

Proposed Changes to Regulation 27 Publication Tenterden and Rural Sites DPD

Change Number	Proposed change/addition
1	<p>Amend para 4.13 to read: Where the Council has adopted Village or Parish Design Statements, applicants will be expected to have incorporated the key principles contained in those Statements in their development proposals. <u><i>The Tenterden Healthcheck and Action Plan Report should also be taken into consideration for applications in the Tenterden area.</i></u></p>
2	<p>Amend para 5.31 to read: The Council appointed consultants to undertake an Employment Land Review of the Borough in 2008. This included a comprehensive assessment of demand for floorspace in the rural areas and the current supply of employment premises, both existing and committed. <u><i>This included an assessment of demand for floorspace in the rural areas. All existing employment sites in the rural area will be subject to Policy TRS8 and not just those specifically assessed through the Employment Land Review.</i></u></p>
3	<p>Amend para. 5.40 to read: The need for new development <u><i>infrastructure</i></u> to meet the needs generated by new development is well established and was enshrined in Policy CS18 of the adopted Core Strategy.</p>
4	<p>New paragraph added after paragraph 6.27: <i>'In addition, capacity in the local sewerage system is insufficient to service the proposed development. The developer will therefore need to requisition a connection to the sewerage system at the nearest point of adequate capacity.'</i></p>
5	<p>Amend supporting text to TENT1 – amend para 6.34: Overall, within the Phase A part of the site, an average density of <u>around</u> 40 dwellings per hectare should be achieved, realizing an indicative capacity of 280 <u>300</u> units.</p>
6	<p>Amend para. 6.42 to read:- The masterplan / development brief should also address requirements for on-site community infrastructure such as public open space, play facilities, recreational facilities and the maintenance of these as well as more strategic infrastructure requirements, such as the provision of education, health facilities <u><i>and social care</i></u> that may be provided on or off-site. The location of potential local community facilities / services and any employment land within the site, and their phasing and delivery will also form part of the masterplan for the site. An independently facilitated design workshop involving local residents and relevant interest groups shall form part of the preparation process of the detailed masterplan.</p>

Proposed Changes to Regulation 27 Publication Tenterden and Rural Sites DPD

7	<p>Amend policy TENT 1 (b) to read:- “(b) the retention <u>& enhancement</u> of existing hedgerows, natural watercourses and ponds on the site”.</p>
8	<p>Delete TENT2 allocation (Land north of Westwell Court) and supporting text from the DPD</p>
9	<p>Amend paragraph 6.53 to read as follows:- The site is located at the eastern entrance to the village along the A20. The site adjoins existing built development at The Moat but adjoins open countryside to the southeast <u>which includes Alder Woods, an area with local biodiversity value.</u> with The extensive Arthur Baker playing field is located to the north. A ribbon of residential properties lies opposite on the southern side of the A20.</p>
10	<p>New sentence inserted following paragraph 6.65: <i>‘In addition, capacity in the local sewerage system is insufficient to service the proposed development. The developer will therefore need to requisition a connection to the sewerage system at the nearest point of adequate capacity’.</i></p>
11	<p>New sentence inserted following paragraph 6.72: <i>‘In addition, capacity in the local sewerage system is insufficient to service the proposed development. The developer will therefore need to requisition a connection to the sewerage system at the nearest point of adequate capacity’.</i></p>
12	<p>New paragraph inserted following paragraph 6.90: <i>‘Capacity in the local sewerage system is insufficient to service the proposed development. The developer will therefore need to requisition a connection to the sewerage system at the nearest point of adequate capacity’.</i></p>
13	<p>New paragraph inserted following paragraph 6.98: <i>‘In addition, capacity in the local sewerage system is insufficient to service the proposed development. The developer will therefore need to requisition a connection to the sewerage system at the nearest point of adequate capacity’.</i></p>
14	<p>The Withersdene group of buildings are now shown on the map contained within Policy WYE3.</p>
15	<p>Amend paragraph 6.100 to read:- The Core Strategy (paragraph 6.27) highlights the importance of the educational facilities at Wye College to not just the local economy of Wye but the wider economy of the Borough. However, it also recognises that the future of this</p>

Proposed Changes to Regulation 27 Publication Tenterden and Rural Sites DPD

	educational function is uncertain as the higher education courses that have sustained this role are now being phased out. <u>closed.</u>
16	Amend paragraph 6.102 to read:- The wide and varied range of buildings, and facilities <u>and environment assets</u> owned by Imperial College at Wye within and adjacent to the village cover a large area and the future planning and use of these areas will have a major effect on the future of the village.
17	Amend paragraph 6.105 to read:- In the interim, the opportunity should be taken by Imperial College to fully explore the opportunities that might arise for this attractive and historic campus with a view to retaining a high quality primarily educational facility if possible. An innovative approach to exploring options is needed, working with the Borough Council and the local community. If, following a full marketing campaign targeting educational and related uses, alternative uses are justified in whole or in part, then a masterplan / development brief should be prepared to look comprehensively at the constraints and opportunities, <u>including the heritage importance of the Wye College site.</u>
18	New bullet point added to Policy WYE3: “(c) the development not generating an unacceptable level, or type of noise or disturbance, or loss of residential amenity”.
19	Amend last sentence of paragraph 6.108 to read: Particular care is required to avoid damaging the woodland at Quarry Wood and . Any landscaping proposals should ensure that <u>a buffer is provided between the new development and the woodland and any proposals are ecologically compatible.</u> they are well integrated with the woodland and are ecologically compatible.
20	Add the following to the end of para. 6.112:- <i>‘An existing sewer runs beneath the phase 2 area and any future layout of development of that part of the site shall need to ensure that access to the sewer is retained and for the purposes of maintenance and upsizing. Liaison with the relevant infrastructure company on this issue at the time is recommended.’</i>
21	Delete BETH1 allocation (Land east of Forge Hill) and supporting text from the DPD
22	New site allocation in Betherden site added – Land on Mill Road
23	Amend paragraph 7.26 to read:- It is important to note that a scheme which offers a simple percentage discount on prevailing market values in the

Proposed Changes to Regulation 27 Publication Tenterden and Rural Sites DPD

	<p>area will not be acceptable. Any proposal will need to demonstrate that the housing is genuinely affordable for the specific target group(s) the scheme is directed at. Levels of income will obviously vary from group to group. Schemes may be based on a variety of tenures, rented, shared ownership or freehold and would be constructed on sites which would not be released for general demand housing.</p>
24	<p>Amend paragraph 7.31 to read as follows:- Where an identified need for specialist accommodation from a parish or group of nearby parishes <u>that share a common need for such accommodation</u> is identified, the Council will consider the use of exception sites to bring forward carefully planned and designed schemes that meet the needs of a specific client group from within the local area. <u>Where applicable, this could also involve specialist accommodation needs from outside the Borough boundary where these are linked with the needs from parishes within the Borough.</u></p>
25	<p>Amend criterion (a) of policy TRS5 to read:- a) The local need justification for the scheme has been clearly evidenced within the Parish or group of nearby parishes.</p>
26	<p>Amend paragraph 7.36 to read:- In rural settlements which have inadequate or no community facilities and no little prospect of finding suitable land within the village, it may be appropriate to make an exception on sites where development would not otherwise be acceptable, and permit suitable proposals <u>outside of the settlement.</u></p>
27	<p>Amend the start of policy TRS6 to read:- Planning permission will be granted for proposals specifically designed for local community facilities within or adjoining rural settlements as ‘exceptions’ to policies restraining development provided that:-</p>
28	<p>New paragraph added after paragraph 7.45: <i>‘In exceptional cases, where a business is located as part of a well-established collection of industrial or business premises, and is accommodated in a converted building whose character would be unacceptably affected by a physical extension, new floor space may be accommodated in a new freestanding building that is designed and sited so as not to compromise the character of the existing building or group of buildings.’</i></p>
29	<p>Delete paragraph 7.57 and replace with the following:- <i>‘Tourist-related residential uses, such as hotels or self-catering accommodation may also be acceptable forms of development for converted rural buildings. Ideally, these should be located in more sustainable locations, such as within or adjoining larger rural settlements. However, it is recognised that, in some cases, the conversion of a rural</i></p>

Proposed Changes to Regulation 27 Publication Tenterden and Rural Sites DPD

	<p><i>building to a tourist-related residential use may be acceptable in other locations. For example, tourist related redevelopment is often a good way of preserving a rural building which contributes positively to the overall design and character of the local area. Where such uses are permitted outside the built-up confines of a settlement listed in policy TRS1, they will normally be subject to an appropriate condition or planning obligation that restricts the form of occupancy to ‘holiday’ or ‘tourist’ use in order to prevent otherwise unacceptable sporadic general demand housing in the countryside.’</i></p>
30	<p>Amend policy TRS 12 as follows:- Proposals to convert rural buildings to tourist-related residential uses will only be acceptable where they are located within or adjoining the list of rural settlements in policy TRS1 above. All proposals shall meet criteria (a) - (e) of policy TRS11 and where permitted <u>outside the built-up confines of a rural settlement listed in policy TRS1</u>, they shall normally be subject to a condition or planning obligation that restricts the occupancy of the unit to holiday-makers or tourists.</p>
31	<p>Amend the end of policy TRS15 to read as follows:- ‘..will be permitted, provided that the non-A1 uses would not cumulatively amount to more than 35% of the length of either of the the particular defined primary frontages <u>within which the respective shop unit lies.</u></p>
32	<p>Amend Policy TRS16 to read:- In the rural areas (outside Tenterden town centre), planning permission for either:- (a) a change of use from a class A1 retail use to another retail use class, or, (b) a change of use from any retail use class (A1-A5) to a non-retail use, will only be granted if it can be shown that the unit is no longer viable, in the case of (a) for A1 retail purposes, or, in the case of (b), for the existing use and any alternative retail purposes, and that it has remained unoccupied for a substantial period of time, despite genuine and sustained attempts to market it on reasonable terms.</p>
33	<p>Amend paragraph 7.82 to read: Historic landscape features are likely to play an important role in defining the character of the landscape. These features and their setting should be protected from new development that would adversely affect their integrity or views to or from them. <u>Ashford rural area has a particularly rich and diverse heritage reflected in the variety of archaeological sites, historic buildings and historic landscapes and Historic Parks and Gardens. This historic environment should be protected.</u></p>
34	<p>Amend Policy TRS17 to read:- Development in the rural areas shall be designed in a way which complements <u>protects</u> and enhances the particular</p>

Proposed Changes to Regulation 27 Publication Tenterden and Rural Sites DPD

	landscape character area within which it is located, and, where relevant, any adjacent landscape character area.
35	<p>Amend paragraph 7.87 to read: The river corridors and tributaries that permeate the rural areas of the Borough play an important role in defining the appearance and function of different parts of the countryside, including several villages. These corridors can play a variety of roles from recreational route to wildlife habitat and should be protected from inappropriate development. <u><i>These corridors are important for floodwater storage and conveyance and safeguarding water quality and can play a variety of roles from recreational routes to wildlife habitats and should be protected from inappropriate development.</i></u></p>
36	Delete TENT2 from Tenterden proposals map and add Primary Shopping area.
37	Amend the WYE3 area on the Wye Proposals map to not be coloured yellow.
38	<p>Appendix 3 – Distribution and Phasing of Rural Housing allocations</p> <ul style="list-style-type: none"> • Delete TENT2 allocation from table. • Amend TENT1 allocation –to reflect additional 20 dwellings within phase 1 of TENT1