

Tenterden and Rural Sites - Housing and Employment Background Paper

This report sets out the following rural housing and employment issues:

- 1) Updating the Overall Provision of Rural Housing
- 2) Conformity with the SE Plan
- 3) Updating the Sustainability Matrix
- 4) Rural Housing windfall development
- 5) Rural Employment

1) Updating the Overall Provision of Rural Housing

1.1 The provision of housing numbers for the rural area has already been established in Core Strategy Policy CS6, which highlighted the overall requirement of 1500 residential units between 2006 and 2021.

1.2 Taking into account completions, and an allowance for windfall development in the last 5 years of the Core Strategy Plan period (2016-2021), a residual figure of 1000 housing units was identified. This number has been updated to take into account the rural housing completions between 2006 and 2008, shown below.

Rural Housing Requirement 2008 – 2021

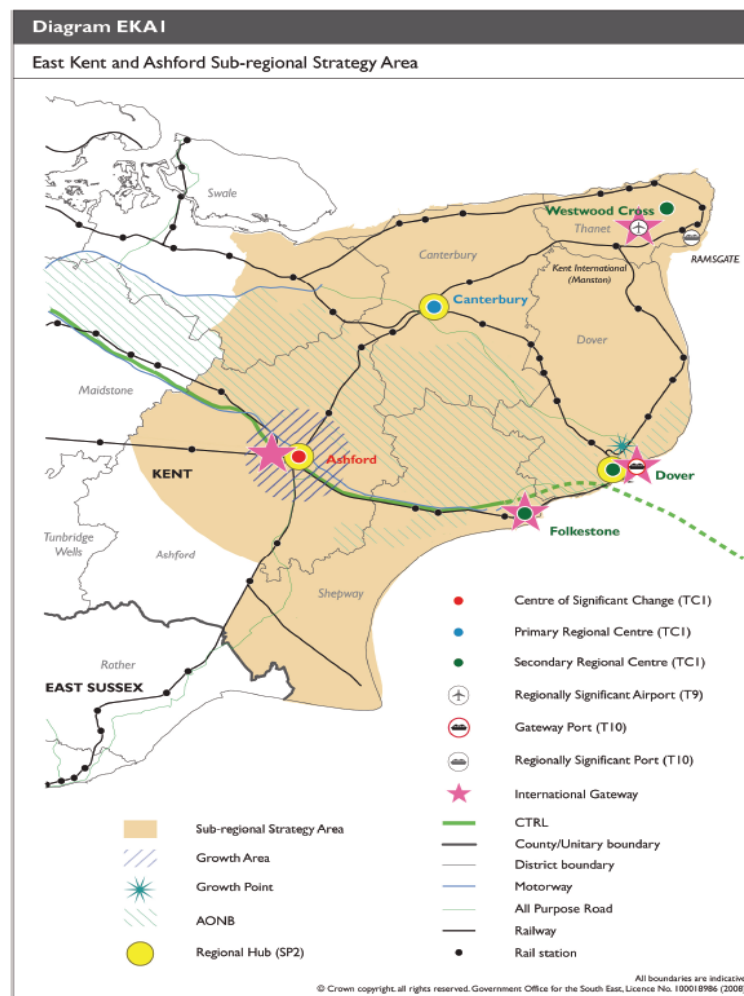
Ashford Rural Area 2001 – 2021	1500 units
Completions – Local Plan Allocations & Windfall sites 2001–2006	320 units
Completions – 2006 – 8	139 units*
Assumed windfalls at 35 pa 2016-2021	175 units
Rural Residual requirement	861 units

* see appendix 1

2) Conformity with the South East Plan

- 2.1 Since the Core Strategy was adopted (2008) the Regional Spatial Strategy (the South East Plan) has been approved, coming into force in May 2009.
- 2.2 The South East Plan, in terms of its overall housing provision policies, splits the Borough into two sections (see map below). The majority of the Borough, defined as ‘the Growth Area and much of rural Ashford’, falls within the identified ‘East Kent and Ashford Sub-Region’. The remaining part of the Borough (the south western area), falls within an ‘Area Outside the Sub-Regions’. See diagram EKA 1 below.

18 East Kent and Ashford



- 2.3 The South East Plan policies which cover housing distribution for Ashford Borough are set out below:
- Policy H1 ‘Regional Housing Provision 2006-2026’ - sets out that the whole of Ashford Borough should accommodate 22,700 additional residential units.

- Policy EKA 3 ‘Amount and Distribution of Housing’ apportions 22,400 dwellings of the total requirement in policy H1, to the part of the Borough falling in the ‘East Kent and Ashford Sub Region’*
- Policy AOSR6 ‘Scale and Location of Housing Development 2006-2026’ –apportions the remaining 300 additional residential units to the rest of the Borough (i.e. falling outside the East Kent and Ashford Sub-Region.)

**This is defined as the ‘Growth Area and much of rural Ashford’*

- 2.3 The South East Plan gives a clear indication that there is a distinction between the planning approach for Ashford urban area, compared to the rural parts of the Borough within the East Kent and Ashford Sub-Region, even if no clear figure is identified. Indeed, the Town of Ashford is identified as a ‘Growth Area’, a ‘centre of significant change’ and a ‘regional hub’ in Diagram EKA 1.
- 2.4 The South East Plan policy approach demonstrates that the Town of Ashford represents the Growth area, and therefore should be treated in a different context to the area described as ‘much of rural Ashford’. It can therefore be assumed that the vast majority of the housing numbers identified to come forward in the parts of the Borough within the East Kent and Ashford Sub-Region should be apportioned to the Town of Ashford. This has been the strategic planning approach taken in the adopted Core Strategy and the masterplanning work for the Growth Area which underpinned it.
- 2.5 Policy AOSR6 does give a rural housing provision figure (300 between 2006 and 2026) for the area of the Borough that falls outside the East Kent and Ashford Sub-Region. Although only diagrammatically represented, this area appears to include the principal rural town of Tenterden, as well as the rural service centres of Biddenden and Rolvenden.
- 2.6 The Core Strategy provisionally identified more than 300 housing units to come forward in Tenterden alone between 2006 and 2021. In addition Biddenden and Rolvenden were included in Tier 3 of the settlement hierarchy, with the likelihood that modest housing allocations would be attributed to them. On the face of it, the South East Plan appears to be suggesting a lesser number of dwellings may be appropriate in this area of the Borough than that identified in the Core Strategy.
- 2.7 However, there is no specific explanation or justification within the South East Plan for this arbitrary dissection of the rural part of the Borough into these two parts. Even by assuming the vast majority of housing identified within the part of the Borough falling in the East Kent and Ashford Sub Region being attributed to the Town of Ashford, there would still be a residual number to allocate in the Sub-Region’s ‘much of rural Ashford’ area, although how much development is unclear, as set out above.
- 2.8 Crucially, the amount and division of residential development within the Borough in the South East Plan has not been amended from that set out in the Draft South East Plan (March 2006) at draft policies H1 and EKA1, which preceded the Examination and adoption of the LDF Core Strategy. It is therefore reasonable to assume that this matter was taken into account by the Core Strategy Inspector in his conclusions on policy CS6 of the Core Strategy and by

SEERA in their assessment that the submission Core Strategy was in general conformity with the emerging South East Plan.

- 2.9 In conclusion, the Council considers that the approach taken in the Tenterden & Rural Sites DPD is in general conformity with the South East Plan and that the commitment to the formal review of the DPD before the end of 2016 will provide a suitable opportunity to re-evaluate the distribution and quantum of residential development in the rural parts of the Borough.

3) Updating the Sustainability Matrix

- 3.1 Policy CS6 of the Core Strategy sets out the Council's approach to the strategic distribution of housing allocations within the Borough between 2006 and 2021, based on a three- tier settlement hierarchy. This approach was justified and fully explained in paragraphs 6.4 – 6.20 of the Core Strategy.
- 3.2 A significant determining factor for the settlements selected in Policy CS6, was the findings of the Sustainability Matrix. This Matrix was originally used in the Local Plan and was subsequently reviewed in 2006 to support the Core Strategy approach. Although providing details on a parish level and only a 'snapshot' in time, the Matrix is a useful tool in demonstrating the relative sustainability merits, and level of service provision, provided at the Boroughs settlement. (Para. 6.7 of the Core Strategy).
- 3.3 Para 6.7 of the Core Strategy requires the Matrix to be reviewed and updated to ensure it remains robust. It also suggests that an employment provision indicator should also be added.
- 3.4 The sustainability matrix excludes Tenterden. As the Boroughs only rural market town, Tenterden clearly offers a range of services and facilities and is the most sustainable rural settlement. In addition, the Parishes of Great Chart and Kingsnorth were not assessed, given they '*have not been included in the third tier because of concerns regarding the effect that further development could have on their character given their proximity to the Ashford urban area*' (para 6.15 of the Core Strategy).

2009 Sustainability Matrix Updates

Village Shops

- 3.5 The 2006 matrix scored 2 points for those parishes with a village shop, 2 points for a post office and an additional 2 points for additional shops / facilities. However the latter category is unclear as to what additional shops / facilities actually constitute and whether they actually provide a service for the local population (for example this could include antique shops). The 2009 updated matrix deleted this category and added additional categories for banks and chemists. It is considered that these two uses provide a much needed service to the local population and were weighted accordingly.

Access to Jobs

- 3.6 Para 6.7 of the Core Strategy suggested that an employment indicator should be added to the Sustainability Matrix. However, it is difficult to establish a consistent and accurate evidence base on which to compare an employment indicator in the rural areas, particularly as often the nature of rural employment results in jobs being widely dispersed across the rural area, rather than just being located in rural settlements.
- 3.7 Nevertheless, the 2009 Matrix includes an employment indicator, awarding points for the number of businesses in the Parish paying business rates. Although this

does not detail the level of jobs in an area as a one business could employ any number of people, it does reflect the level of businesses present in each Parish.

Churches & Recreation Facilities & Recycling Facilities

- 3.8 Churches and places of worship were removed from the 2009 Matrix as each Parish contained a church and so there was no benefit in reflecting this in the overall score.
- 3.9 The 2006 Matrix included separate categories for public open space, organisation / clubs and recreational facilities. However, the 2009 Matrix removed the recreational facilities category to avoid the double counting of these facilities as they were considered to already be adequately covered under the public open space and organisations / clubs categories.

The Parishes of Brabourne and Smeeth

- 3.10 The 2006 Matrix placed both parishes of Brabourne and Smeeth together, although didn't set out why this was deemed appropriate at the time. Given that all the other data is on a parish by parish level, Brabourne and Smeeth were separated in the 2009 Matrix to reflect their individual scores.

The Outcomes

- 3.12 The complete 2009 sustainability matrix results can be viewed in Appendix 2 of this report. However, the table below sets out the overall scores for ease of comparison.

	2009 Ranking	Score
1	Wye	40
2	Charing	36
3	Chilham	30
4	Orlestone	28
5	Biddenden	27
6	Woodchurch	27
7	Bethersden	25
8	Rolvenden	25
9	Brabourne	22
10	Mersham	21
11	Pluckley	21
12	Smarden	21
13	Aldington	19
14	Appledore	19
15	Challock	19
16	Egerton	19
17	High Halden	18
18	Hothfield	17
19	Shadoxhurst	16
20	Smeeth	15
21	Westwell	15
22	Wittersham	15
23	Boughton Aluph	14
24	Brook	14
25	Ruckinge	12
26	Godmersham	11
27	Newenden	11
28	Stone-cum-Ebony	10
29	Warehorne	10
30	Bilsington	9
31	Hastingleigh	9
32	Little Chart	9
33	Molash	9
34	Kennardington	8
35	Bonnington	5
36	Crundale	4

37	Eastwell	4
	2006 Ranking	Score
1	Wye	35
2	Charing	35
3	Orlestone	32
4	Chilham	32
5	Biddenden	30
6	Woodchurch	30
7	Rolvenden	28
8	Bethersden	27
9	High Halden	27
10	Mersham	25
11	Pluckley	24
12	Smarden	24
13	Appledore	24
14	Aldington	23
15	Brabourne and Smeeth	23
16	Edgerton	23
17	Challock	21
18	Hothfield	20
19	Wittersham	18
20	Boughton Aulph	17
21	Shadoxhurst	17
22	Ruckinge	16
23	Brook	15
24	Hastingleigh	15
25	Westwell	14
26	Little Chart	12
27	Molash	11
28	Warehorne	11
29	Bilsington	10
30	Godmersham	10
31	Kennardington	10
32	Stone	10
33	Newenden	9
34	Crundale	6
35	Bonnington	5

36	Eastwell	4
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Key Outcomes

Tier 2 settlements - Wye, Charing, Hamstreet

- 3.13 The 2009 Matrix indicates that these three larger settlements retain their position at the top end of the Matrix, thus reinforcing the Policy CS6 approach and their tier 2 status.
- 3.14 The 2009 Matrix does however place Chilham above Orelstone (Hamstreet) in the scoring. (These two parishes scored the same in the 2006 Matrix). This is not deemed to be significant or warrant an alternative planning approach, for the following reasons.
- 3.15 The data provided in the Matrix is at Parish level, and this sometimes has a bearing on the scoring. For example, Chilham Parish is larger than Orlestone, and includes a secondary settlement, Old Wives Lees (Orlestone only includes the principal village of Hamstreet and a few sporadic rural hamlets). Therefore Chilham Parish scored more points for population than Orlestone.
- 3.16 Although a useful tool in assessing the relative merits of settlements, the Matrix cannot be treated in isolation. Indeed, the Core Strategy policy selected Hamstreet as a Tier 2 settlement, based on its status and historical planning context established within the Borough Local Plan, its role as a service centre in the southern part of the Borough as well as the Matrix outcomes. Importantly, Hamstreet is also relatively unconstrained in planning terms falling outside either of the AONBs in the Borough.
- 3.17 Conversely, the village of Chilham is far more constrained, sitting within the Kent Downs AONB. Chilham is also a key historic village within the Borough, containing numerous listed buildings, attractive Castle grounds and a quaint, picturesque village square that is unique within the Borough. Because of these attractive features, the village is an important local tourist destination, with the square and central part of the village often used in the filming industry for historical dramas.
- 3.18 Combined, these factors all point towards Hamstreet remaining as a suitable tier 2 settlement and Chilham remaining as a tier 3 village.

Tier 3 - Chilham, Biddenden, Woodchurch, Bethersden, Rolvenden, Aldington, Pluckley and Challock

- 3.19 Para 6.15 of the Core Strategy states that Chilham, Biddenden, Bethersden and Woodchurch were all primarily selected as potential tier 3 settlements in policy CS6 as they all scored highly in the Sustainability Matrix and play an important role as local service centres for their respective areas of the Borough. A similar justification was used for Rolvenden (see para 6.17 of the Core Strategy). All of these settlements are identified under Figure 1 of the Core Strategy as 'Rural Service Centres'.
- 3.19 The 2009 review shows that Biddenden, Bethersden, Chilham, Woodchurch and Rolvenden all retain their positions near the top of the Matrix and reinforce their status as tier 3 settlements within which allocations could be made.

- 3.20 Aldington was included in Tier 3 despite it only scoring moderately well in the 2006 Matrix. It was recognised that it plays an increasingly important local service centre role in the south eastern part of the Borough and the Parish Council were keen to foster this role through limited additional residential allocations (para 6.16 of the Core Strategy). The significant residential redevelopment of the former Aldington prison site near to the village (70 dwellings) will result in local population growth and new local facilities being provided and this will help to secure Aldington's rural service centre role.
- 3.21 The 2009 Matrix shows that Aldington has marginally improved its position within the hierarchy and this could be expected to be higher when the former prison site is fully implemented. The Council also note that the Parish Council still wish to see allocated housing here.
- 3.22 Pluckley was provisionally included in tier 3 of policy CS6 by the Core Strategy Inspector following the Core Strategy examination in public. The Inspector's view was based on representations made on behalf of Pluckley Parish Council at the time, its position in the Matrix and its potential to act as a rural service centre in the west of the Borough. The 2009 assessment shows that Pluckley retains its position within the matrix, albeit with a lower overall score, and elements of its scoring reflect facilities not within Pluckley village itself, such as the railway station. It should also be noted that the Parish Council no longer harbour aspirations for allocated residential development and have confirmed this in writing to the Borough Council. Nonetheless, the Council has assessed the suitability of potential sites for residential development within Pluckley (see the Sustainability Appraisal).
- 3.23 Challock was also provisionally identified in Tier 3 of policy CS6, primarily based on the views of the Parish Council seeking limited new development. The 2009 Matrix reinforces its modest level of sustainability in comparison to most of the other tier 3 settlements and coupled with its location within the Kent Downs AONB, meant that the Core Strategy (para. 6.18) advised that its status should be reviewed in this DPD. Again, the Council has assessed the suitability of potential sites for residential development in the village (see the Sustainability Appraisal).
- 3.24 The results of the SA process in Pluckley and Challock indicated that there were not sites regarded as being suitable for allocation for residential development in either settlement. As a result, the final composition of the third tier of settlements consists of Aldington, Bethersden, Biddenden, Chilham, Rolvenden and Woodchurch.

Brabourne, Mersham, Smarden

- 3.25 Brabourne, Mersham and Smarden all scored above Aldington in the 2009 matrix, although, as stated above, this was not the sole determining factor to a settlement's inclusion in policy CS6 or its suitability for accommodating allocated residential development in this DPD.
- 3.26 In the case of Mersham, the village lies close to the expanded Ashford urban area (in particular, the Cheeseman's Green / Waterbrook urban extension) and

there are concerns about the impact of the Growth area on this village. This is alluded to in para. 6.16 of the Core Strategy.

- 3.27 Brabourne could play the local service centre role in the south-eastern part of the Borough but unlike their counterparts in Aldington, the local Parish Council has not indicated any desire for additional development - a position reflected in para. 6.16 of the Core Strategy. Similarly, Smarden Parish Council has showed no wish, through the formal process of the Preferred Options or Submission stages of the Core Strategy or the Issue and Options stage of this DPD to be included in the settlement hierarchy for allocated residential development.
- 3.28 The Council considers that there are no prevailing or outstanding reasons for any of these three villages to be promoted to 'tier 3' status in this DPD. As such, no sites are considered to be suitable for residential allocations in these villages

4) Rural Housing Windfall Development

- 4.1 Rural housing windfall development is residential development which comes forward in the rural area, on areas of land, other than those identified as site allocations in the Development Plan Document. Windfall sites are often small sites and deliver less than 5 residential units each. However, combined, these windfall developments can make a significant contribution to the overall housing supply in the rural area of the Borough and this has traditionally been the case in Ashford Borough.

The Existing Approach

- 4.2 The Borough Local Plan approach to rural housing windfall development is set out in Policies HG5 and HG6, set out below:

HG5 - Residential development (of five or more dwellings) will not be permitted on sites other than those shown on the Proposals Map, except on 'windfall' sites which come forward for development within the confines of Ashford, Tenterden, Charing, Hamstreet and Wye.

HG6 Minor development or infilling will be acceptable within the confines of the following towns and villages:

Ashford, Tenterden, Aldington, Appledore, Appledore Heath, Bethersden, Biddenden, Bilsington, Brabourne Lees, Challock, Charing, Chilham, Egerton, Godmersham, Hamstreet, High Halden, Hothfield, Kenardington, Kingsnorth, Mersham, Newenden, Pluckley (including Pluckley Thorne), Pluckley Station, Rolvenden, Rolvenden Layne, Ruckinge, Shadoxhurst, Smarden, Stone, Warehorne, Wittersham, Woodchurch and Wye.

- 4.3 Minor development was defined as 'of up to 4 houses' and the confines of the town or village were identified as 'the limits of continuous development forming the existing built-up area of the town or village. This definition may, however, include sites suitable for 'infilling' which is the completion of an otherwise substantially built up frontage by the filling of a narrow gap, usually capability of taking one or two dwellings only'.

The Tenterden and Rural Sites DPD Approach

Links to overall rural housing supply

- 4.4 National Government Guidance, under Planning Policy Statement 3 'Housing' suggests that Local Planning Authorities should not rely on windfall numbers to deliver the first 10 years of rural housing supply, unless there is reasoned justification to do so.
- 4.5 The Council, during the Examination into the Core Strategy, argued that the Borough had a consistent trend of delivering a reasonably high level of windfall development in the rural area and that this trend would be likely to continue in the future.

- 4.6 However, the Core Strategy Inspector concluded that the Council could only rely on a rural housing windfall allowance of 175 units over the final 5 years of the Core Strategy period (see para 6.3 of the Core Strategy).
- 4.7 Therefore, the Council considered that an alteration to the approach to rural windfall housing was appropriate. Indeed the Inspectors Report into the Core Strategy examination states *'I see no reason why the Tenterden and Rural Sites DPD could not take a more restrictive approach to windfalls with a view to reducing their numbers. More allocations in appropriate settlements, and fewer windfalls (which could be in less sustainable locations), seems arguably a better approach. In my view it would accord with the thrust of PPS3 (para 4.197).*

Defining the list of suitable settlements

- 4.8 As a starting point, the Council reviewed the list of settlements listed in policy HG6 of the Borough Local Plan, to determine their relative sustainability attributes or any additional planning justification to be included in a revised windfall policy. Issues such as the settlement's size, its planning context, built character, available services, planning history and the remaining suitable development opportunities for additional houses within the built-up confines of the settlement were all considered.
- 4.9 It is difficult to assess, in detail, the relative merits of individual, small scale rural settlements. However, the Council considers that the Sustainability Matrix is a useful starting point. In addition, the extensive local knowledge of the Council's Development Control team provided valuable input.
- 4.10 Using the Sustainability Matrix as a guide, the following parishes sit near the bottom of the Matrix, yet are included in policy HG6 of the Local Plan:
- *Bilsington*
 - *Godmersham*
 - *Kenardington*
 - *Newenden*
 - *Ruckinge*
 - *Stone*
 - *Warehorne*
- 4.11 This would seem to suggest that, particularly given that the Matrix score relates to the Parish as a whole, these are not particularly sustainable settlements where new development should not be specifically encouraged. These locations were therefore not considered sustainable locations for new rural housing windfall growth.
- 4.12 It is also considered that the following locations should not be included within a windfall housing policy:
- *Appledore Heath*
 - *Pluckley Thorne*
 - *Pluckley Station*
 - *Rolvenden Layne*

- 4.13 These fall within reasonable high scoring parishes within the Matrix, although none represent the principal settlement within the Parish in question. It is considered that these locations, in their own right, do not represent suitable or sustainable locations for new housing development.
- 4.14 Conversely, Great Chart, has been included in the list for the Tenterden and Rural Sties DPD. Great Chart is a relatively sustainable settlement, and scored very highly in the Sustainability Matrix which accompanied the Core Strategy.
- 4.15 However the village was not included in the updated 2009 Sustainability Matrix as a suitable settlement to have allocated development attributed to it, primarily given the proximity of the village to the planned Chilmington Green urban extension and the need for the village to retain its separate rural character. However, suitable minor development, or infilling, within the confines of the settlement may be deemed appropriate and sustainable. Similarly, Kingsnorth village should remain a rural settlement that is suitable for windfall housing development for the same reasons.
- 4.16 Other than Great Chart, no other rural settlement is deemed to have the suitable sustainability merits, or have reasonable planning justifications to be included in the windfall rural housing approach.

Adopting a design led approach

- 4.17 Policy HG6 of the Local Plan referred to minor development as 'up to four houses'. However, arbitrarily applying a maximum number of dwellings is no longer considered the most suitable planning approach, given the change in the thrust of the policy objectives to focus windfall opportunities on more sustainable settlements.
- 4.18 Instead, the Council considers that it is more suitable to adopt a design-led policy approach, which ensures that development is of a suitable layout, scale, design and appearance, appropriate to the character and density of its surrounding area. Meeting these criteria in a satisfactory manner should be the determining factor in establishing an appropriate number of dwellings on a windfall site.

Altering the definition of 'built confines'

- 4.19 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.
- 4.20 However, a slight alteration to the wording of the definition is deemed appropriate, to ensure the approach remains up-to-date and sufficiently robust.
- 4.21 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 and therefore the definition used in this DPD

refers to the built-up confines of a settlement and is defined as *“the limits of continuous and contiguous development forming the existing built-up area of the settlement, excluding any cartilage beyond the built footprint of the buildings on the site (e.g. garden areas)”*.

- 4.22 The word ‘*contiguous*’ is defined in the Oxford English Dictionary as ‘sharing a border’ or ‘next or together in sequence’. This word is deemed to suitably reinforce the precision of the definition and aid the clarity of the new policy approach.

5) Rural Employment

- 5.1 No specific employment target for the rural parts of the Borough is included within any higher level strategic planning guidance.
- 5.2 In 2008, the Council appointed consultants to undertake an Employment Land Review of the Borough. This included a comprehensive assessment of demand for floorspace in the rural areas and the current supply of employment premises, both existing and committed.
- 5.3 The Review concluded that there will be some on-going need for employment land to meet localised demand in the rural area. This demand would be likely to be generated from continued indigenous business growth spread across the whole rural area, the knock-on effect of more employment growth in the urban area and demand associated with the planned housing allocations in the rural area.
- 5.4 The key conclusion of the Review was that there did not appear to be a need to allocate additional employment land in the rural area for the Plan period, as demand is currently being met, and can continue to be so, through appropriate criteria based policies.
- 5.5 The Council has also continued to monitor the supply of available employment floorspace in the rural areas through its Annual Monitoring Report. In fact, in the five year period since 2003, over 20,000 net square metres of B1 to B8 employment floorspace has been completed in the rural areas. Please see appendix 4.
- 5.6 In addition, the Council can demonstrate that 12,724 sq.m. of B1-8 employment floorspace on unallocated sites remains unimplemented from planning consents valid between 01/04/2007 to 31/03/2008. Please see appendix 3.
- 5.7 The approach to rely on a series of suitable criteria based policy approaches to stimulate and maintain employment in the rural area is considered appropriate.

Appendix 1 : Housing Completion Figures in the Rural areas 2006 - 2008**Housing Completion Figures 2006/07**

	Application No.	Address	No. of Completions
MAJOR SITES	02/01317/AS	Land at Parker Farm, Warehorne Road, Hamstreet, Ashford, Kent, TN26 2JT	9
	04/02204/AS	Land rear of 65-67, Cheeselands, Biddenden, TN27	22
	06/00371/AS	The Lindens, St Benets Way, Tenterden, TN30 6QQ	4
	04/01382/AS	Land at, Ashford Road, Kingsnorth, Ashford, TN23	8
		Total Major Sites	43
MINOR SITES	01/01277/AS	Ford Mill, The Street, Appledore	1
	00/01482/AS	Tophill, Ingleden Park Road, Tenterden	1
	02/00765/AS	West Lodge, Hastings Road, Rolvenden, Cranbrook	1
	02/01769/AS	Lime Kiln Farm, Smarden	2
	03/01077/AS	Land SE of Fairview Cottage, Wittersham Rd, Stone-cum-Ebony	1
	04/01951/AS	Cedarwood, Frogs Lane, Rolvenden, Layne, Cranbrook, Kent, TN17 4NG	1
	04/00386/AS	2 Ingleden Cottage, Swain Road, Tenterden, Kent, TN30 6PG	1
	04/00344/AS	Handy Stores, Lees Road, Brabourne, Ashford, Kent, TN25 6QE	3
	04/00285/AS	Land rear of 136, High Street, Tenterden, TN30 6HT.	2
	04/00950/AS	Portulecea, Canterbury Road, Challock, Ashford, Kent, TN27 4DF.	2
	04/02242/AS	Highfield, Hornash Lane, Shadoxhurst, Ashford, Kent, TN26 1HU.	2
	05/01736/AS	Land West of, Cherry Orchard, Shoreham Lane, Tenterden	1
	05/01025/AS	The Surgery, Goldwell Close, Aldington, Kent, TN25 7DY	1
	06/01509/AS	Tylers Mobile Home Woodend, Redbrook Street, Woodchurch, Ashford, Kent, TN26	1
		Total Minor Sites	20
	TOTAL COMPLETIONS 2006/07	63	

Housing Completion Figures 2007/08

	Application No.	Address	No. of Completions
MAJOR SITES	06/00371/AS	The Lindens, St Benets Way, Tenterden, TN30 6QQ	19
	02/01865/AS	Former H M Prison, New Road Hill, Aldington, Ashford Kent, TN25 7BQ	3
	04/00590/AS	Land at the end of Molloy Road, Shadoxhurst, Ashford, Kent, Tn26	2
	Total Major Sites		24
MINOR SITES	04/00780/AS	The Stables, The Coach House, Gold Hill, Westwell.	2
	01/01474/AS	Little Standen Barn, Smarden Road, Biddenden	1
	02/01158/AS	Coldham, Little Chart Forstal, Little Chart	1
	01/00036/AS	Kings Haven, Ashford Road, Kingsnorth	2
	98/01343/AS	Pimphurst Barn, Bethersden	1
	03/01023/AS	Coppins Farm, Canterbury Road, Molash	3
	03/01370/AS	Braid Farm, Burnthouse Lane, Smarden	-1
	03/00779/AS	Cypress House, Marsh Road, Hamstreet	3
	02/00953/AS	Kemble, Shoreham Lane, St Michaels, Tenterden	1
	04/00329/AS	Potters Farm, Brissenden Green Lane, Ashford, Kent, TN26 3JX	1
	04/00489/AS	Land rear of 2 Granville Villas, The Lees Close, Brabourne, Ashford, Kent, TN25	1
	04/01282/AS	Land adj. Fairhaven, Lees Road, Brabourne, Ashford, Kent, TN25 6QA.	1
	04/00780/AS	The Coach House, The Street, Westwell, Ashford, Kent, TN25 4LQ	2
	05/00101/AS	Land adj 59 Lower Road, Woodchurch, Ashford, Kent, TN26 3SG	1
	05/00390/AS	Brissenden Green Barn, Brissenden Green Lane, Bethersden	1
	05/00468/AS	Land fronting, Frensham Road at Junction with, Winsor Road, Rolvenden Kent, TN17	1
	05/00902/AS	St Martin's Yard (former Lux Traffic Control), Forge Hill, Aldington, Kent TN25 7DT	4
	05/00918/AS	Mountain Bungalow, Marsh Road, Hamstreet, Ashford Kent, TN26 2JD	1
	05/00706/AS	Plot 1 rear of, 95 Font Road, Woodchurch, Ashford	2
	05/01509/AS	Land adj., 59 Lower Road, Woodchurch, Kent, TN26	1
	05/01739/AS	76 Front Road, Woodchurch, Ashford, Kent, TN26 3SA	1
	06/00039/AS	Rectory Barn, Greenside, High Halden, Ashford, TN26 3JB	1
	05/01061/AS	1 Church Street, Wye, Ashford, Kent, TN25 5BN	-2
	06/00914/AS	Lavender Cottage, The Street, Mersham, Ashford, TN25 6NQ	1
	06/01509/AS	Pear Tree Cottage, 4 Frensham Road, Rolvenden, Cranbrook, TN17 4NJ	1
	05/01705/AS	Land rear of Mill Hatch, Tenterden Road, A262, Biddenden, Ashford	1
	05/02131/AS	Land South West of Greenholme, Cock Lane, Orlestone, Ashford	1
	06/00157/AS	Cross Cottage, Warehorne Road, Kenardington, TN262LX	1
	06/00308/AS	The Old Grain Store, Warehorne Road, Hamstreet, Ashford, Kent, TN26 2JJ	1
	05/00863/AS	Home Farm, Park Drive, Hothfield, Ashford Kent, TN26 1DR	2
	04/00866/AS	Former Eurocharing, School Road, Charing	1
	08/00118/AS	Battle Hill Farm, Church Lane, Kenardington, Ashford, Kent, TN26 2NQ	1
	06/00015/AS	Brockton Farm Paddock, Vicarage Lane, Charing, Ashford, TN27	1
01/00697/AS	Clearmount, The Hill, Charing, Ashford, Kent, TN270LU	2	
99/01351/AS	The Barn, Shalmsford Bridge, Chilham, Canterbury, Kent, CT4 8AF	1	

99/00897/AS	Willow Tree Barn, Cripple Hill, High Halden, Ashford, TN26 3HZ	1
01/01070/AS	Land to the South West of, Chilham Fire Station, Taylors Hill, Chilham, Canterbury, Kent, CT4	1
02/00640/AS	Land to the rear of, Coopers Butchers, Lees Road, Brabourne Lees, Ashford, Kent, TN25 6QE	2
01/01455/AS	The Stables, Bower Road, Mersham, Ashford, Kent, TN25 6NJ	1
01/01285/AS	Maywood Stud, Frogs Hole Lane, Woodchurch, Ashford, Kent, TN26 3QZ	1
00/01705/AS	The Old Post Office, 52 High Street, Rolvenden, Cranbrook, Kent, TN17 4LN	1
00/01579/AS	The Coach House, The Street, Westwell, Ashford, Kent, TN25 4LQ	1
00/01458/AS	The Post Office, Lower Lees, Old Wives Lees, Canterbury, Kent, CT4 8AS	1
	Total Minor Sites	52
	TOTAL COMPLETIONS 2007/08	76

Appendix 2: The 2009 Revised Sustainability Matrix

Rural Sustainability Matrix- Sheet 1

PARISH	Population		Village Shop	Post Office	Primary School	Village Hall	Public House	Bus service	Rail service	Distance from nearest urban centre (miles)		Total Points
<i>Weighting</i>	<i>under 300 = 0</i>											Total Points
	<i>300-599 = 1</i>										<i>>11 miles = 0 points</i>	
	<i>600-899 = 2</i>										<i>5-10 miles = 1 point</i>	
	<i>900-1199 = 3</i>											
	<i>1200-1499 = 4</i>											
	<i>>1500 = 5</i>		<i>2 points</i>	<i>2 points</i>	<i>3 points</i>	<i>2 points</i>	<i>1 point</i>	<i>Hourly = 3 points less than hourly = 1 point</i>	<i>3 points if near to village, 1 point if not</i>		<i>1-4 miles = 3 points</i>	
Aldington	981	3	2	2	3	2	1	1	0	8 miles - Ashford	1	15
Appledore	754	2	2	2	0	2	1	1	1	6 miles - Tenterden	1	12
Bethersden	1443	4	2	2	3	2	1	3	0	6 miles - Ashford	1	18
Biddenden	2434	5	2	2	3	2	1	3	0	4 miles - Tenterden	3	21
Bilsington	274	0	0	0	0	2	1	1	0	7 miles - Ashford	1	5
Bonnington	109	0	0	0	0	0	0	1	0	5 miles - Ashford	1	2
Boughton Aluph	1099	3	0	0	0	2	1	1	0	3 miles - Ashford	3	10
Brabourne	1442	4	2	2	3	2	1	3	0	6 miles - Ashford	1	18
Brook	307	1	0	0	3	2	1	0	0	3 miles - Ashford	3	10
Challock	843	2	2	2	3	2	1	1	0	6 miles - Ashford	1	14
Charing	2694	5	2	2	3	2	1	3	3	6 miles - Ashford	1	22
Chilham	1595	5	2	2	3	2	1	3	3	7 miles - Canterbury	1	22
Crundale	168	0	0	0	0	0	1	0	0	9 miles - Ashford	1	2
Eastwell	119	0	0	0	0	0	0	0	0	4 miles - Ashford	3	3
Egerton	1104	3	2	2	3	2	1	1	0	8 miles - Ashford	1	15
Godmersham	366	1	0	0	0	2	0	3	0	7 miles - Ashford	1	7
Hastingleigh	247	0	0	0	0	2	1	1	0	8 miles - Ashford	1	5
High Halden	1463	4	0	0	3	2	1	3	0	7 miles - Ashford	1	14
Hothfield	880	2	2	2	0	2	1	1	0	3 miles - Ashford	3	13
Kenardington	210	0	0	0	0	2	1	1	0	9 miles - Ashford	1	5
Little Chart	239	0	0	0	0	2	1	1	0	5 miles - Ashford	1	5
Mersham	1022	3	2	2	3	2	1	1	0	3 miles - Ashford	3	17
Molash	249	0	0	0	0	2	1	1	0	9 miles - Ashford	1	5

Newenden	193	0	0	0	0	2	1	3	0	7 miles - Tenterden	1	7
Orlestone	1281	4	2	2	3	2	1	3	3	6 - miles Ashford	1	21
Pluckley	1050	3	2	2	3	2	1	1	1	8 miles - Ashford	1	16
Rolvenden	1495	4	2	2	3	2	1	3	0	4 miles - Tenterden	3	20
Ruckinge	727	2	0	0	0	2	1	1	0	7 miles - Ashford	1	7
Shadoxhurst	1135	3	0	0	0	2	1	3	0	4 miles - Ashford	3	12
Smarden	1222	4	2	2	3	2	1	1	0	8 miles - Tenterden	1	16
Smeeth	846	2	0	0	3	0	1	3	0	5 miles – Ashford	1	10
Stone-cum-Ebony	392	1	0	0	0	2	1	1	0	7 miles -Tenterden	1	6
Warehorne	374	1	0	0	0	2	1	1	0	8 miles- Ashford	1	6
Westwell	640	2	0	0	0	2	1	3	0	4-miles Ashford	3	11
Wittersham	1143	3	0	0	3	2	1	1	0	6 miles- Tenterden	1	11
Woodchurch	1824	5	2	2	3	2	1	3	0	7 miles- Ashford	1	19
Wye	2384	5	2	2	3	2	1	3	3	6 miles - Ashford	1	22

Rural Sustainability Matrix- Sheet 2

PARISH	No. of businesses in Parish	Bank	Chemist Shop	Organisations/ Clubs	Public Open Space	Library	GP Clinic	Total Points
<i>Weighting</i>	<i>0-30 = 1 points / 31-60 =2 point / 61-90 = 3 points / 90+ = 4 points</i>	<i>3pts</i>	<i>3pts</i>	<i>1pt</i>	<i>1pt</i>	<i>Mobile Service Mobile=1pt Permanent=3 pts</i>	<i>Infrequent service=1 pt permanent=3 pts</i>	
Aldington	1	0	0	1	1	1	0	4
Appledore	1	0	0	1	1	1	3	7
Bethersden	4	0	0	1	1	1	0	7
Biddenden	2	0	0	1	1	1	1	6
Bilsington	1	0	0	1	1	1	0	4
Bonnington	1	0	0	0	1	1	0	3
Boughton Aluph	1	0	0	1	1	1	0	4
Brabourne	1	0	0	1	1	1	0	4
Brook	1	0	0	1	1	1	0	4
Challock	1	0	0	1	1	1	1	5
Charing	3	0	3	1	1	3	3	14
Chilham	2	0	0	1	1	1	3	8

Crundale	1	0	0	1	0	0	0	2
Eastwell	1	0	0	0	0	0	0	1
Egerton	1	0	0	1	1	1	0	4
Godmersham	1	0	0	1	1	1	0	4
Hastingleigh	1	0	0	1	1	1	0	4
High Halden	1	0	0	1	1	1	0	4
Hothfield	1	0	0	1	1	1	0	4
Kennardington	1	0	0	0	1	1	0	3
Little Chart	1	0	0	1	1	1	0	4
Mersham	1	0	0	1	1	1	0	4
Molash	1	0	0	1	1	1	0	4
Newenden	1	0	0	1	1	1	0	4
Orlestone	1	0	0	1	1	1	3	7
Pluckley	2	0	0	1	1	1	0	5
Rolvenden	2	0	0	1	1	1	0	5
Ruckinge	2	0	0	1	1	1	0	5
Shadoxhurst	1	0	0	1	1	1	0	4
Smarden	2	0	0	1	1	1	0	5
Smeeth	2	0	0	1	1	1	0	5
Stone-cum-Ebony	1	0	0	1	1	1	0	4
Warehorne	1	0	0	1	1	1	0	4
Westwell	1	0	0	1	1	1	0	4
Wittersham	1	0	0	1	1	1	0	4
Woodchurch	2	0	0	1	1	1	3	8
Wye	4	3	3	1	1	3	3	18

Appendix 3: B1-8 Planning Permissions

Planning consents valid: 01/04/2007 to 31/03/2008

Table 3c: Development Not Started: 2008

P/P No	Grid Ref	Address	Town	Area (ha)	B1	B2	B8	Total
AS010183	593339,145456	Sheerland Farm Oast, Swan Lane, Sheerland Farm	Pluckley, ASHFORD	0.19	1,230	0	0	1,230
AS020124	590571,146909	Skidd Farm, Stone Hill Road	Egerton, ASHFORD	0.05	0	0	450	450
AS031994	591964,146642	Pivington Mill, Pivington Lane	Pluckley, ASHFORD	0.05	300	0	0	300
AS040066	589077,137099	RESTORATION DIRECT, Ashford Road	High Halden, ASHFORD	0.23	0	135	0	135
AS040254	601725,152163	Howlett's Farm, Shottenden	Shottenden, CANTERBURY	0.01	133	0	0	133
AS040337	588175,141195	Barn At New Luckhurst Farm, Bethersden Road	Smarden, ASHFORD	0.06	296	0	0	296
AS050177	604931,142260	Ouseley Farm Barn, Hinxhill	ASHFORD	0.16	130	0	0	130
AS050352	592113,146625	Pivington Mill, Pivington Lane	Pluckley, ASHFORD	0.05	0	0	202	202
AS051024	587497,133047	Former Tanyard Dairy, Rolvenden Road	TENTERDEN	0.08	265	0	0	265
AS051821	606043,140294	Mersham Le Hatch, Hythe Road	Smeeth, ASHFORD	4.80	865	0	0	865
AS061530	608396,140088	Builders Yard, Plain Road, BRABOURNE LEES	Smeeth, ASHFORD	0.17	615	0	0	615
AS061905	605720,153144	Dane Court Farm, Canterbury Road	Chilham, CANTERBURY	0.10	200	0	400	600
AS062034	589235,130336	Tenterden Vineyard, Smallhythe Road	TENTERDEN	1.84	86	0	0	86
AS062137	596286,147657	Ashford Cold Store Ardo Shearway Ltd, Ashford Road	Charing, ASHFORD	2.88	640	0	4,376	5,016
AS062341	605409,147186	Wye Court Farm, Olantigh Road	Wye, ASHFORD	0.29	159	0	0	159
AS062342	605427,147146	Wye Court Farm, Olantigh Road	Wye, ASHFORD	0.20	100	0	0	100
AS070058	600973,135821	THE CHESTNUTS, STONE CROSS ROAD, Buuildings to the south west of	Bilsington, ASHFORD	0.50	108	0	0	108
AS070071	590864,146010	Land to the rear of Munday Bois Cottages, Green Hill lane, PLUCKLEY	Egerton, ASHFORD	0.16	0	113	0	113
AS070678	606493,150902	The Old Dairy, Godmersham Park	Godmersham, ASHFORD	0.01	50	0	0	50
AS071189	590253,132775	Cerium Technology Park, Appledore Road	TENTERDEN	0.25	494	0	800	1,294
AS071314	590248,132792	Cerium Technology Park, Appledore Road	TENTERDEN	0.18	0	0	306	306
AS071343	588057,133167	136A, High Street	TENTERDEN	0.00	30	0	0	30
AS072084	586223,143495	Marley Farm, Headcorn Road, Unit 1E, Industrial Estate	Smarden, ASHFORD	0.02	0	251	0	251
TOTAL								12734

Appendix 4: Rural Employment Gains 2003 – 2008**Employment Development 2007/2008**

Application Number	Address	Total B1-B8 area (m2)
02/0455	Hanover Mill, Church Road, Mersham	271
04/0229	Leacon Farm, Charing	1,680
04/2188	Ninn Farm, Great Chart	186
04/2219	Mersham Le Hatch, Smeeth	967
04/2222	High House Farm, Kenardington	1,116
06/0151	Ninn Farm, Great Chart	209
06/0504	Parkgate Centre and Business Park, Tenterden	1,536
06/0655	The Yard, Kenardington	465
06/0726	Macdonald House, Woodchurch	348
06/1539	Dobell Barn, Wittersham	748
07/1295	Hallmark Farm, St Michaels	392
07/1631	Home Farm, Hothfield	216
	Total Gains	8,134
04/0947	Land West of Loxwood, Green Lane, Challock	-200
06/1318	14 Scotton Street, Wye	-21
07/1295	Hallmark Farm, St. Michaels	-219
07/1720	Wheeler & Sons Furniture, Rye Road, Newenden	-75
	Total Losses	-515
	Net B1 – B8 gain	7,619

Employment Development 2006/2007

Application Number	Address	Total B1-B8 area (m2)
02/0742	Court Lodge Farm, Hinxhill	1,680
04/0896	Nickley Wood Road, Shadoxhurst	680
04/0968	East Stour Farm, Chilham	783
04/1182	The Street, Hamstreet	200
04/1532	Northdown Service Station, Charing	178
04/1746	Land to the rear of Luton House, Bethersden	100
04/2020	Unit 1 Wissenden Lane, Bethersden	348
04/2074	Shottenden Manor Farm, Westwell	696
05/0119	Bilting Farm, Bilting	480
05/0693	C&B Motors, Rovenden Road, Tenterden	130
05/1021	Goldwell Manor Farm, Aldington	195
05/1742	Home Farm Barn, Godmersham	192
05/1765	Rose Farm Studio, Pluckley	320
06/0584	North west of Bluebell Cottage, Warehorne	200
06/1008	Unit 2, Sandy Lane Farm, Great Chart	631
06/1169	Mill Lane Barn, Challock	149
06/1300	Farm buildings at Worten Home Farm, Great Chart	352
06/2130	Unit x, Smarden Business Centre	50
	Total Gains	7,364
04/1182	The Street, Hamstreet	-10
04/1746	Land to the rear of Luton House, Bethersden	-484
05/1512	Oakdene Farm, Bethersden	-100
06/0308	The Studio, Warehorne Road, Hamstreet	-66
06/1161	Former Chilham Darts Site	-1,117
	Total Losses	-1777
	Net B1-B8 gain	5,587

Employment Development 2005/2006

Application Number	Address	Total B1-B8 area (m2)
02/0896	Stables/School wing, Mersham le Hatch	1086
03/0910	Eastwell Court Farm, Eastwell	588
03/1929	Old Saw Mill, Hastingleigh	260
04/0434	Home Farm, Hythe Road	218
04/1111	Ninn Farm, Great Chart	185
04/1500	Unit 4 Marley Farm, Smarden	1048
04/1679	Land North of Greenacres, Smeeth	176
05/0149	Units 2 & 3 Marley Farm, Smarden	1280
05/0628	Turks Head Farm, Biddenden	123
05/0897	Unit 11 Bower Road, Smeeth	610
05/1054	Former Moriatis workshop, High Halden	380
05/1102	James Stewart and Son, East Stour Farm, Godmersham	160
05/1185	Court Lodge Farm, Hinxhill	459
05/1718	Court Lodge Farm, Egerton	385
05/1886	Weeks Garage, Pluckley	151
06/0047	Thorne Farm, Bethersden	368
	Total Gains	7,477
03/0304	Land adjoining Homeleigh, Brabourne Lees	-238
04/1500	Unit 4 Marley Farm, Smarden	-1048
04/1679	Land NE of Greenacres, Smeeth	-140
04/1746	Land to the rear of Luton House, Bethersden	-242
05/0897	Unit 11 Bower Road, Smeeth	-610
05/0902	St Martins Yard, Aldington	-235
05/1886	Weeks Garage, Pluckley	-387
	Total Loss	-4,180
	Net B1 – B8 Gain	3,297

Employment Development 2004/2005

Application Number	Address	Total B1-B8 area (m2)
00/1752	Sunpatch Farm, Smarden	162
01/0451	Crouchers Manor barn, Westwell	174
01/1664	Eurocharing, Charing	485
02/0586	Manor Farm, Shadoxhurst	428
02/1075	Asparagus Farm, Appledore	139
03/0416	Cliff Marsh Farm, Stone	446
03/0490	Uniy Y, Smarden Business Estate	121
03/1998	Fridd Farm, Bethersden	250
04/0109	Barton Farm, Bethersden	874
04/0503	Unit 1, Sandy Lane, Great Chart	421
04/1760	Harbour Farm, Molash	300
	Total Gains	3,800
03/0468	30 High Street, Tenterden	-240
03/1832	Land to rear of 1 Bower Rd, Mersham	-230
04/0109	Barton Farm units 1-6 Bethersden	-874
04/0503	Unit 1 Sandy Lane, Great Chart	-421
04/0925	10-11 East Cross, Tenterden	-298
04/1580	Mealham Metals, Great Chart	-290
91/0322	Chilham Saw Mills	-2,103
	Total Loss	-4,456
	Net Loss B1-B8	-656

Employment Development 2003/2004

Application Number	Address	Total B1-B8 area (m2)
01/0934	Thorne Farm, Forge Hill, Bethersden	466
01/1277	Ford Mill, The Street, Little Chart	1,613
01/1734	Parkgate Farm, Cranbrook Rd, Tenterden	1,330
02/0715	The Barn, Ashford Road, Bethersden	250
02/1166	Sheerland Farm, Pluckley	712
02/1637	Pullen Barn Farm, Biddenden	1000
03/0249	Stone Green Farm, Flood Street, Mersham	113
03/0350	Bilting Grange Farm, Bilting	220
03/0597	Golden Wood Farm, Ruckinge	170
03/0880	Counter Farm, Units 5 & 6, Woodchurch	868
03/0883	Unit 2, The Old Sawmills, Bethersden	276
03/1121	Unit 2, Pound Lane, Kingsnorth	460
03/1697	Grove Wood Farm, Westwell	684
03/1743	77 High Street, Tenterden	113
03/3863	Station Approach, Chilham	325
99/1264	Taylor's Garage, Wye	144
	Total Gains	8,744
02/1933	Trimvirate House, Millbank Road, Kingsnorth	-2088
03/0140	Builders Merchant Site, Bridewell Lane, Tenterden	-200
03/0597	Golden Wood Farm, Brisley Lane, Ruckinge	-422
03/0883	Unit 2, The Old Sawmills, Bethersden	-276
03/1121	Unit 2, Pound Lane, Kingsnorth	-460
03/2126	The Old Joiners Shop, East Cross, Rear of 8-11, Tenterden	-171
03/3863	Station Approach, Chilham	-325
	Total Losses	-3,962
	Net Gain B1-B8	4,782