tenterden and Rural Sites Publication Version

ASHFORD BOROUGH COUNCIL



Notice of public consultation on the Council's proposed changes to the 'Publication' Version of the Tenterden and Rural Sites Development Plan Document

Planning and Compulsory Purchase Act 2004

Regulation 27 - Town and Country Planning

(Local Development) (England) Regulations 2004 (as amended).

Ashford Borough Council is now consulting on changes to its published plans for the rural area of the Borough.

The Publication version of the Tenterden and Rural Sites DPD was published in June 2009. Following 6 weeks public consultation, the Council has considered the representations received during this period and is now proposing to make a number of changes to the Publication version of the DPD.

The Council's proposed changes to the DPD will be subject to a 6 week period of public consultation before the Council decides whether to submit the DPD to the Secretary of State for public examination.

This additional consultation stage gives the public and other stakeholders the opportunity to make formal comments on the Council's proposed changes to the DPD, and the consequences of including them in the DPD, before submission.

Copies of the DPD as published in June and the proposed changes to the DPD [together with an addendum to the Sustainability Appraisal of the DPD], will be available for public inspection free of charge between 27th November 2009 and 8th January 2010 during opening hours at:

- Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL.
- Ashford Library, Church Road, Ashford, TN23 1QX.
- Charing Library, Market Place, Charing, Ashford, TN27 0LR.
- Tenterden Gateway, 2 Manor Row, Tenterden, TN30 6HP.
- Wye Library, 6 Upper Bridge Street, Wye, Ashford, TN25 5AF.

And on the Council's website at www.ashford.gov.uk/consult

Representations relating to the Council's Proposed changes to the Publication Version of the Tenterden and Rural Sites DPD can be made:

- **Online via the Council's Consultation Portal (URL provided above).**
- **In writing to: Planning Policy Team, Planning and Development Unit, Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL.**

We can only consider representations that are received during the 6 weeks of consultation beginning on Friday 27th November 2009 and ending at 5pm on Friday 8th January 2010.

Further information is available by emailing ashfordldf@ashford.gov.uk or telephoning (01233) 330213.

Large format and audio versions of this notice are available on request, call (01233) 330229.

8) Letter to LDF consultation group inviting comments on the proposed changes to the Tenterden and Rural Sites Development Plan Document 'Publication Version'



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DX 151140 Ashford (Kent) 7

Ask For: Daniel Carter
Email: daniel.carter@ashford.gov.uk
Direct Line: (01233) 330213
Fax No: (01233) 330682

Date:

Dear

Planning and Compulsory Purchase Act 2004

Regulation 27 - Town and Country Planning (Local Development) (England) Regulations 2004 (as amended) – Tenterden & Rural Sites DPD

Ashford Borough Council is now consulting on changes to its published plans for the rural area of the Borough.

The Publication version of the Tenterden and Rural Sites DPD was published in June 2009. To view a copy of this Plan, alongside the supporting background documents please visit http://www.ashford.gov.uk/planning_and_building_control/planning_now_and_in_the_future/tenterden_and_rural_sites.aspx

Following 6 weeks of public consultation on the DPD, the Council has considered the representations received during this period and is now proposing to make a number of changes to the Publication version of the DPD.

The Council's proposed changes to the DPD will now be subject to a further 6 week period of public consultation before the Council decides whether to submit the DPD to the Secretary of State for public examination.

This additional consultation stage gives the public and other stakeholders the opportunity to make formal comments on the Council's **proposed changes to the DPD only** and the consequences of including them in the DPD, before submission to Government.

Please find enclosed a CD which contains the Proposed Changes to the Publication version of the Tenterden and Rural Sites DPD, alongside the Representation Form, Guidance Notes and Instructions. The CD also includes an addendum to the Sustainability Appraisal of the DPD.

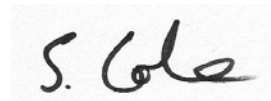
Representations relating to the Council's proposed changes to the Publication Version of the Tenterden and Rural Sites DPD can be made:

- Online via the Councils Consultation Portal www.ashford.gov.uk/consult
- In writing to: Planning Policy Team, Planning and Development, Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL.

We can only consider representations that are received during the 6 weeks of consultation beginning on Friday 27th November 2009 and ending at 5pm on Friday 8th January 2010.

Further information is available by emailing ashfordldf@ashford.gov.uk or telephoning (01233) 330213.

Yours sincerely,



Simon Cole
Policy Manager

9) Letter to Tenterden General Interest Group providing details on formal consultation into the proposed changes to the Tenterden and Rural Sites Development Plan Document 'Publication Version'



ASHFORD
BOROUGH COUNCIL

Civic Centre
Tannery Lane
Ashford

Kent TN23 1PL
(01233) 331111

Typetalk (01233) 330744
www.ashford.gov.uk
DX 151140 Ashford (Kent) 7

Ask For: Daniel Carter
Email: daniel.carter@ashford.gov.uk
Direct Line: (01233) 330213
Fax No: (01233) 330682

Date:

Dear

Planning and Compulsory Purchase Act 2004

Regulation 27 - Town and Country Planning (Local Development) (England) Regulations 2004 (as amended) – Tenterden & Rural Sites DPD

Ashford Borough Council is now consulting on changes to its published plans for the rural area of the Borough.

The Publication version of the Tenterden and Rural Sites DPD was published in June 2009. To view a copy of this Plan, alongside the supporting background documents please visit http://www.ashford.gov.uk/planning_and_building_control/planning_now_and_in_the_future/tenterden_and_rural_sites.aspx

Following 6 weeks public consultation on the DPD, the Council has considered the representations received during this period and is now proposing to make a number of changes to the Publication version of the DPD.

The Council's proposed changes to the DPD will now be subject to a further 6 week period of public consultation before the Council decides whether to submit the DPD to the Secretary of State for public examination.



This additional consultation stage gives the public and other stakeholders the opportunity to make formal comments on the Council's **proposed changes to the DPD only** and the consequences of including them in the DPD, before submission to Government.

Copies of the DPD as published in June and the proposed changes to the DPD together with an addendum to the Sustainability Appraisal of the DPD, will be available for public inspection free of charge between 27th November 2009 and the 8th January 2010 during opening hours at:

- Ashford Borough Council, The Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL.
- Ashford Library, Church Road, Ashford, TN23 1QX.
- Charing Library, Market Place, Charing, Ashford, TN27 0LR.
- Tenterden Gateway, 2 Manor Row, Tenterden, TN30 6HP.
- Wye Library, 6 Upper Bridge Street, Wye, Ashford, TN25 5AF.
- And on the Council's website at www.ashford.gov.uk/consult

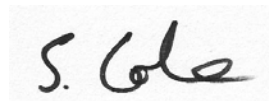
Representations relating to the Council's Proposed changes to the Publication Version of the Tenterden and Rural Sites DPD can be made:

- **Online via the Council's Consultation Portal (URL provided above).**
- **In writing to: Planning Policy Team, Planning and Development Unit, Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL.**

We can only consider representations that are received during the 6 weeks of consultation beginning on Friday 27th November 2009 and ending at 5 p.m. on Friday 8th January 2010.

Further information is available by emailing ashfordldf@ashford.gov.uk or telephoning (01233) 330213.

Yours sincerely,



Simon Cole
Policy Manager