

## Suggested Amendments to the Tenterden and Rural Sites DPD – August 2010

The Table below sets out a limited number of further suggested amendments to the Submission Version of the Tenterden and Rural Sites Development Plan Document, made at the request of the Inspector, following the Examination in Public in June 2010.

Nb. Deletions within paragraphs are struck through and additions are underlined. Replacements of whole paragraphs or sections are not shown as deletions or additions, but are explained in the headings.

Change number	Suggested Amendment
1	<p><b>Introduction</b></p> <p><b>Delete three bullet points after paragraph 2.5 and replace with:</b></p> <ul style="list-style-type: none"> <li>i. The <b>rural settlements</b> are defined as: Aldington, Appledore, Bethersden, Biddenden, Bilsington, Boughton Lees, Brabourne Lees, Brook, Challock, Charing, Chilham, Egerton, Great Chart, Hamstreet, Hastingleigh, High Halden, Hothfield, Kingsnorth, Little Chart, Mersham, Newenden, Old Wives Lees, Pluckley, Rolvenden, Rolvenden Layne, Ruckinge, Shadoxhurst, Smarden, Stone, Tenterden, Warehorne, Westwell, Wittersham, Woodchurch and Wye.</li> <li>ii. The <b>countryside</b> is defined as ‘all of the open areas that lie between the built-up confines of the rural settlements, including small villages and hamlets and / or other collections of individual dwellings or other buildings that do not constitute a rural settlement for the purposes of this DPD.’</li> <li>iii. The <b>rural areas</b> is defined as ‘the full extent of the scope of this document, namely the Borough of Ashford outside the Ashford Growth Area.’</li> </ul>
2	<p><b>Achieving the vision</b></p> <p><b>Amend the following Paragraphs:</b></p> <p><b>5.2</b> Since this policy was adopted in the Core Strategy, the Regional Spatial Strategy (South East Plan) was approved in May 2009. Policy AOSR6 of the South East Plan sets out the housing requirement for the part of Ashford Borough that lies outside the East Kent &amp; Ashford sub-region for the period 2006-26. This requirement <del>is</del> <u>was</u> set at just 300 dwellings over this 20 year period and <del>relates</del><u>d</u> to a significant part of the rural south-western area of the Borough,</p>

	<p>including Tenterden.</p> <p><b>5.3</b> As a recently adopted part of the development plan, the housing requirement in Policy AOSR6 of the South East Plan <del>should be</del> <u>was</u> taken into account in the Council's policy for the managed release of housing land in this DPD and, alongside the more detailed assessment of housing potential within the main rural settlements undertaken in the preparation of this DPD, <del>justifies</del> <u>justified</u> a prudent approach to the allocation of land for housing in this part of the Borough.</p> <p><b>5.5</b> The overall rural housing allocation requirement of 1000 dwellings between 2006-21 in policy CS6 was derived principally from the residential target for the whole Borough set out in the Kent &amp; Medway Structure Plan 2006. The superseding of the Structure Plan by the South East Plan <del>suggests</del> <u>suggested</u> that a lower overall figure for the rural areas in this Borough might be more appropriate, however, the Council considers that there is a need to provide suitable opportunities for growth in a number of rural communities to ensure that they evolve and remain healthy and vibrant. On the 6th July 2010, the Secretary of State announced the revocation of Regional Spatial Strategies with immediate effect. Consequently, the South East Plan no longer forms part of the development plan and its content is no longer a material consideration.</p> <p><b>5.8</b> Paragraphs 6.21 and 6.22 of the adopted Core Strategy explain the justification for the phased release of residential development that is contained within policy CS6. Given the <del>subsequent adoption of the South East Plan figures and the parallel</del> requirement to formally review the Core Strategy <del>itself</del> before the end of 2014, there is <del>now</del> added weight to the need for a strict phased approach to allocating land for housing development in this DPD.</p> <p><b>5.10</b> Rather than attempt to formally revisit the Core Strategy requirements now with the consequential delay in the adoption and release of sites through this DPD, the Council believes it would be sensible and logical for the first review of the Core Strategy to be the occasion to formally review the rural housing requirement for the Borough, <del>taking account of the South East Plan figure (and any subsequent emerging regional guidance), the state of the housing market and the level of housing delivery in the rural areas in the meantime.</del> The adoption of the first review of the Core Strategy would then trigger a formal review of this DPD to be programmed for adoption by the end of 2016.</p>
3	<p><b>Policy CHAR1 supporting text</b></p> <p><b>Amend paragraph 6.44 to read as follows:-</b></p> <p>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 which includes <del>Alder Woods</del> the 'Alderbeds', an area with local</p>

	<p>biodiversity value. <u>The woodland and meadow which comprise the adjoining Alderbeds Local Wildlife Site are dependent upon the site remaining characteristically wet and relatively undisturbed. It is therefore important that development of the CHAR 1 site is carried out in compliance with Core Strategy policy CS11 (Biodiversity and Geological Conservation). Compliance with CS11 is likely to require both hydrological and ecological surveys to be carried out as well as the submission of a scheme showing how any necessary mitigation measures will be carried out and maintained.</u> 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>
4	<p><b>Policy WYE3 supporting text</b></p> <p><b>Amend first sentence of Paragraph 6.97 as follows:</b></p> <p>Whilst it is understood that some initial marketing <u>of the part of the campus west of Olantigh Road</u> has been carried out by Imperial College, the options for the College's future use remains uncertain.</p>
5	<p><b>Policy WYE 3 supporting text</b></p> <p><b>Delete paragraph 6.98 and replace with the following:-</b></p> <p>Given the strategic issues involved and the level of uncertainty that exists a precautionary approach is justified. It is therefore proposed that the issue should be fully reviewed and reassessed and should inform the first review of the Core Strategy which must be adopted before the end of 2014. By this time it should be clear whether a long term primarily educational use will be viable or not.</p>
6	<p><b>Policy WYE3 supporting text</b></p> <p><b>Amend Paragraph 6.99 to read as follows:</b></p> <p>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. <u>This process should commence through a comprehensive and active marketing exercise of the whole area contained within policy WYE3 focused on the re-use of any or all of this area for educational and / or related research and business uses and student / delegate accommodation. Such an exercise shall include direct approaches to a wide range of educational and research institutions, including private sector businesses, and be undertaken on reasonable terms for a continuous</u></p>

	<p><u>period of at least 6 months.</u> 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, including the heritage importance of the Wye College site. The aim should be to generate a suitable long term land use and development strategy that helps to generate confidence locally about the quality and nature of the proposals whilst being commercially sound. <u>This should be based around establishing a mix of appropriate uses within the WYE3 area and identifying the scale, design and location of particular buildings and uses.</u> <u>Masterplanning of this area should be carried out inclusively with the full input of the local community and relevant stakeholders through a process to be agreed by the Borough and Parish Councils.</u> It may be that this process produces robust proposals that are widely supported in the local community before the adoption of the Core Strategy review in 2014, thus enabling more significant development or re-development of the campus to be brought forward earlier. In these circumstances, the Council shall <del>review policy WYE3 accordingly</del> <u>formally review policy WYE3 to reflect these changed circumstances or seek to adopt the agreed masterplan as SPD to the existing policy following full public consultation, whichever is more appropriate.</u></p>
7	<p><b>Policy WYE3</b></p> <p><b>Delete Policy WYE3 and replace with the following revised Policy WYE3 :-</b></p> <p>The long term future of the buildings, facilities and land at Imperial College campus in Wye (as shown on the Proposals Map as WYE3) shall be the subject of an active and comprehensive marketing campaign for educational and related research and business uses for a minimum continuous period of 6 months with the aim of securing a future for such uses on all or part of the campus.</p> <p>If the marketing campaign demonstrates that such uses are not possible on all or part of the WYE3 area, then a masterplanning exercise encompassing all of the WYE3 area shall be undertaken in order to establish the nature, scale, location and mix of any alternative uses to deliver a high quality, mixed use development. This exercise should inform the first review of the Core Strategy to be adopted prior to the end of 2014 or, alternatively, a formal review of this policy or the adoption of a SPD based on the agreed masterplan.</p> <p>In the meantime, the main educational uses of the campus shall be retained and any development functionally related to the continuation of those uses or the associated agricultural, horticultural or employment uses taking place on the land either side of Occupation Road will be acceptable in principle subject to:-</p> <ul style="list-style-type: none"> <li>a) the scale, design and use being compatible with the character of the area and not being visually intrusive within the AONB; and,</li> <li>b) the development not generating an unacceptable level, or type, of traffic;</li> </ul>

	<p>c) the development not generating an unacceptable level, or type of noise or disturbance, or loss of residential amenity.</p> <p>Development proposals that would prejudice the potential future use of the campus for educational uses and related research and business uses prior to the conclusion of comprehensive and active marketing campaign referred to above will not be acceptable.</p>
8	<p><b>Policy TRS1</b></p> <p><b>Delete first two paragraphs of Policy TRS1 and replace with the following:</b></p> <p>Minor development or infilling will be acceptable within the built-up confines of Tenterden and the following villages:</p> <p>Aldington, Appledore, Bethersden, Biddenden, Boughton Lees, Brabourne Lees, Challock, Charing, Chilham, Egerton, Great Chart, Hamstreet, High Halden, Hothfield, Kingsnorth, Mersham, Pluckley, Rolvenden, Shadoxhurst, Smarden, Wittersham, Woodchurch and Wye.</p>
9	<p><b>Policy TRS2</b></p> <p><b>Delete the first paragraph of the policy (including footnote) and replace with the following:</b></p> <p>New residential development outside the built-up confines of Tenterden or the villages listed in Policy TRS1 will not be permitted unless it constitutes one of the following:-</p>
10	<p><b>Paragraph 7.18</b></p> <p><b>Amend first sentence in Paragraph 7.18 to read as follows:</b></p> <p>Local needs housing <del>policy</del> <u>and community facilities exception policies</u> apply in the Borough's rural settlements as defined in the introduction to this DPD <del>on page 5</del> <u>in paragraph 2.5 (i).</u></p>
11	<p><b>Policy TRS4</b></p> <p><b>Amend first paragraph of Policy TRS4 to read as follows:</b></p> <p>Planning permission will be granted for proposals for local needs housing within or adjoining rural settlements <u>listed in</u></p>

	<u>paragraph 2.5 (i)</u> as 'exceptions' to policies restraining housing development provided that all the following criteria are met:-
12	<p><b>Policy TRS5</b></p> <p><b>Amend first paragraph of Policy TRS5 to read as follows:</b></p> <p>Planning permission will be granted for specialist housing schemes within or adjoining rural settlements <u>listed in paragraph 2.5 (i)</u> as 'exceptions' to policies restraining general housing development provided that all the following criteria are met:-</p>
13	<p><b>Policy TRS6</b></p> <p><b>Amend Para 7.34 as follows:</b></p> <p><b>7.34</b> Community facilities such as the local school or village hall are often a focal point in village life. Government guidance in <del>PPS7</del> <u>PPS1</u> states that one of their objectives is to raise the quality of life <del>in rural areas</del> <u>for everyone</u>. The Council believes that community facilities play an important role in keeping villages thriving, inclusive and sustainable communities.</p>
14	<p><b>Policy TRS6</b></p> <p><b>Amend first paragraph of Policy TRS6 to read as follows:</b></p> <p>Planning permission will be granted for proposals specifically designed for local community facilities adjoining rural settlements <u>listed in paragraph 2.5 (i)</u> as 'exceptions' to policies restraining development provided that:</p>
15	<p><b>Rural Employment</b></p> <p><b>Amend Para 7.38 as follows:</b></p> <p><b>7.38</b> Improving and retaining the rural economy is essential through finding the right balance between allowing appropriate employment development that will benefit the rural economy with the need to protect the countryside. Government planning guidance in <del>PPS7</del> <u>PPS4</u> on this issue supports, in principle, a positive approach to economic development in rural areas subject to the <u>location</u>, scale and impact of such development.</p>

<p><b>16</b></p>	<p><b>Policy TRS7</b></p> <p><b>Amend Policy TRS7 to read as follows:</b></p> <p>Proposals which would lead to the loss of existing employment sites or premises in Tenterden or the rural settlements <del>villages</del> listed in Policy TRS1 will not be permitted unless:-</p> <p>a) they are replaced with the same-sized or larger sites or premises within or adjoining the same rural settlement, or at the nearest rural service centre <u>(as defined in the Core Strategy 2008 Figure 1, page 105)</u>,</p> <p>OR</p> <p>b) it can be shown that the unit is no longer viable for the existing or an alternative employment use and that it has remained unsold or unlet for a substantial period of time, despite genuine and sustained attempts to sell or let it on reasonable terms.</p>
<p><b>17</b></p>	<p><b>Policy TRS9</b></p> <p><b>Amend Para 7.46 to read as follows:</b></p> <p><b>7.46</b> Government guidance (<del>PPS7, paragraphs 3 and 4</del>) states encourages that, away from urban areas, the focus for new employment development (<del>B1 to B8 uses</del>) should be located within or next to existing rural service centres (identified by the Core Strategy, Figure 1, page 105), with the potential to allow some limited development in or next to rural settlements that are not designated service centres. This is to ensure that any new development can benefit from the existing facilities offered in the settlement, specifically transport facilities such as railway stations and bus stops, but also community facilities and local shops. This is also reflected in paragraph 6.25 of the Core Strategy.</p>
<p><b>18</b></p>	<p><b>Policy TRS9</b></p> <p><b>Amend first paragraph of Policy TRS9 to read as follows:</b></p> <p>Proposals for the development of new employment premises and uses will be permitted on sites within or adjoining the built up confines of the rural settlements <u>defined in paragraph 2.5 (i)</u> provided that:-</p>
<p><b>19</b></p>	<p><b>Policy TRS11</b></p> <p><b>Amend Para 7.52 to read as follows:</b></p>

	<p><b>7.52</b> Government guidance in PPS7- PPS4 (Para EC6.2 (c)) supports the conversion of appropriately located and constructed rural buildings where this meets sustainable development objectives. The Council supports this approach in principle as this stock of buildings can provide a useful and viable means of enabling the local rural economy to evolve and diversify without requiring new buildings to be developed in sensitive rural locations.</p>
20	<p><b>Policy TRS12</b></p> <p><b>Amend Policy TRS12 to read as follows:</b></p> <p>Proposals to convert rural buildings to tourist-related residential uses will be acceptable where they meet criteria (a) – (e) of policy TRS11 and where permitted outside the built-up confines of a rural settlement <u>Tenterden or a village</u> listed in policy TRS1, they shall normally be subject to a condition or planning obligation that restricts the occupancy of the unit to holiday-makers or tourists.</p>
21	<p><b>Policy TRS13</b></p> <p><b>Amend first paragraph of Policy TRS13 to read as follows:</b></p> <p>Proposals to convert rural buildings to general residential use will not be permitted unless the building lies within the built-up confines of a settlement <u>Tenterden or a village</u> listed in Policy TRS1 and satisfies the criteria in Policy TRS11.</p>
22	<p><b>Change roman numerals attributed to criterion under Policy TRS17 (i-viii) to letters a – h</b></p>
23	<p><b>Delete Paragraph 7.88</b></p>
24	<p><b>Glossary</b></p> <p><b>Replace ‘Previously Developed Land’ definition with the following:</b></p> <p>Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.’ This excludes land that is or has been occupied by agricultural or forestry buildings and land in built-up areas such as private residential gardens, parks, recreation grounds and allotments. A full definition can be found in PPS3.</p> <p><b>Replace ‘Rural areas’ definition with the following:</b></p>

The full extent of the scope of this document, namely the Borough of Ashford outside the Ashford Growth Area.

**Replace 'Rural settlements' definition with the following:**

Aldington, Appledore, Bethersden, Biddenden, Bilsington, Boughton Lees, Brabourne Lees, Brook, Challock, Charing, Chilham, Egerton, Great Chart, Hamstreet, Hastingleigh, High Halden, Hothfield, Kingsnorth, Little Chart, Mersham, Newenden, Old Wives Lees, Pluckley, Rolvenden, Rolvenden Layne, Ruckinge, Shadoxhurst, Smarden, Stone, Tenterden, Warehorne, Westwell, Wittersham, Woodchurch and Wye.