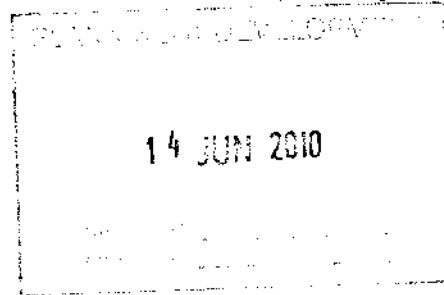


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Ashford Borough Council
Planning Department
Civic Centre
Tannery Lane
Ashford
Kent TN23 1PL



FAO The Programme Officer for the Tenterden and Rural Site DPD Examination

10th June 2010

Dear Sirs,

TENTERDEN AND RURAL SITES DPD EXAMINATION

We write in support of the change number 22 to the allocation of development to the land on Mill Road Bethersden numbered "BETH 1a".

The Tenterden and Rural Sites Development Plan document – Issues and Options Report details the general views on all submitted sites within the Bethersden area. In that document the land on Mill Road was referred to in Clause 8.2.1 as being the logical extension for "growth of the village". It went on to state that it felt that development here would be of "low impact to the village".

This particular site along Mill Road lies almost opposite the Recreational Ground thus offering open space for any residents. It is also within walking distance of the village shop/post office, the butchers and the village Public House.

It is noted that it lies to the other side of the village from the primary school but taking into account that it is also outside the conservation area it does appear to be a natural choice for residential allocation as it would protect the conservation area itself.

We note that there is a comment on behalf of Mr G Crabtree (ID: 380365) via Messrs Hobbs Parker who actively seek to demonstrate that an alternative site known as land north of Church Hill Bethersden and identified as "BETH 19" in the Sustainability Proposal which accompanies the Tenterden and Rural Sites DPD June 2009, would be more suitable for allocation than the site "BETH 1a" put forward by Ashford Borough Council.

It is our opinion that Hobbs Parker's conclusion is, in certain parts, not based on sound reasoning as although it is accepted that both sites are reasonably suitably located for the village shops and public house, we do not feel that the distance between "BETH 1a" being land off Mill Road and the village primary school out-weights the benefits of "BETH 1a" as an allocated site.

It should be noted that the site proposed by Hobbs Parker being referred to as the original site "BETH 19" in the original options plan is not entirely accurate. They have, as part of their proposal, introduced two new additional sites being "BETH 19a & BETH 19b" neither of which were in the original options proposals. In this proposal the "BETH 19" area would be open space in conjunction with development to the two new areas now introduced at this late stage.

Cont'd ...



The Thorne Estate Office • Forge Hill • Bethersden • Ashford • Kent TN26 3AF

Telephone: 01233 820218 • Fax: 01233 822161 • Email: info@stratfords.net • www.stratfords.net

J P Stratford MRAC FRICS FAAV

"BETH 19, 19a & 19b" all lie some distance from the Recreational Ground although it is accepted that they are in close proximity to the village primary school and a similar distance from the shops as "BETH 1a".

The primary criticism of site "BETH 19, 19a & 19b" is that the Council has designated a conservation area which includes these three sites and any development in a conservation area should be to protect or enhance the conservation area itself. "BETH 19" is also in a different ownership from "BETH 19a & b"

Ashford Borough Council Local Plan Conservation Area Assessment of Bethersden clearly states that "the core of the conservation area lies along The Street which runs approximately in an east-west direction between St Margaret's Church and Beacon House. To the south of this lies an important green area which links through to open countryside to the east." It then goes on to say "the principle threat to the area was the possibility of development within the Green area line to the rear of The George Public House and development to the north-western side of Church Hill between the Church and Court Lodge".

"BETH 19, 19a & 19b" lie within the land described as north-west side of Church Hill between the Church and Court Lodge and was added in to the conservation area to protect the listed building which has a prominent position in the western entrance of the village.

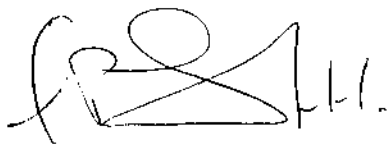
Any development including "BETH 19, 19a & b" would therefore be considered contra to the conservation area policy thus diminishing the suggestion that "BETH 19, 19a & b" form a more suitable combined site than "BETH 1a" which has been put forward by Ashford Borough Council.

To conclude we strongly support the submission of "BETH 1a" for housing allocation within the DPD and would request that the Inspector finds this particular policy sound.

Please note that this letter of support is written on behalf of our Client The Peter Adams Trust.

Yours faithfully,

FOR AND ON BEHALF OF
STRATFORD'S

A handwritten signature in black ink, appearing to read 'J.P. Stratford', written over a horizontal line.

J.P. STRATFORD FRICS FAAV