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Ashford Borough Council

**TENTERDEN AND RURAL SITES
DEVELOPMENT PLAN**

ADOPTED OCTOBER 2010



Tenterden and Rural Sites Development Plan Document



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2 Introduction

2.1 This Development Plan Document (DPD):-

- Sets out a clear vision for the rural area of the Borough & demonstrates how this vision can be achieved.
- Allocates residential development sites in the most appropriate locations within the rural area.
- Sets out several topic-based planning policies that cover specific rural planning issues.
- Provides a sound policy framework for assessing planning applications coming forward within the rural area of the Borough

2.2 This DPD is one of the key documents of the Ashford Local Development Framework (LDF) and covers the area of the Borough that lies outside the Ashford urban growth area (including the planned urban extensions at Chilmington Green and Cheeseman's Green / Waterbrook). However, its scope does include existing villages on the periphery of Ashford, such as Kingsnorth and Great Chart.

2.3 The DPD covers the period from 2006 until 2021 which is the formal end date of the adopted Core Strategy. However, the Core Strategy is to be formally reviewed before the end of 2014 and therefore, it is likely that there would need to be a consequential review of this DPD following that date. Hence, it is proposed that this DPD will be formally reviewed before the end of 2016. The implications of this for the phasing and release of development sites identified in this DPD is explained further in Chapter 5.

2.4 For the avoidance of doubt, proposals that come forward in the rural area will need to conform to the policies within this DPD, as well as the other adopted parts of the LDF and any appropriate remaining 'saved' policies or supplementary planning guidance from the Borough Local Plan (BLP) 2000.

2.5 The main terms used in this DPD are set out in a comprehensive glossary at Chapter 9. However, it is worth setting out at the start of this DPD the key definitions of 'rural areas', 'countryside' and 'rural settlements' to which many of the topic-related policies refer. For the purposes of this DPD, the following definitions shall apply:-

- i. The **rural settlements** 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, Smerden, Stone, Tenterden, Warehorne, Westwell, Wittersham, Woodchurch and Wye.*"

ii. The **countryside** 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..”

iii. The **rural areas** are defined as ‘the full extent of the scope of this document, namely the Borough of Ashford outside the Ashford Growth Area.”

- 2.6** For the avoidance of doubt, those settlements identified for site allocations using the settlement hierarchy approach are Tenterden (tier 1), Charing, Hamstreet and Wye (tier 2) and Aldington, Bethersden, Biddenden, Chilham, Rolvenden and Woodchurch (tier 3). This is explained in greater detail in chapters 5 and 6 of this DPD.

3 Background to the DPD

- 3.1** In addition to the Core Strategy, a number of background documents and work-streams have informed the preparation of this DPD, (please see appendix 4 for further information). Three important stages in this process were:
- 3.2 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. The outcomes from these workshops were reported in the ‘Issues and Options Report’, giving the community and key stakeholders the opportunity to comment on their outcomes.
- 3.3** A second round of community workshops, conducted between January 2009 and March 2009, 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 within the DPD.
- 3.4 The Issues and Options Report** – this was published for an eight week public consultation period in May 2008. The Report represented the initial stage of the process, highlighting the main planning policy issues facing the rural parts of the Borough and outlining the main options for addressing those issues. This included publication of the main site options that had been put forward at that date and which had been discussed in the first round of rural community workshops. The Council received 911 representations on this document (please refer to the ‘Tenterden and Rural Sites DPD, Pre-submission Consultation Statement’ for further details).
- 3.5 The Sustainability Appraisal** – In line with the Planning and Compulsory Purchase Act (2004) a Sustainability Appraisal has been carried out to support the approach taken in this Plan. This SA process has assessed and concluded on the planning merits of every site put forward for consideration as part of the Plan’s evolution. The Council received sites for consideration in the following ways:
- In July 2007, 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 discussion at the first round of workshops
 - At the first round of community workshops, attendees were free to suggest areas, in addition to those submitted to date; that they felt could have some development potential. These were shown within the ‘Issues and Options Report’ for wider comment.

- The consultation period for the 'Issues and Options Report' (16th May - 11th July 2008) gave landowners / agents or people with a vested interest another chance to promote areas of land they wish to be considered for development as part of the Plan
- Areas of land were also promoted after the Issues and Options report, in the form of informal site submissions and were also taken into account.

4 The Vision

- 4.1** The Council's vision for the rural parts of the Borough is expressed in Chapter 6 of the Core Strategy. Achieving the right balance between the protection and enhancement of the rich and varied landscapes that contribute so much to the character of this part of Kent with the need for rural communities to grow and evolve in ways that will not overwhelm or damage their own, often unique, attributes is a major challenge.
- 4.2** The rural areas of the Borough are defined by attractive rolling countryside, including parts of two AONBs (the Kent Downs in the north and east and the High Weald in the south and west). The countryside offers an intrinsic character, heritage and beauty with a diverse mix of rich landscape features and characteristics. It plays a key recreational role for residents and visitors alike, whilst supporting an array of wildlife, habitats and natural resources. Within these areas of open countryside, the paramount planning objectives are of protection and control of new development to ensure that the quality of these areas is not eroded or diminished.
- 4.3** The countryside also acts as the setting for an array of small rural villages and hamlets which offer an attractive and varied character, which is often derived from their historical status. These settlements are often regarded as the defining image of the Borough and it is essential that planning policies reflect their inherent qualities and characteristics that play such a key role in determining the overall character of the countryside.
- 4.4** However, many villages also provide a vital degree of service provision for their residents. It is essential that this role continues wherever possible to retain the economic and social vitality of village life. In some cases, this may also mean that a limited amount of new residential development could be justified in providing the means for organic growth and evolution to avoid economic stagnation without fundamentally altering the character of the place.
- 4.5** The Core Strategy identifies a number of rural service centres (these are:- Tenterden, Charing, Hamstreet, Wye, Aldington, Bethersden, Biddenden, Chilham, Pluckley, Rolvenden and Woodchurch). These settlements generally offer a higher level of service provision, often including shops, pubs and health care facilities. Combined, these services help to serve and sustain, not only their immediate residents, but also the smaller surrounding rural communities as well. They may also provide a focus for local job opportunities although the nature of the rural economy is that there is a generally dispersed pattern of employment that includes agricultural activities or former agricultural premises which have diversified into other enterprises. The Council's objective is to encourage diversity and enterprise within the rural areas whilst ensuring that uses that are suitable by their scale or type are located in the most appropriate places.

- 4.6** The traditional rural market town of Tenterden, located in the south-west of the Borough, is the main rural service centre and second largest settlement after Ashford itself. It offers a significantly different scale and level of service provision compared to the Borough's other rural settlements. Tenterden is a highly important focal point in the rural area and serves a wide hinterland within and beyond the Borough's boundary by offering a range of jobs, cultural, shopping, tourist and leisure opportunities. The town's character is of exceptional conservation and historical importance, derived from its well defined pattern of development around the historic core area, including many listed buildings. Tenterden is a key tourist attraction, drawing regular visitors from abroad and is a real asset to the Borough and has a busy and thriving town centre. The Council's priority is to retain the qualities that make Tenterden special whilst enabling a planned expansion of development commensurate with the Core Strategy.
- 4.7** Core Strategy policy CS6, has already set out that the principal service centres (Tenterden, Charing, Hamstreet and Wye) should be apportioned the majority of new housing development in the rural areas. Policy CS6 also identified a provisional third tier of settlements which should be further assessed to determine which should be attributed new housing allocations. These settlements have been assessed in detail and the most appropriate sites within that tier selected for limited housing development.
- 4.8** The Council believes that only the adoption of a carefully managed approach to the release of suitable land for development will ensure that change in the rural area occurs in a controlled and incremental way without significant harm to the countryside or the attractive nature and character of the Borough's settlements. This DPD, in line with policy CS6, advocates a phased approach to the release of acceptable housing development sites, in or next to a range of suitable rural settlements, to fulfil this aspiration.
- 4.9** Providing an appropriate balance between protecting the countryside and meeting the needs of the highly valued rural economy is a key aspiration of this Plan. In fact, the protection of the countryside often relies on viable agriculture and rural businesses to manage and maintain the landscape. A range of policies which respond to the needs of the changing rural economy, ensuring its continued vibrancy and vitality, whilst also ensuring any impact is acceptable, are included within this Plan.

Design

- 4.10** The design of development proposals in the rural areas will need to positively respond to the highly varied characteristics and features which make up the different village and countryside environments found across the Borough.
- 4.11** Given the particularly sensitive nature of much of the Borough's rural areas, the Council regards good design as fundamental to creating attractive and sustainable new development in those areas. The qualitative aspect of development schemes will be rigorously assessed.

- 4.12** It will be necessary for applicants to produce designs that are complementary to the local vernacular, although this should not prevent the scope for innovation and contemporary designs where these can be justified in the context of a site and where they may create additional visual interest and richness into an area.
- 4.13** 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. The Tenterden Healthcheck and Action Plan Report should also be taken into consideration for applications in the Tenterden area.

5 Achieving the vision

5

Housing

Housing Allocations

- 5.1** The starting point for the Council's policy on housing allocations in the rural areas in this DPD is policy CS6 of the adopted Core Strategy. This sets out how, subject to detailed environmental considerations, the aim is to provide for the distribution of 1000 residential units across the rural area up to 2021. The policy establishes that this requirement is divided across two phases, set provisionally as 2006-2013 and 2014-2021.
- 5.2** 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 & Ashford sub-region for the period 2006-26. This requirement was set at just 300 dwellings over this 20 year period and related to a significant part of the rural south-western area of the Borough, including Tenterden.
- 5.3** As a recently adopted part of the development plan, the housing requirement in Policy AOSR6 of the South East Plan was 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, justified a prudent approach to the allocation of land for housing in this part of the Borough.
- 5.4** Paragraph 6.1 of the Core Strategy explains the Council's objective in striking the right balance between sustainable growth in rural settlements and the need to protect the qualities that make the rural parts of the Borough so attractive. There has traditionally been strong pressure to develop in the rural towns and villages and this has been strictly controlled through the phased and managed release of a limited number of housing sites in the more sustainable settlements.
- 5.5** 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 & Medway Structure Plan 2006. The superseding of the Structure Plan by the South East Plan suggested 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 contents is no longer a material consideration.

- 5.6** In order to bring the residential allocation target up to date from the Core Strategy, the Council has surveyed housing completions in the rural parts of the Borough since 2006 (the base year for policy CS6). This shows that 139 dwellings have been completed from 2006 - 2008. Consequently, the rural residual housing allocation target to 2021 should now be reduced to 861 dwellings and therefore it is proposed to accommodate this amount of new housing from the site allocations in Chapter 6.
- 5.7** The Council has undertaken a detailed assessment of the settlements mentioned in policy CS6 to establish the potential for new development within those settlements based on the suitability and availability of potential development sites taking account of key environmental considerations. As a result, the Council is satisfied that the overall amount of residential development proposed within the rural areas represents a reasonable and deliverable scale over the DPD period.
- 5.8** 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 requirement to formally review the Core Strategy before the end of 2014, there is added weight to the need for a strict phased approach to allocating land for housing development in this DPD.
- 5.9** This need to phase development is particularly important in the rural area as history shows that a large majority of the rural housing sites allocated in the previous Local Plans, are developed promptly. A stricter approach to the phasing of the release of development sites is therefore necessary to ensure that sites are brought forward in a more managed and sequential way.
- 5.10** 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. 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.
- 5.11** Therefore, it is proposed that the principle of phasing the release of development sites as identified in Policy CS6 is retained and reinforced in this DPD. Given the timescale of this DPD, it is proposed to adopt different phasing dates to those set out in Policy CS6 - namely 2006-16 and 2017-21 - in order to better reflect the current position and the intention to formally review the residential housing requirement by the end of 2016. Allocations made in this DPD will thus be made on the basis that they should either come forward in Phase 1 (2006-16) or, conversely, not before 2017. Those allocations identified for Phase 2 (post-2016) will inevitably be subject to review should the overall rural housing requirement be reduced as a result of the formal review of the Core Strategy but alternatively could be brought

forward into Phase 1 if other sites allocated in Phase 1 are not developed. The delivery of Phase 1 allocations will be monitored through the LDF Annual Monitoring Report and any action to bring forward Phase 2 allocations will be identified through that process.

- 5.12** Based on a simple pro-rata approach from the proportions of development attributed to Tenterden, the second tier larger villages and the third tier of smaller villages in policy CS6 of the Core Strategy, the following distribution of residential allocations would result:-

	Phase 1 (2006-16)	Phase 2 (2017 - 21)
Tenterden	290	140
Charing, Hamstreet, Wye	195	90
Tier 3 settlements	100	50
TOTAL	585	280

Table 5.1

Settlement Hierarchy

- 5.13** Policy CS6 of the Core Strategy also provides the basis for the distribution of residential allocations across the rural area. This was largely derived from an assessment of sustainability indicators in rural parishes alongside the views of the local communities expressed in the stakeholder workshops.
- 5.14** Since the adoption of the Core Strategy in 2008, the Council has updated the Sustainability Matrix which supported the Core Strategy approach, to determine whether the settlements referred to in Policy CS6 still remain an appropriate starting point for identifying allocations. Although only a snapshot, the matrix is a useful and robust tool in determining the relative sustainability of a settlement and the services provided there.
- 5.15** This update of the matrix also incorporated additional indicators to provide greater breadth to the assessment of the sustainability of each settlement, notably the inclusion of local employment as an indicator. This detailed review excluded:
- Tenterden, which clearly sits at the top of the settlement hierarchy as the Borough's principal rural settlement, offering a wide variety of services; and,
 - Great Chart and Kingsnorth, due to their proximity to the Ashford Growth area (see para. 6.15 of the Core Strategy)

- 5.16** The findings from the sustainability matrix review demonstrated that the Tier 3 settlements provisionally identified in policy CS6 of the Core Strategy remained broadly in the same position within the matrix. Therefore, it is considered that the settlements identified in Tier 3 of the Core Strategy remain an appropriate starting point to seek to allocate housing development alongside Tenterden, Charing, Hamstreet and Wye.
- 5.17** Since the adoption of the Core Strategy, the Council has also carried out a series of detailed assessments of potential development sites within the list of rural settlements identified in policy CS6. These assessments have taken account of key potential constraints such as flooding, impact on landscape quality and character, and the impact on the historic character or Conservation Areas. The SA of this DPD reflects the assessment work carried out on a wide range of sites. The Council has also considered matters of availability and deliverability.

Tenterden

- 5.18** Tenterden lies clearly at the top of the sustainability hierarchy as the only rural town in the Borough. However, there are significant constraints to its growth and expansion with AONB designated countryside located around the town and an historic and tightly grained central area. There are few genuine strategic development opportunities in or around the town that would not have a significantly damaging effect on its character or setting.
- 5.19** Based on an updated pro-rata target to 2016, the Council would be required to find sites to accommodate 290 dwellings in this initial phase with an additional 140 dwellings from 2017-21.

Tier 2 settlements (Charing, Hamstreet and Wye)

- 5.20** For many years the economic and social vitality of Wye has focused in large part around the presence of Wye College. Paragraph 6.27 of the Core Strategy reflects the importance of the College's higher education activities and spin-off businesses to the village but highlights the uncertain future of the campus.
- 5.21** For Wye, the future of the land owned by Imperial College will have a crucial role in influencing how the village evolves. The Council remains of the opinion that the College should, if possible, be retained for educational and related uses and that there should be adequate time to fully establish which parts, if any, of the campus facilities could be released for alternative uses whether educational and related uses remain or not. Outside the Imperial College land, there are few opportunities for new housing development that would not have a significant impact on the character of the village or its setting. Given the prevailing constraints (floodplain, AONB), the Council considers that only limited residential development in Wye should come forward pending the resolution of the future of the College campus.

5.22 It is proposed that there should be a properly masterplanned approach to the future of the College facilities given their local importance. The outcome should then inform the formal review of the Core Strategy (and subsequently, the review of this DPD). Therefore, a specific policy to cover this approach and avoid prejudicing the integrity of the campus in the meantime is included in this DPD.

5.23 This unique situation in Wye means that a straightforward pro-rata approach to allocations in the second tier of villages (Wye, Charing and Hamstreet) is neither possible nor desirable. This conclusion is confirmed by a detailed assessment of sites that would be suitable for residential development within those settlements explained in chapter 6 below.

'Tier 3' settlements

5.24 Policy CS6 also identified a third tier of settlements within which a limited amount of new residential allocations will be made. Within this tier, Pluckley and Challock have not been allocated development sites, as it is considered that there are no suitable sites available in these villages. In Pluckley's case, the Council has also noted that the view of the Parish Council regarding new housing development in their village has been reversed since that reported in paragraph 6.19 of the Core Strategy. In this context, the Council considers that neither Pluckley nor Challock should now be regarded as a 'tier 3' settlement.

5.25 In making allocations in 'tier 3' villages, the Council considers that these are the most suitable sites for development across the range of 'tier 3' settlements whilst also taking account of the views expressed by each local community about the scale of new development in their locality through the stakeholder workshops process.

5.26 This Plan demonstrates that the 150 units can be suitably accommodated within the third tier settlements, negating the need to look at additional settlements to meet the required quantum. More details are covered by the Sustainability Appraisal of the sites.

Housing Windfalls

5.27 The Core Strategy, in line with Government guidance, does not substantially rely on windfall sites (development which comes forward on sites outside those allocated on the proposals map) to meet identified overall housing numbers. However, it remains likely that windfall sites will continue to come forward in the rural area. Policy TRS1 responds to this likelihood and sets out an appropriate policy to manage the delivery of windfall development in the rural area up until 2021.

Affordable Housing / Local Needs Housing

- 5.28** The need for affordable housing in the rural area is particularly important given the nature of the housing market here. All housing proposals (both coming forward as windfalls and on allocated sites) which promote 15 or more units, or on a site of 0.5 hectares or greater, will need to deliver 35% affordable housing to be consistent with policy CS12 of the Core Strategy.
- 5.29** The Borough has a successful history of delivering a consistent and healthy supply of Local Needs housing through an exception site policy. This DPD continues this approach, as set out in Policy TRS4.

Employment and the rural economy

- 5.30** The Core Strategy establishes that the rural economy needs to be encouraged and stimulated, as it helps to provide a number of local jobs and services in the rural area which helps sustain its overall vitality and viability. Understanding the diversity and variety within the rural economy is a difficult task as rural areas accommodate a wide range of employment types which are often rapidly changing in nature. The rationalisation of agricultural activity in recent years means that traditional land uses are giving way to a wider range of activities which bring their own sustainability challenges.
- 5.31** The Council appointed consultants to undertake an Employment Land Review of the Borough in 2008. This included an assessment of demand for floorspace in the rural areas. It also assessed a sample of existing employment premises in the rural area. 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.
- 5.32** 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.
- 5.33** However, 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. 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. This demonstrates that there is a ready supply of potential employment floorspace available through conversions and on existing sites that can cater for additional demand. Given

the particularly footloose and varied nature of employment space in rural areas and the variety of employment opportunities already available, there is insufficient justification to make site specific allocations in this DPD for employment purposes.

- 5.34** Instead, the DPD contains a series of criteria-based employment policies that seek to protect against the loss of existing employment premises and enable the appropriate growth and development of new employment premises and uses.
- 5.35** Also of importance in achieving a healthy rural economy is the presence of a range of local services within the rural areas. Such services not only provide important local facilities that often play a vital role in the social cohesion of a rural settlement by acting as community meeting points but also support a more sustainable pattern of development and act as a source of local jobs. The Council recognises that there is often significant economic pressure on these services and their continuation in their role can be called into question but it is right that local planning policies should seek to retain these services wherever possible. The DPD contains appropriate criteria-based policies to this effect.

Protecting the Countryside

- 5.36** A large part of the Borough is attractive countryside, including parts of two Areas of Outstanding Natural Beauty (AONB). In principle, the countryside is protected for its own sake in Government guidance (PPS7), and this is an approach endorsed in paragraphs 6.28-6.37 of the Core Strategy. In addition, the two AONBs are afforded nationally designated status and are protected as such under PPS 7.
- 5.37** However, PPS7 encourages more specific guidance to be given to areas of the countryside which are considered to have distinctive local character. Paragraph 6.37 of the Core Strategy suggests that the Tenterden & Rural Sites DPD is the best vehicle to assess whether specific policy coverage is required.
- 5.38** The Council appointed consultants to undertake a Landscape Character Assessment of the Borough to determine the key local important characteristics of the countryside which should be conserved, protected or enhanced, thus enabling a move away from the local landscape designation policy basis (Special Landscape Areas) that appear in previous Local Plans. Policy TRS17 provides the policy guidance for this issue and sets out the necessary requirements for proposals to achieve. In addition, the Council will produce SPD based on the Landscape Character Assessment that will provide more detailed guidance for applications in specific locations.

- 5.39** More generally, policies in the DPD will provide the appropriate level of protection for the wider countryside and for important rural features to ensure that its inherent character is protected from inappropriate development. There is clear policy guidance as to the type and form of development that may be acceptable and a focus on achieving a high quality of design in rural development wherever its location.

Infrastructure

- 5.40** The need for new infrastructure to meet the needs generated by new development is well established and was enshrined in policy CS18 of the adopted Core Strategy. The provision of appropriate infrastructure, including new community facilities and resources, is required to create a high quality living environment and ensure that rural communities remain healthy and vibrant places. The DPD sets out, in both the site policies and within the topic policy section, the Council's policy on infrastructure provision to maximise the sustainability of new development in the rural areas.

6 Site Policies

6

Introduction

- 6.1** The Council's strategy in choosing which sites to allocate in this DPD follows the principles established within Chapter 6 of the adopted Core Strategy. In seeking to meet the housing targets to 2021 (as updated in this DPD), a long and wide-ranging process of site identification and assessment has been undertaken, the results of which are set out in the accompanying Sustainability Appraisal.
- 6.2** As an introduction to the specific site allocation policies, it is necessary to set out some of the justification for the overall approach taken for each of the three settlement tiers established in policy CS6 of the Core Strategy.

Tenterden

- 6.3** Tenterden's role as the primary rural service centre in the Borough is reflected in the scale and quantity of new residential development proposed for the town. Accommodating this scale of growth is a challenge not previously faced in a Local Plan for the town and has required a wider, more strategic approach to be taken.
- 6.4** Tenterden's qualities are self-evident and it has been important for the Council to place these as paramount in accommodating such a significant scale of growth. Major areas of growth distant from the town centre are likely to result in additional traffic movements through the town centre and it has been the Council's objective to encourage alternative modes of transport, focusing especially on development that will permit easy walking into the town centre. Associated with this objective has been the aim of preserving the integrity of the visual envelope of the town. The surrounding countryside is mainly designated as AONB and in places affords long and beautiful views into and from the town. Piecemeal peripheral developments will gradually erode this setting and character to the overall detriment of the town.
- 6.5** Given these objectives, the Council has considered the potential for a strategic land release on the southern side of the town centre as the means by which the town may accommodate a large amount of new housing within close proximity to the town's main shops and services and yet without damaging the urban form that defines the heart of Tenterden. Robert Rummey & Associates were commissioned to carry out an outline masterplanning exercise for this area and their report confirms the logic of a strategic development opportunity in this location and identifies a preferred option to take forward in more detail through this DPD and subsequently, a more detailed masterplanning exercise.

- 6.6** The Council considers that this area provides the greatest scope for meeting Tenterden's strategic development requirements in a sustainable manner whilst also avoiding the need to make a series of piecemeal, peripheral allocations that contribute little to the sustainability of the town. This southern extension area can also be suitably phased and is large enough to be comprehensively planned and can include the delivery of much needed additional public car parking for the town.
- 6.7** On its own, the proposed southern extension to the town can deliver all of the residential development identified for Tenterden in this DPD.

Tier 2 (Charing, Hamstreet and Wye)

- 6.8** The second tier of the settlement hierarchy consists of three contrasting settlements. Detailed examination of suitable site opportunities has established significant variations in the potential capacity on acceptable sites between the three villages. This has led the Council to consider how best to apportion allocations between the villages based on the available capacity and other relevant strategic factors, rather than the equal proportions implied by the table in policy CS6 of the Core Strategy, as suggested by para. 6.20 of the Core Strategy.
- 6.9** The situation is further complicated in Wye by the on-going uncertainty over the long term educational future of Wye College. At publication of this DPD, it remains unclear whether there is a viable future for education and related uses in all or part of the College facilities and consequently, whether there may be potential areas for redevelopment for alternative uses, including housing, at a later date. This is an issue that has aroused much local passion and it would not be appropriate for the Council to pre-empt decisions about the future use of the College campus by making residential allocations there at this stage. Hence, a precautionary approach is advocated in this DPD, pending the outcome of a masterplanning exercise which will feed into the Core Strategy review.
- 6.10** Outside the College land, there are very limited opportunities for residential development, within or adjacent to the village, which would not have a significant adverse impact on the setting of the village (which lies within the Kent Downs AONB) and would be outside Flood Zone 3. As a result, it is proposed that Wye accommodates less residential development in phase 1 of this DPD than either Charing or Hamstreet. As far as phase 2 (post 2016) is concerned, it is proposed that the appropriate scale and quantum of residential development should properly be decided following a decision on the long term future of the College, which should be carried out in the first review of the Core Strategy before the end of 2014. Hence, it is not proposed to make a post 2016 residential allocation at this stage for Wye but this could be made, if it is appropriate, in the first review of this DPD before the end of 2016.

- 6.11** In Hamstreet, there is also a limited range of suitable new development opportunities. The proposed allocations represent natural extensions to sites allocated in the Borough Local Plan, which have since been implemented. Indeed, the Lancaster Close site (HAM1) was specifically mentioned as a possible development site in the BLP policy. These sites have sufficient capacity to deliver around 70 dwellings between them and it is proposed that they should form the phase 1 and 2 allocations accordingly.
- 6.12** By contrast, Charing enjoys the potential for more significant growth than either Hamstreet or Wye. Whilst the AONB frames the north of the village, there is land alongside the A20 to the east and west of the village which provides suitable locations for residential development. In particular, the land west of Tatchell Drive offers a major development opportunity through an extension of the site previously allocated in the BLP. Neither this area, nor the other proposed allocation south of the Arthur Baker playing field would have a significant impact on the setting of the village or the AONB and, with good design, could provide attractive residential environments within easy walking distance of the main village services.
- 6.13** As a result of this analysis, it is proposed that Charing should accommodate a greater proportion of tier 2 allocations than either Hamstreet or Wye.

Tier 3 (Aldington, Bethersden, Biddenden, Chilham, Rolvenden and Woodchurch)

- 6.14** In establishing the most appropriate sites to allocate in the tier 3 settlements, the Council has considered the relative merits of sites across all of the settlements. There are a variety of constraints and factors that limit the potential for new development in each of these villages and therefore the Council has sought to find an appropriate balance in making allocations within this tier that reflects environmental constraints, the ability of a village to absorb additional development, the availability of suitable and available sites to develop and some of the aspirations expressed by local stakeholders in the community workshops held during the preparation of the DPD.
- 6.15** The result is a set of residential allocations that allows organic growth to take place in a managed and sustainable way whilst still meeting the quantitative requirements for new housing set down in the Core Strategy (as now updated).
- 6.16** In Chilham, the constraints imposed by the AONB designation that covers the main village and the quality of the landscape setting means that there are very limited development opportunities that would not damage this setting or the character of the village itself. The proposed allocation lies outside the AONB and offers the potential to create an attractive and important entrance feature.

- 6.17** In Bethersden, there are several similar site opportunities on the periphery of the village. It is felt that the proposed allocation provides the best relationship to the rest of the village and its main services whilst also consolidating the south-eastern entrance to the village. There is also an opportunity to create an area of public open space in the very centre of the village which would both add to the local amenities and enhance the character of the Conservation Area and a suitable 'enabling' policy is included in this DPD.
- 6.18** In Biddenden, the primary focus has been to avoid peripheral development into areas where impact on the landscape would be significant whilst also recognising that the village has accommodated comparatively high levels of new development over recent years. Hence, only a small site within the built-up confines of the existing village has been proposed for allocation here.
- 6.19** In Aldington, the key message from the local stakeholder workshops was that development should be located north of Roman Road. The proposed allocation fulfils that wish whilst also comprising a site that is well related to the main village services and which would have only a limited impact on the wider landscape or character of the village.
- 6.20** In Rolvenden, where the AONB designation covers the whole of the village and its surroundings, the focus has been to allocate a site which would have a minimal visual impact on the character of the landscape. The proposed allocation achieves this by the filling of a gap in the built-up frontage along Tenterden Road and also provides the opportunity to relocate the existing football ground to an alternative location which could accommodate improved facilities.
- 6.21** Finally, in Woodchurch, the presence of the large central green that gives the village its prevailing character means that most sites put forward were peripheral and beyond the built-up confines of the existing village. In this case, a small allocation within a gap in the built-up frontage along Front Road represents a good opportunity to enhance the appearance of the Conservation Area here whilst also comprising a site that is well located within easy walking distance of all the main village services and facilities which lie both at the northern end of the village (e.g the primary school) and the southern end (e.g the GP surgery).

6.22 This analysis of site potential means that the overall distribution of development between settlements should be varied from the strictly pro-rata approach shown in Table 5.1. Instead, the proposed residential allocations in this chapter are based on the following distribution and phasing:-

	Phase 1 (2008-16)	Phase 2 (2017-21)	TOTAL
Tenterden	300	175	475
Charing	90	35	125
Hamstreet	50	20	70
Wye	45	-	45
Tier 3 villages	110	40	150
TOTAL	595	270	865

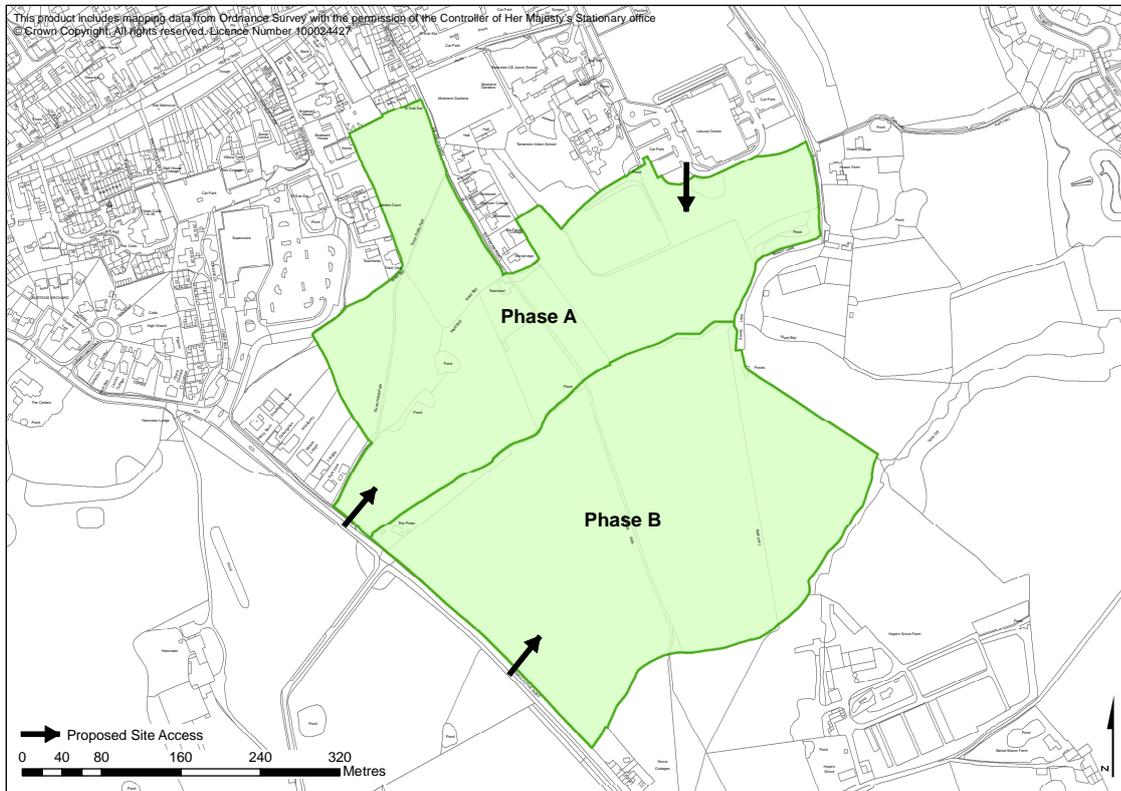
Table 6.1

6.23 For the purposes of the following site allocation policies, each site should be assumed to be released for development in Phase 1 unless otherwise stated.

Tenterden

Policy TENT 1 - Tenterden southern extension

6



TENT1

- 6.24** The site adjoins the southern edge of the built-up area of Tenterden town centre. To the north lies the main commercial core of the town and the major services and facilities, including the town's leisure centre and main public recreation ground, whilst to the south lies open countryside and the boundary of the High Weald AONB.
- 6.25** The site represents a unique opportunity to create a small urban extension to Tenterden that lies outside any designated landscape areas. It would lie entirely within an easy walking distance of the heart of the town and has the potential to be developed as a relatively sustainable extension and bolster Tenterden's successful and vibrant economy without damaging the essential character that makes it such an attractive location to live and visit.
- 6.26** The site should be developed principally for housing but there is also a recognised need for additional public car parking to serve the town centre and the part of this site south of the leisure centre would be appropriate for that purpose (indicative capacity of 150-200 spaces). In addition, small-scale employment and local services may be appropriate and the need for and scope and location of these should be established through a masterplanning process.

- 6.27** Vehicular access to the site shall be from Smallhythe Road from the south-west and an extension to Recreation Ground Road to the north. A full Transport Assessment is required in order to inform a masterplanned approach to its development. The Assessment will also need to model likely traffic generation movements in the town and the capacity of key junctions. It should explore how the impact of this development can be managed to prevent any existing congestion problems being made significantly worse and finalise the details of any necessary off-site junction improvements (for example at West Cross junction or the East Cross / Recreation Ground Road junction).
- 6.28** In addition, capacity in the local sewerage system is insufficient to service the proposed development. It will be necessary to upgrade the existing local sewerage infrastructure before the development can connect into it.
- 6.29** The scale, natural features and topography of the site means that it should be brought forward in two distinct phases.
- 6.30** Phase A is defined to the south by the stream which crosses the site from near Heronden in the west towards the east. North of the stream lies a mixture of open small-scale pasture fields which abut the built-up edge of the town, and the woodland area west of Six Fields Path.
- 6.31** Phase A contains a small part of the Tenterden Conservation Area and generally should contain a built form that provides a transition from the close-knit urban core of the High Street towards lower densities to the south. Therefore, pockets of relatively higher density development could be provided to reflect and complement the prevailing 'tight' urban grain of the existing town centre with its narrow lanes fronted by residential properties that create an intimate scale and form of townscape. This fine grain and density gives Tenterden its characteristic urban form with the contrast between narrow alleyways framing views and the countryside beyond. These relatively higher density pockets within Phase A will not, in the main, be large, but will provide an opportunity for sensitively designed and compact development, perhaps in the form of two and three storey apartments or mews type developments with small scale parking courts, looking onto pedestrian routes leading directly onto the High Street. Further south within Phase A, landscape considerations become stronger and relatively lower densities would be more suitable.
- 6.32** Views from the south towards St Mildred's Church will inevitably be affected by development on this site. The layout of both phases of development should be designed to create and preserve views of the church tower through the development - both from within the development and from the footpaths and Smallhythe Road to the south.
- 6.33** Part of the woodland area in Phase A should be retained as protected species (slow worms) have been observed there and in order to form part of a wider 'green link' through this part of the site that creates a wildlife corridor which can retain and enhance biodiversity interest. This corridor should include the ponds that lie to the east of Three Fields Path. Existing hedges and

watercourses and other natural water features that permeate throughout the site should be protected and development framed around them. Full ecological and archaeological surveys will need to be undertaken to inform the masterplanning process for the whole of the site.

- 6.34** Along the stream itself, there is the opportunity to create a linear green space that would provide some of the open space requirement associated with this site and also a wider amenity for Tenterden residents. Dwellings should front the stream to form a clear built edge to Phase A as well as providing natural surveillance over this open space. A footpath and cycleway link should be provided through this space to create a natural east-west link enabling connections to be made to the byway around Huson Farm to the east which provides links through to the Shrubcote estate beyond. This will need to form part of a carefully masterplanned network of routes - including the key links back to the High Street and Tesco - to serve the development.
- 6.35** Overall, within the Phase A part of the site, an average density of around 40 dwellings per hectare should be achieved realising an indicative capacity of 300 units. However, this figure should be refined via the detailed masterplanning and design process. Detailed guidance - in the form of design codes - are likely to be needed to support the masterplan and ensure that a high quality place is created.
- 6.36** A second phase of development (Phase B) lies south of the stream where the character of the land is more open and agricultural at present. The land is less constrained by topography and other natural features and so, within this part of the site a new landscape framework should be produced by the development, framing views of the church, producing recognisable neighbourhoods, providing a clear frontage to the linear green space complementary to that created in Phase A and respecting existing water features.
- 6.37** Phase B will, in the future, form the southern edge of Tenterden and it is important that this new urban edge is properly integrated into its landscape setting as the existing form of Tenterden is a product of geology, landform, and therefore landscape. The High Weald Area of Outstanding Natural Beauty wraps around the site to the south-east and south-west, and the southern boundary is marked by an identifiable landscape feature, in the form of the stream running eastwards from near Morghew. For these reasons the southern boundary to the site should be marked by a substantial woodland (incorporating wetland) belt, joining the existing woodland to the east and effectively reinforcing the connection between the two parts of the AONB into one integrated whole. The precise depth and arrangement of this strategic planting / wetland belt should be determined in the masterplanning of the site but it should be at least 20 metres in order to:
- act as landscape containment of the edge of the town;
 - act as a biodiversity (woodland and wetland) resource;
 - act as a habitat corridor

- provide for water retention in the event of the heavier rainfall conditions expected as a result of climate change and the run-off from the development itself; and,
- augment the footpath system, providing access to the countryside for the wider population.

- 6.38** Since this planted / wetland area should lie within the site boundary, and given the transition towards the open countryside beyond, Phase B of the development should produce an average residential density of around 30 dwellings per hectare. The precise quantum of development that could be achieved in Phase B should be determined by the detailed masterplanning work but the aim should be to provide at least 175 units in phase 2 of this DPD. The masterplan should also consider whether there is scope for additional numbers of dwellings in Phase B and the outcome of this should inform the first review of this DPD.
- 6.39** Phase B should not be developed before Phase A for several reasons. Phase A includes ‘finishing off’ a number of land parcels which give the current edge of the town an unfinished air, including commercial / retail sites such as Tesco. It is desirable to develop these parcels before new greenfield land further south is developed.
- 6.40** More importantly, developing Phase B without first completing Phase A would produce a separate settlement which would not, effectively, strengthen the town centre and would leave a fragmented open area between Phase B and the existing town centre without clear purpose or structure. Furthermore, Phase B could not successfully be linked to the town centre by high quality routes through Phase A if these had not been provided and / or Phase A was still under construction.
- 6.41** Given the scale and importance of this proposed site it is essential that a masterplan or development brief for the whole site (i.e both phases) is prepared and approved by the Council before planning applications are submitted. In this, Phase B needs to be seen and planned as an evolution of Phase A, in line with an overall masterplan that creates a clear and coherent framework for this significant extension to the town, whilst enabling Phase A to proceed and be completed discretely within phase 1 of this DPD. Phase B should not begin to be developed until post-2016 for the reasons outlined above.
- 6.42** The masterplan / development brief should investigate the matters referred to above including the extent to which built development should extend southwards in Phase B, the precise scale and location of the strategic woodland / wetland belt, key pedestrian and vehicular routes within and through the development site.
- 6.43** 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 and

social care facilities 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.

Policy TENT 1 - Tenterden southern extension

Land south of Tenterden town centre is proposed for a major residential development. The area shall be implemented in two separate phases with the northern part of the site (Phase A) to be developed first. The southern part (Phase B) shall not begin to be developed until phase 2 of the DPD period (post-2016).

Prior to the submission of a planning application for development on this site, a masterplan / development brief encompassing both phases of development shall have been submitted to and approved by the Borough Council.

Phase A shall be accessed from Smallhythe Road and Recreation Ground Road and shall include the provision of a public car park to accommodate up to 200 car parking spaces. Phase B shall be accessed by a second vehicular access from Smallhythe Road and links to Phase A.

The masterplan / development brief shall identify the timing of the planting of a substantial woodland (incorporating wetland) belt to the south of the built development area within Phase B and define the scope and depth of this belt. The masterplan shall also establish the extent, location and phasing of community infrastructure and employment land to be delivered both on and off-site.

Acceptable forms of development on this site shall also achieve the following:

- a) the retention of part of the woodland adjacent to Six Fields Path;
- b) the retention & enhancement of existing hedges and natural watercourses and ponds on the site;
- c) the creation of pedestrian and cycleway routes through the site to link with the town centre and existing public rights of way both on and off-site;
- d) a layout that enables views of St Mildred's Church tower to be achieved through the site from both within and beyond it;
- e) a mix of dwelling types and sizes as required by policy CS13 of the Core Strategy;
- f) the provision of affordable housing as required by policy CS12 of the Core Strategy;
- g) provision of any off-site highway improvements identified as being necessary through the masterplanning process; and,
- h) the creation of a linear public open space through the centre of the site following the line of the existing stream.

Charing

Policy CHAR1 - Land south of the Arthur Baker Playing Field

6



CHAR1

6.44 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 the 'Alderbeds', an area with local biodiversity value. 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 CHAR1 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. 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.

6.45 The prominence of the site at this key entrance point makes it essential that careful attention is paid to design and layout issues. The creation of a built-up frontage with dwellings facing the A20 to mirror the form of development on the opposite side of the A20 would be appropriate. Equally, the position of the site adjoining open countryside makes it essential that the extent of any built development on the site is carefully considered. The framing of the site by the adjacent playing fields (which themselves are bounded by development

to the west and north) provides the limit to the eastern extent of built development footprint here. This enables the opportunity to be taken to create a definitive edge to this part of the village through a significant landscaped strip along the south eastern edge of the site. This should include the planting of mature trees to provide an appropriate natural screening for development here.

- 6.46** The layout of development on this site should also ensure that an attractive built frontage to the playing fields is achieved. Dwellings should be designed with their primary aspect overlooking the playing fields. In addition, proposals should also reflect the 'design guidelines' set out in the Charing Parish Design Statement (2002).
- 6.47** Vehicular access to the site shall be from the A20. The levels between the highway and the site mean that this should be towards the eastern end of the site in order to minimise the difference in levels. Frontage properties may need to be set back from the highway boundary in order to achieve good design and amenity for residents.
- 6.48** The playing fields to the north of the site are a well used and popular local facility. Existing access to the playing fields is unsatisfactory being via the adjoining residential development at The Moat. The layout of this site should enable a separate access to be created for vehicles, pedestrians and cyclists to the playing fields from the A20. Similarly, the pavilion and changing facilities are poor which undermines the ability of the playing fields to cater for the additional demand that will occur from the proposed significant increase in development in Charing. Along with site CHAR2, development of this site should make a financial contribution towards the the provision of a new or upgraded pavilion. The scale of such a contribution will be negotiated with the Borough Council (in consultation with the Parish Council) and levied on a pro-rata basis alongside the proposed development on site CHAR2 based on residential site capacity.
- 6.49** Due to the proximity of the playing fields, on-site provision of public open space will not be expected but a financial contribution towards the provision of play equipment on the playing field will be required in accordance with the 'saved' policy LE7 of the Borough Local Plan 2000 as well as a financial contribution towards the maintenance of the playing field in accordance with policy LE9 of the Borough Local Plan 2000 (or any subsequent SPD on those issues, whichever is in force at the time).

Policy CHAR 1 - Land south of the Arthur Baker Playing Fields

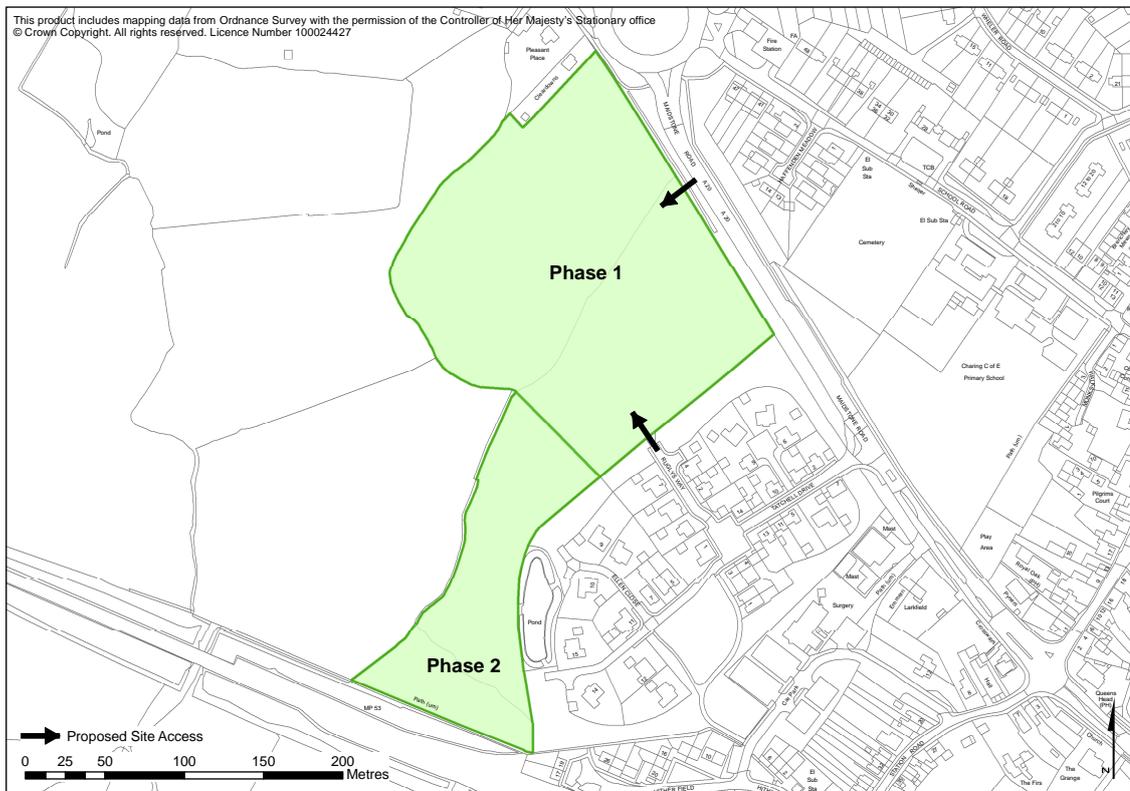
The land south of the Arthur Baker playing fields is proposed for residential development (indicative capacity of 35 units).

Development proposals for this site shall:

- a) provide a vehicular, pedestrian and cycle link from the A20 through the site to the adjoining Arthur Baker playing fields;
- b) provide footpath and cycleway links to the playing fields;
- c) be designed to include a built-up frontage to the A20 (and provide footpath and cycle links along the frontage);
- d) provide a landscaped edge to the development along the south eastern edge of the site;
- e) include a mix of dwelling types and sizes as required by Policy CS13 of the Core Strategy; and,
- f) provide affordable housing as required by Policy CS12 of the Core Strategy.
- g) provide play equipment on the adjacent playing field in accordance with 'saved' policy LE7 of the Borough Local Plan 2000 or, any subsequent SPD superseding that policy;
- h) provide a financial contribution towards the maintenance of the adjacent playing field, including play equipment, in accordance with 'saved' policy LE9 of the Borough Local Plan 2000, or any subsequent SPD superseding that policy; and,
- i) provide a financial contribution towards the provision of a new or upgraded pavilion at the Arthur Baker playing field.

Policy CHAR2 - Land south of Maidstone Road

6



CHAR2

- 6.50** This site lies adjacent to a recent residential development that is accessed off Tatchell Drive. It is bounded by the A20 Maidstone Road, the Ashford to Maidstone railway line with open agricultural land to the west. The site includes a number of individual trees and hedgerows which form natural buffers to the surrounding open countryside.
- 6.51** Development here would be a continuation of Charing's existing built form and would not encroach into the more visually sensitive areas to the north and east of the village. The area to the north of the A20, however, is within the AONB so any development on this site should be sensitive to the surrounding area. Development should retain existing trees and hedgerows and enhance these natural features with further planting to mitigate the visual impact of development here on the wider area. In addition, proposals should also reflect the 'design guidelines' set out in the Charing Parish Design Statement (2002).
- 6.52** Access to the site is currently off Tatchell Drive which is a priority junction arrangement with the A20 Maidstone Road which includes a right turn lane for inbound traffic but a right turn ban for outbound traffic to ensure a safer exit onto the A20. The potential scale of development here means that a second means of access into the site is desirable to avoid a very long cul-de-sac and create much better opportunities for movement within and

through the development. It is proposed that another vehicular access directly to this site be created on the adjacent A20 / A252 roundabout junction or a second point of access onto the A20. Access via the existing development at Ruglys Way should also be created.

- 6.53** The opportunity should also be taken to improve pedestrian and cycle access from the development to the existing village centre, including at-grade crossing facilities of the A20.
- 6.54** The A20 /A252 roundabout to the north of the site should be the limit of built development in a westerly direction and a clear edge to the development should be created along the western extent of the site following natural tree lines and hedgerows where possible.
- 6.55** In addition, capacity in the local sewerage system is insufficient to service the proposed development. It will be necessary to upgrade the existing local sewerage infrastructure before development can connect into it. It is also important that existing sewerage infrastructure on site (phase 1) is protected and future access secured for the purposes of maintenance and upsizing.
- 6.56** The site has the potential for around 90 houses to be built here. However, development of the site should be phased, so that the number of houses built on this site during Phase 1 of the DPD period to 2016 should be no more than 55. This initial phase should be developed with a layout that allows for the additional phase to take place after 2016. The initial phase will not include the southern part of the site adjacent to the railway line that is more physically distant from the village centre.
- 6.57** The scale of development proposed here is significant in a village context and so it is particularly important that the scheme makes an appropriate contribution to the facilities of the village so as to cater for the additional demand generated. Within the site, areas of public open space and play equipment should be provided and maintained in accordance with the 'saved' policies in the Borough Local Plan (policies LE5, LE7 and LE9) or subsequent SPD on those issues, whichever is in force at the time. Elsewhere in the village, the PPG17 audit of recreational facilities has noted that the pavilion and changing facilities at the Arthur Baker playing field are of poor quality. A financial contribution towards the provision of a new or upgraded pavilion there to encourage the use of an otherwise excellent local recreational resource should be provided from this development. The scale of such a contribution will be negotiated with the Borough Council (in consultation with the Parish Council) and levied on a pro-rata basis alongside the proposed development on site CHAR1 based on residential site capacity.

Policy CHAR 2 - Land south of Maidstone Road

Land south of Maidstone Road is proposed for residential development. The site has an overall indicative capacity of 90 units. The site shall be developed in two phases with an initial phase of up to 55 units to be developed in Phase 1 of the DPD period (up to 2016) with a layout that allows for the possibility of further development taking place after 2016.

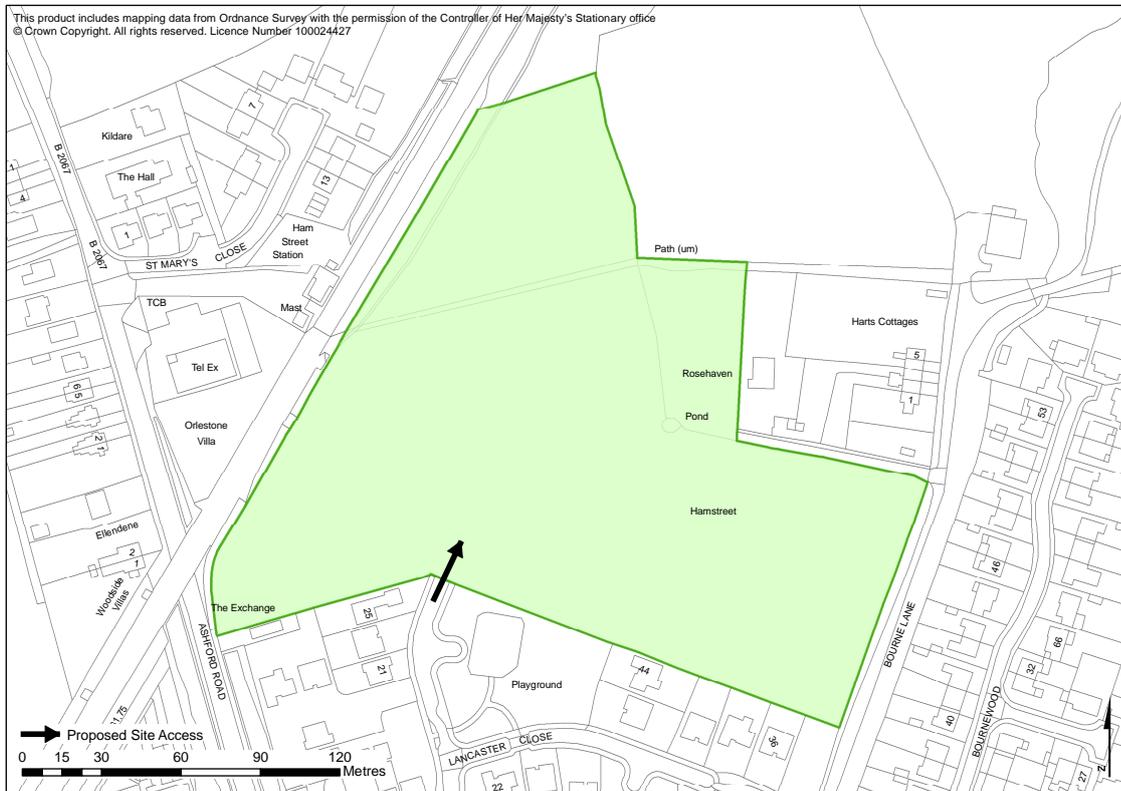
Development proposals for this site shall:-

- a) provide vehicular access to the site off the A20 Maidstone Road and also via the existing housing estate at Tatchell Drive, through Ruglys Way;
- b) provide a safe and direct pedestrian and cycle route to the village centre;
- c) retain existing woodland and individual trees and hedgerows, and introduce further planting to help soften any impact on the wider area beyond the immediate fringe of the village;
- d) provide a mix of dwelling types and sizes as required by Policy CS13 of the Core Strategy;
- e) provide affordable housing as required by Policy CS12 of the Core Strategy;
- f) provide on-site equipped public open space, including play facilities, in accordance with 'saved' policies LE5 and LE7 of the Borough Local Plan 2000 or, any subsequent SPD superseding those policies;
- g) provide a financial contribution towards the maintenance of the equipped public open space, including play facilities, in accordance with 'saved' policy LE9 of the Borough Local Plan 2000, or any subsequent SPD superseding that policy; and,
- h) provide a financial contribution towards the provision of a new or upgraded pavilion at the Arthur Baker playing field.

Hamstreet

Policy HAM1 - Land north of Lancaster Close

6



HAM1

- 6.58** This site is located within the northern part of the 'Former Orchard Land, Hamstreet' (S58) Local Plan site allocation which allocated up to 35 dwellings, all of which have been built. The site is in a centrally located position in the village, adjacent to the train station, and within easy walking distance of the main village services.
- 6.59** The site is well contained, bounded by the railway line on the north western edge and existing residential development to the south and east. To the north lies open countryside. This site is considered to represent the most suitable opportunity for a residential extension of the village and be a continuation of its built form.
- 6.60** The existing Lancaster Close estate is of a particularly low density and development of this site should provide a transition from Lancaster Close to the south towards the open countryside to the north but with a greater mix of housing types and sizes than is present on the existing estate. Generally, development should be two-storey in height, although there may be scope for a limited amount of 3 storey development next to the railway line. The design of proposals coming forward should reflect the 'guidelines' set out in the Hamstreet Village Design Statement (2002).

- 6.61** The existing Public Right of Way that runs from the railway station through this site and towards Hamstreet Woods (a SSSI and National Nature Reserve) to the north-east, should be retained within the layout of a new development here, as this provides a convenient pedestrian route directly into the railway station.
- 6.62** The eastern boundary of the site abuts Bourne Lane, an attractive, semi-rural lane that provides access to Hamstreet Woods. The main vehicular access to the site should be via Lancaster Close to ensure that the character of this lane remains, however pedestrian access to Bourne Lane should be provided via the public right of way. There is a very strong line of mature trees that bounds Bourne Lane and these shall be retained as part of the development of this site.
- 6.63** The northern part of the site (north of the public footpath) fronts open countryside and it is therefore important that this area is sensitively developed. There should be limited built development in this part of the site where a much lower residential density (less than 15 dwellings per hectare) will be appropriate as well as a significant element of landscaping and natural screening to 'break up' the urban edge that will be created. This should include the use of existing trees and vegetation and the planting of semi-mature trees and indigenous hedges to ease the transition from village to countryside, as referred to in the Hamstreet Village Design Statement (2002).
- 6.64** Given the size and indicative capacity of the site, 35% of the dwellings shall be provided as affordable housing, in accordance with policy CS12 of the Core Strategy.
- 6.65** In addition, capacity in the local sewerage system is insufficient to service the proposed development. It will be necessary to upgrade the existing local sewerage infrastructure before development can connect into it.
- 6.66** The existing area of public open space and play equipment that lies within the current Lancaster Close development is an important resource for the local community. The supporting text to the Borough Local Plan allocation identified the likelihood that this area will need to be expanded should future housing come forward here. Therefore, an extension to this area and additional play equipment should be provided as part of the layout of development on this site in accordance with the existing 'saved' policies LE5 and LE7 of the Borough Local Plan 2000 or any subsequent SPD dealing with these issues that supersedes these policies.
- 6.67** Development of this site will also be expected to provide a financial contribution to the maintenance and upkeep of this facility. This should be in accordance with 'saved' policy LE9 of the Borough Local Plan 2000 or any subsequent SPD dealing with this issue that supersedes this policy.

Policy HAM 1 - Land north of Lancaster Close

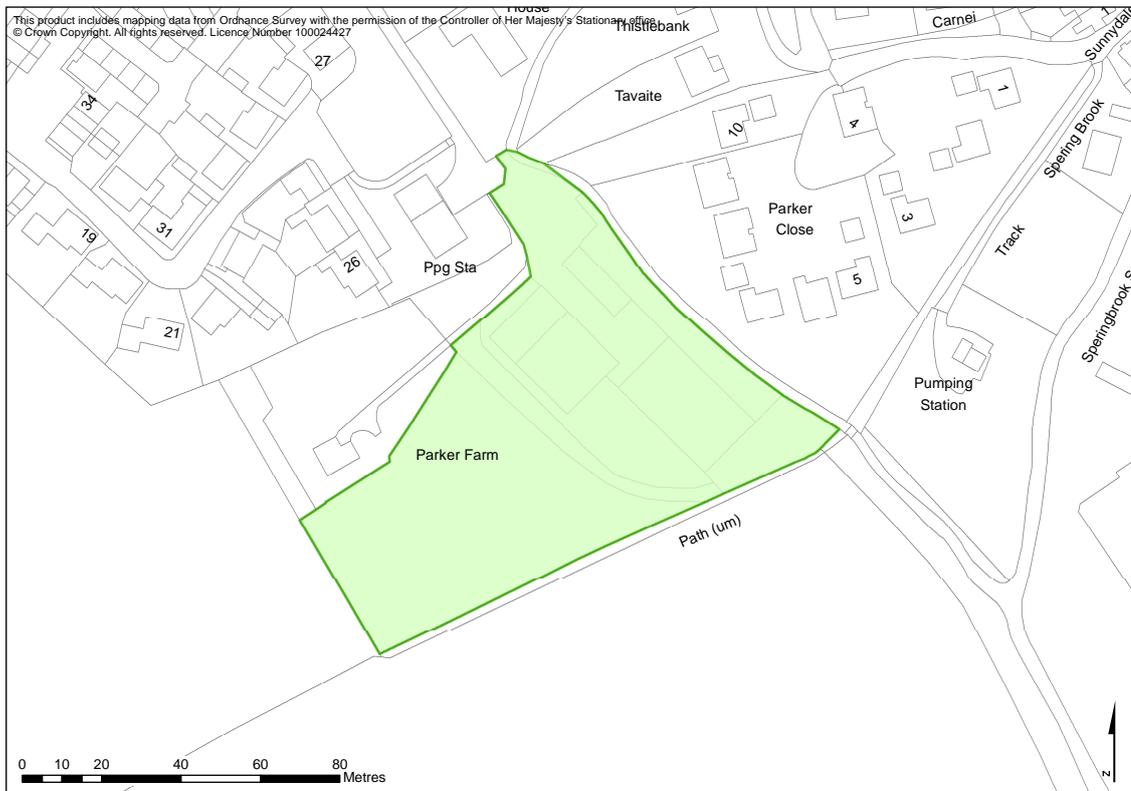
The land north of Lancaster Close is proposed for residential development (indicative capacity 50 units).

Development proposals for this site shall:

- a) include the principal means of vehicular access via Lancaster Close with pedestrian access also being provided to Bourne Lane via the existing public footpath;
- b) retain the existing trees and hedging alongside Bourne Lane within the layout;
- c) retain, and if possible, enhance the existing public footpath running through the northern part of the site within the residential layout;
- d) include a significant landscaping scheme within the northern part of the site;
- e) provide an appropriate mix of dwelling types and sizes as required by Policy CS13 of the Core Strategy;
- f) provide affordable housing as required by Policy CS12 of the Core Strategy;
- g) provide an extension to the existing area of equipped public open space, including additional play facilities, in Lancaster Close in accordance with 'saved' policies LE5 and LE7 of the Borough Local Plan 2000 or, any subsequent SPD superseding that policy; and,
- h) provide a financial contribution for the maintenance of the public open space and play equipment in accordance with 'saved' policy LE9 of the Borough Local Plan 2000, or any such subsequent SPD that may supersede that policy.

Policy HAM2 - Land at Parker Farm

6



HAM2

- 6.68** The need to phase development, allowing change to occur incrementally and in a managed way in the rural areas has already been established in this Plan (see paras 5.8-11). It is considered that releasing both development sites in Hamstreet in Phase 1 would have an overbearing impact on the sensitive nature and character of the village. The Lancaster Close site (policy HAM1 above) is allocated to come forward in Phase 1, given its more central location, proximity to both the station and the village's services and that all of the Phase 1 quantum can be delivered on that site in a comprehensively planned way. Consequently, the Parker Farm Site should not come forward for implementation until Phase 2 (post-2016).
- 6.69** This site is located to the south west of the village, and is directly adjacent to Orlestone View, which was a site allocated in the previous Borough Local Plan (policy S59).
- 6.70** The southern boundary of the site abuts open countryside but the topography of the land means that long views to the south are contained. Notwithstanding this, development of the site must provide landscaped screening along this southern boundary to 'break up' the urban edge of site and help create a clear edge to the settlement in this location which would clearly mark the transition from the built form of the village to the open countryside.

- 6.71** A small part of the eastern corner of the site lies within flood-zone 2, although the Environment Agency has not raised objection to this site being promoted for development. However, given its proximity to the flood zone, development must adhere to the relevant guidance in PPS25 and the policies of the Core Strategy and be supported by a Flood Risk Assessment.
- 6.72** The farm currently has a private vehicular access onto Warehorne Road. This track also gives access to three large detached properties on its eastern side and will need to be widened to provide appropriate passing places along its length to accommodate the level of development proposed here. Access via the Orlestone View estate would not be acceptable, given the tightly-knit nature of this estate and its limited capacity.
- 6.73** A public footpath runs alongside the southern boundary of the site. The layout of development on the site should enable pedestrian access to this public footpath to create links to the wider countryside.
- 6.74** Part of the site currently accommodates several agricultural buildings. These are of no great architectural value and therefore, it is expected that these buildings will be removed as part of the development of this site.
- 6.75** Given the size and the indicative capacity of the site, 35% of the dwellings proposed here shall be 'affordable housing' in accordance with policy CS12 of the Core Strategy. In addition, development proposals must provide a mix of dwelling types and sizes in accordance with Policy CS13 of the Core Strategy.
- 6.76** In addition, it is important that existing sewerage infrastructure on site is protected and future access secured for the purposes of maintenance and upsizing.
- 6.77** The Borough Local Plan site policy required an off-site contribution towards improving public open spaces elsewhere in the village. This development should follow that approach by providing equipped public open space, including play facilities, off-site in accordance with 'saved' policies LE6 and LE7 of the Borough Local Plan 2000 (or any subsequent SPD dealing with these issues that supersedes those policies). In addition, a contribution towards the maintenance of this public open space and equipment should also be provided in accordance with 'saved' policy LE9 of the Borough Local Plan 2000 (or any subsequent SPD dealing with this issue that supersedes that policy).

Policy HAM 2 - Land at Parker Farm

Land at Parker Farm is identified for residential development (indicative capacity 20 units). The site shall not be developed until Phase 2 of the DPD period (post 2016).

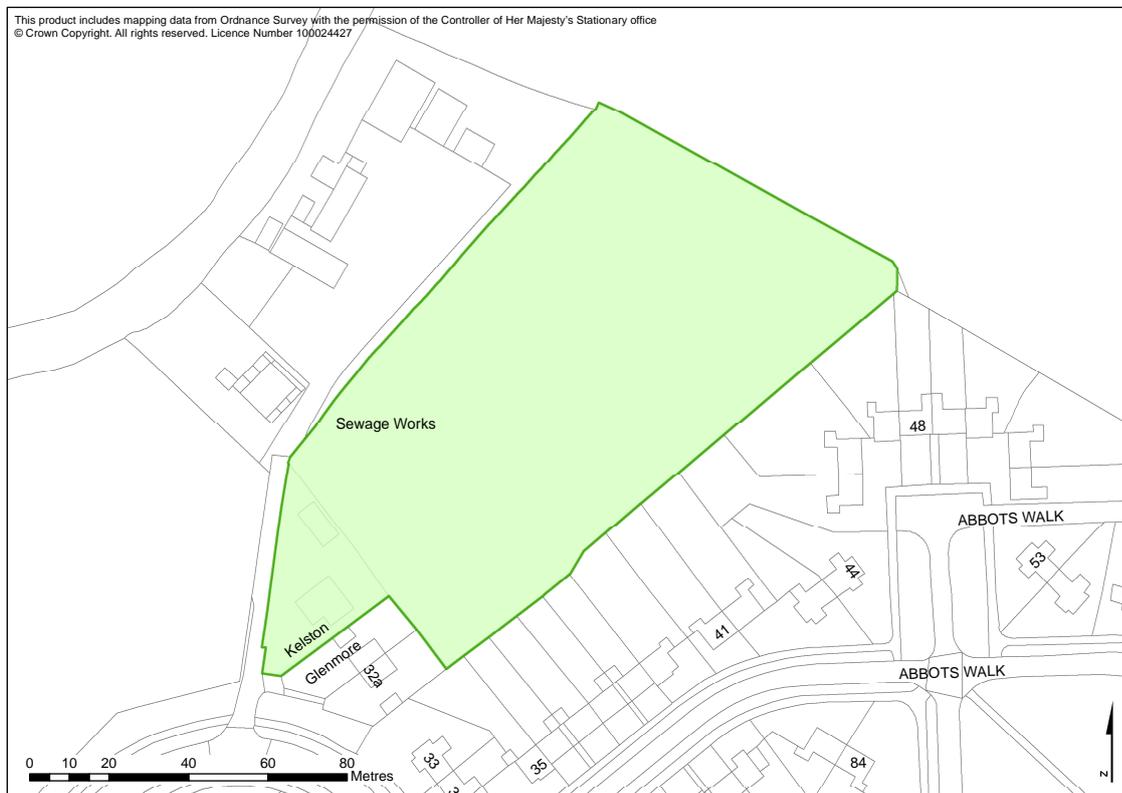
Development proposals for this site shall:-

- a) provide a dedicated vehicular access directly onto Warehorne Road via the existing access lane;
- b) provide a pedestrian link to the public footpath that runs alongside the southern boundary of the site;
- c) provide landscaped screening along the southern boundary to soften the visual impact of the development;
- d) provide a mix of dwelling types and sizes as required by Policy CS13 of the Core Strategy;
- e) provide affordable housing as required by Policy CS12 of the Core Strategy;
- f) provide an off-site financial contribution to the provision of equipped public open space, including play facilities, elsewhere in the village in accordance with 'saved' policies LE6 and LE7 of the Borough Local Plan 2000 or, any subsequent SPD superseding those policies; and,
- g) provide a financial contribution for the maintenance of public open space and play equipment in accordance with 'saved' policy LE9 of the Borough Local Plan 2000, or any such subsequent SPD that may supersede that policy.

Wye

Policy WYE1 - Wye Court Farm, land off Churchfield Way

6



WYE1

- 6.78** This site is located on the northern edge of the village between residential properties in Abbots Walk to the east and the Poynters bus depot to the west. To the north, lies open countryside. Like the whole of Wye village, this site is entirely within the Kent Downs AONB.
- 6.79** Residential development here (indicative capacity 25 residential units) is considered to be a suitable extension to the village, and one which would not have a significant visual impact on the character of the AONB or the village itself. The site is also within easy walking distance of the main village services and the railway station.
- 6.80** The northern boundary of the site fronts open countryside which forms an attractive part of the Kent Downs AONB. It is important that this boundary is sensitively developed to mitigate any visual impact from new development. A lower residential density will be appropriate in this part of the site and a landscaping scheme that 'breaks up' the urban edge created by built development here will be necessary. This should include the planting of some mature trees to create screening in the short-term.

- 6.81** There is also a mature row of trees and substantial landscaped planting that runs along the western boundary of this site. With the exception of creating a suitable point of access, the existing planting should be retained to provide a natural buffer between the new development and the commercial operations at the bus depot.
- 6.82** Access should be achieved onto Churchfield Way. This is likely to be via the existing track to the west of the site, which currently serves the adjacent bus depot. The track will need to be widened and improved to accommodate the level of development proposed here. The Council understands that the relevant landowners have an agreement to achieve this requirement should the site be brought forward for development.
- 6.83** Given the size and the indicative capacity of the site, 35% of the dwellings proposed here shall be 'affordable housing' in accordance with policy CS12 of the Core Strategy. In addition, development proposals must provide a mix of dwelling types and sizes in accordance with Policy CS13 of the Core Strategy.
- 6.84** In addition, capacity in the local sewerage system is insufficient to service the proposed development. It will be necessary to upgrade the existing local sewerage infrastructure before development can connect into it.
- 6.85** The Wye Village Design Statement, produced by the Parish Council in 2000, should be taken into account to achieve a suitably designed development on this site. In addition, proposals should ensure that the amenities of the residents of the adjoining properties in Abbots Walk and those fronting Churchfield Way are protected.
- 6.86** Due to the proximity of the existing public open space on Churchfield Way and at the recreation ground behind the village hall on Bridge Street, on-site provision of public open space will not be expected but a financial contribution towards the provision of play equipment on the recreation ground will be required in accordance with 'saved' policy LE7 of the Borough Local Plan 2000 as well as a financial contribution towards the maintenance of the equipment and playing field in accordance with policy LE9 of the Borough Local Plan 2000 (or any subsequent SPD on those issues, whichever is in force at the time).

Policy WYE 1 - Wye Court Farm, land off Churchfield Way

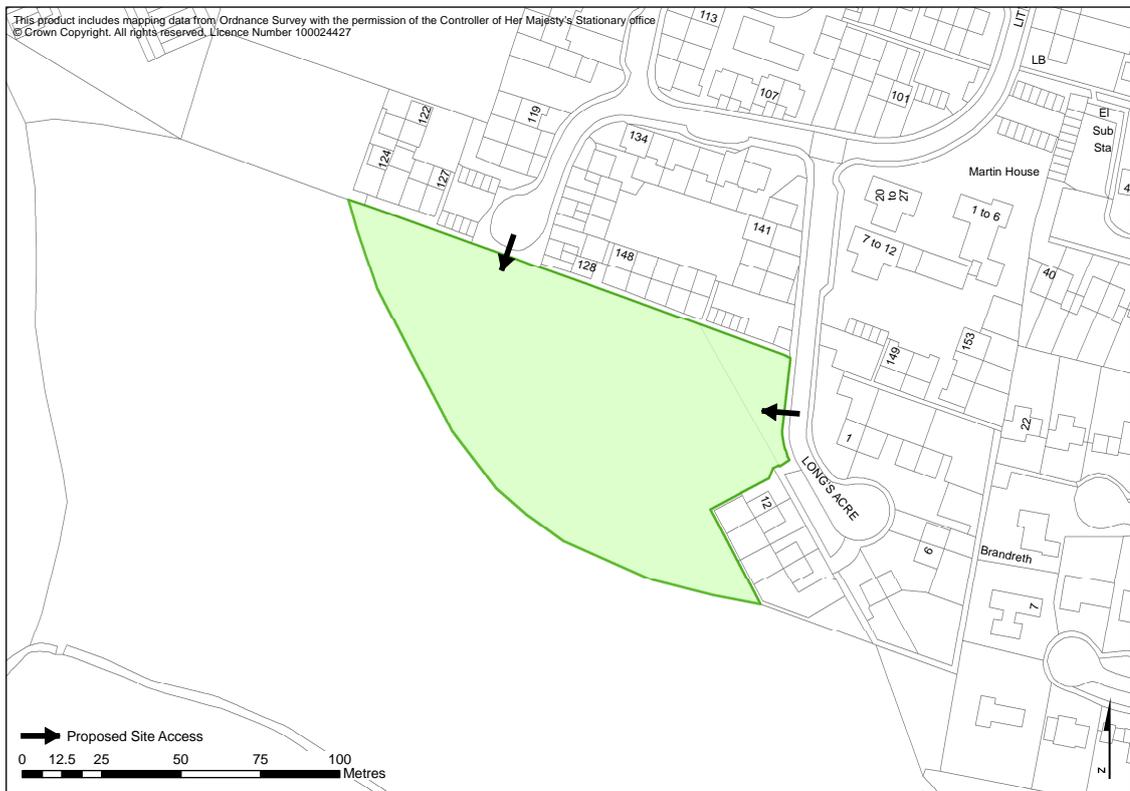
Wye Court Farm, land off Churchfield Way is proposed for residential development (indicative capacity 25 units).

Development proposals for this site shall:-

- a) create a strongly defined village boundary to the north of the site;
- b) provide a strong landscaped boundary along the northern edge of the site and retain the existing trees along the western boundary of the site;
- c) provide vehicular access onto Churchfield Way;
- d) provide a mix of dwelling types and sizes as required by policy CS13 of the Core Strategy;
- e) provide affordable housing as required by policy CS12 of the Core Strategy;
- f) provide play equipment on the recreation ground in accordance with 'saved' policy LE7 of the Borough Local Plan 2000 or, any subsequent SPD superseding that policy; and,
- g) provide a financial contribution towards the maintenance of public open space in the village and the play equipment provided under (f) above, in accordance with 'saved' policy LE9 of the Borough Local Plan 2000, or any subsequent SPD superseding that policy.

Policy WYE2 - Land at Luckley Field

6



WYE2

- 6.87** This site is located on the south western edge of Wye and is adjacent to the existing Little Chequers housing estate.
- 6.88** This estate currently presents a hard and disjointed boundary to the countryside. It is considered that a limited release of land in this location for residential development would provide the opportunity to create a more appropriate transition between the built environment and the open countryside to the south and west.
- 6.89** A limited development in this location also provides the opportunity to 'round off' this corner of the village in a more cohesive way without any significant adverse impacts on either the character of the countryside or the village itself. Proposals for this site shall therefore provide a suitably landscaped boundary along the southern edge of the site providing adequate screening for the residential development so as to ameliorate any visual intrusion from development here, and create a more gradual transition from the village to the countryside.
- 6.90** Vehicular access to the site should be achieved through the existing estate via Long's Acre and Little Chequers. Any vehicular access via Oxenturn Road will not be acceptable as this would significantly increase the impact on the countryside to the south.

- 6.91** The design of new residential development on this site should take account of the local guidance set out in the Wye Village Design Statement (2000). The layout of development should ensure that the amenities of the residents of the adjoining properties in Little Chequers and Long's Acre are adequately protected.
- 6.92** Given the size and the indicative capacity of the site, 35% of the dwellings proposed here shall be 'affordable housing' in accordance with policy CS12 of the Core Strategy. In addition, development proposals must provide a mix of dwelling types and sizes in accordance with Policy CS13 of the Core Strategy.
- 6.93** In addition, it is important that existing sewerage infrastructure on site is protected and future access secured for the purposes of maintenance and upsizing.
- 6.94** There is an existing pedestrian route from this site via the public footpath that crosses the school playing field to the village recreation ground located off Bridge Street. This provides good access to public open space and the existing play facilities there and so there will be no requirement for equipped public open space to be provided on this site. However, a financial contribution towards the provision of additional play equipment on the recreation ground will be required in accordance with 'saved' policy LE7 of the Borough Local Plan 2000 as well as a financial contribution towards the maintenance of the play equipment and the playing field in accordance with policy LE9 of the Borough Local Plan 2000 (or any subsequent SPD on those issues, whichever is in force at the time).

Policy WYE 2 - Land at Luckley Field

Land at Luckley Field is proposed for residential development (indicative capacity 20 units).

Development proposals for the site shall:-

- a) provide a landscaped boundary along the southern edge of the site;
- b) provide vehicular access via Little Chequers and / or Long's Acre;
- c) provide a mix of dwelling types and sizes as required by policy CS13 of the Core Strategy;
- d) provide affordable housing as required by policy CS12 of the Core Strategy;
- e) provide play equipment on the recreation ground in accordance with 'saved' policy LE7 of the Borough Local Plan 2000 or, any subsequent SPD superseding that policy; and,
- f) provide a financial contribution towards the maintenance of public open space in the village and the play equipment provided under (e) above, in accordance with 'saved' policy LE9 of the Borough Local Plan 2000, or any subsequent SPD superseding that policy.

Policy WYE3 - Imperial College, Wye



WYE3

- 6.95** 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 educational function is uncertain as the higher education courses that have sustained this role are now closed.
- 6.96** The Borough and Parish Councils' preference is for the principal educational role of the College facilities to be retained. This may not necessarily be in the exact form or scale as has been the case previously. Consequently, there may be opportunities in due course for the re-use or redevelopment of some areas within the College's ownership that would not prejudice that overall objective.
- 6.97** The wide and varied range of buildings, facilities and environmental assets 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. The campus to which policy WYE3 refers includes the Listed College buildings on the High Street, the library and other college-owned facilities on either side of Olantigh Road and the main halls of residence at Withersdane off Coldharbour Lane to the east of the village.

Part of the site currently accommodates a range of agricultural, horticultural and other employment uses mainly on the land east of Olantigh Road and these uses contribute to the provision of local jobs and enterprise in the village.

- 6.98** Whilst it is understood that some initial marketing of the part of the campus west of Olantigh Road has been carried out by Imperial College, the options for the College's future remain uncertain. The process of establishing a viable use or set of uses for the Wye College campus is likely to take considerable time and should be properly planned in a comprehensive way. As things stand, and in the current market conditions, it would be premature to establish a firm policy for the future use of the campus in this DPD. Decisions about the future long term use of the college may in turn have an impact on the scope for residential, employment or other allocations in Wye, should there be suitable surplus land available.
- 6.99** 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
- 6.100** 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. 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 period of at least 6 months.
- 6.101** 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 nature and quality of the proposals whilst being commercially sound. 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.

- 6.102** 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. It may be that this process produces robust and widely supported proposals 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 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.

Policy WYE 3 - Imperial College, Wye

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.

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.

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:-

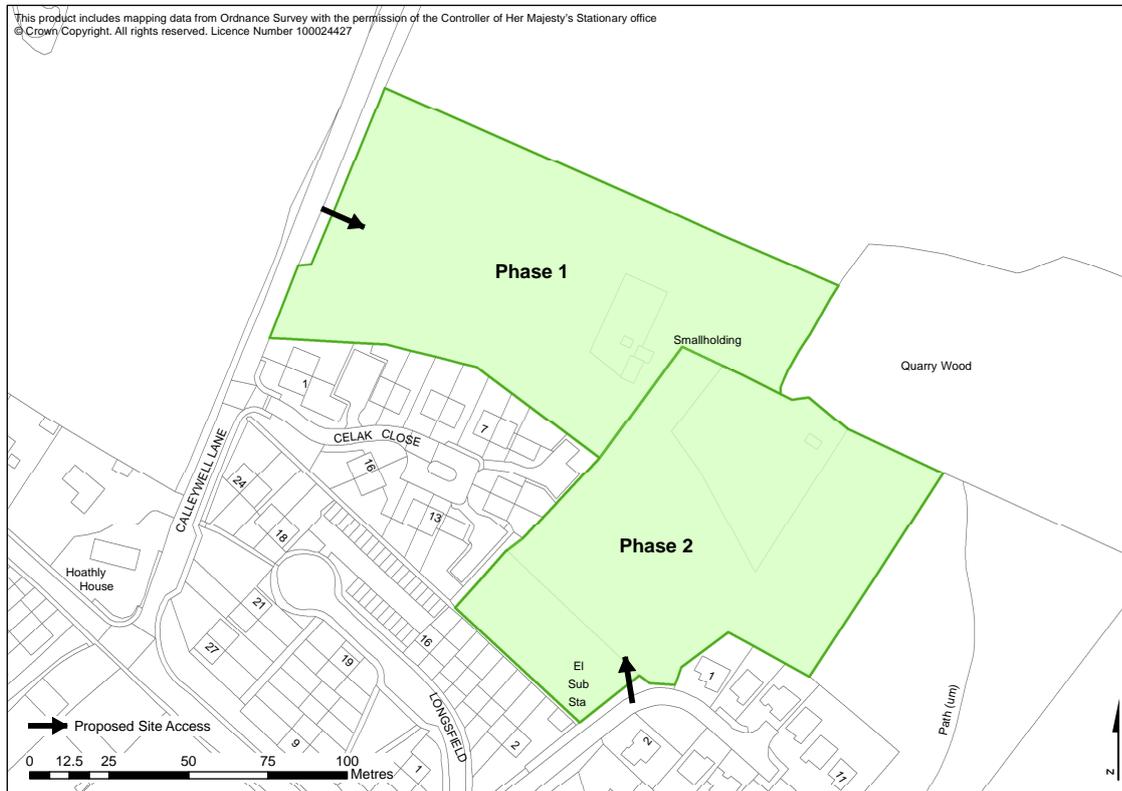
- a. the scale, design and use being compatible with the character of the area and not being visually intrusive within the AONB; and,
- b. the development not generating an unacceptable level, or type, of traffic;
- c. the development not generating an unacceptable level, or type of noise or disturbance, or loss of residential amenity.

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 the comprehensive and active marketing campaign referred to above will not be acceptable.

Aldington

Policy ALD1 - Land south & west of Quarry Wood

6



ALD1

- 6.103** This site is located next to the existing residential developments at Celak Close, Longsfield and Quarry Wood. To the north of the site is open countryside and the nearby Quarry Wood area of woodland. The site itself is currently open, undeveloped land which is relatively flat.
- 6.104** Calleywell Lane is an important entrance to the village from the A20, and as Aldington sits on top of the Greensand Ridge, development on part of this site would be visible from the lower ground to the north in the same way as the existing houses in Celak Close. Therefore, some substantial planted screening will be required along that part of the northern boundary of this site west of Quarry Wood in order to ameliorate the visual impact of the development when viewed from the north.
- 6.105** Elsewhere, the existing woodland provides a natural screen to development on the rest of this site. There are several mature trees outside Quarry Wood itself and applicants should undertake a tree survey to establish which trees within the site boundary should be retained. Particular care is required to avoid damaging the woodland at Quarry Wood. Any landscaping proposals should ensure that a buffer is provided between the new development and the woodland and any proposals are ecologically compatible.

- 6.106** Vehicular access to the site should be from both Calleywell Lane and Quarry Wood (the road) in order to create a through-route within the development itself.
- 6.107** The existing pedestrian footpath on the eastern side of Calleywell Lane ends at the junction with Celak Close. In order to provide a suitable pedestrian link to the main village facilities at the western end of Roman Road, this footpath should be extended to the point of access into the site as part of the development proposals for this site.
- 6.108** There is a Public footpath that runs through the centre of the site, from the Quarry Wood cul-de-sac to the western edge of the Quarry Wood woodland. This public right of way should be incorporated within any development of the site, although where it can be demonstrated that this would compromise a better design or layout for the development, a suitable diversion could be sought as an alternative.
- 6.109** The site has the potential for around 40 houses to be built here. However, development of the site should be phased, so that the number of houses built on this site during Phase 1 of the DPD period to 2016 should be no more than 20. This will enable the new housing to be gradually integrated into the village, both in terms of its physical impact and the impact on the community. It is proposed that development should commence at the western (Calleywell Lane) end of the site and that this should constitute phase 1 with access through to the Quarry Wood cul-de-sac and the remainder of the development being brought forward as a second phase post-2016.
- 6.110** 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 for the purposes of maintenance and upsizing. Liaison with the relevant infrastructure company at the time is recommended.
- 6.111** Development proposals for each phase of this site must provide a range of dwelling types and sizes in accordance with Policy CS13. The layout of any development must avoid any significant adverse impact on the residential amenity of any neighbouring occupiers.
- 6.112** Policy CS12 of the Adopted Core Strategy states that in rural areas, sites that have over a 15 unit threshold or a site area in excess of 0.5 hectares must provide 35% affordable housing. This policy therefore applies to each phase of this site.
- 6.113** The site lies within easy walking distance of the public open space and play facilities next to the fire station and so there is no requirement for on-site facilities of that type. However, the Council will require a developer contribution towards the delivery of new or upgraded play facilities and the maintenance of the open space and play facilities in accordance with the existing 'saved' Borough Local Plan policies LE7 and LE9 or subsequent SPD dealing with this issues, whichever is applicable at the time of any subsequent planning application.

- 6.114** In addition, the local community in Aldington has established a list of priority community facility projects that they have identified to assist with the influx of new residents to the village from the nearby redevelopment of the former Aldington Prison site (70 dwellings). The list included enhancement of the village hall and car park, recreational facilities for teenagers and lighting for the MUGA (multi-use games area). This list was consolidated in the Section 106 Agreement with the developers of the prison site where a £45,000 contribution to a funding pot for the implementation of the list of projects was agreed. The unusual circumstances of a major windfall site coming forward in a relatively small village such as Aldington means that the context for considering appropriate developer contributions from the needs generated by this site is also unusual. Therefore, the Council will require a financial contribution (to be negotiated with the Borough Council) towards the established list of community infrastructure projects. This should be in proportion to the scale of development on this site compared to the former prison site.

Policy ALD 1 - Land south and west of Quarry Wood

This site is suitable for residential development. The site has an overall indicative capacity of 40 units but the site should be developed in two phases. An initial phase of 20 units should be developed in Phase 1 of the DPD period (up to 2016) with a layout that allows for a second phase of development taking place after 2016.

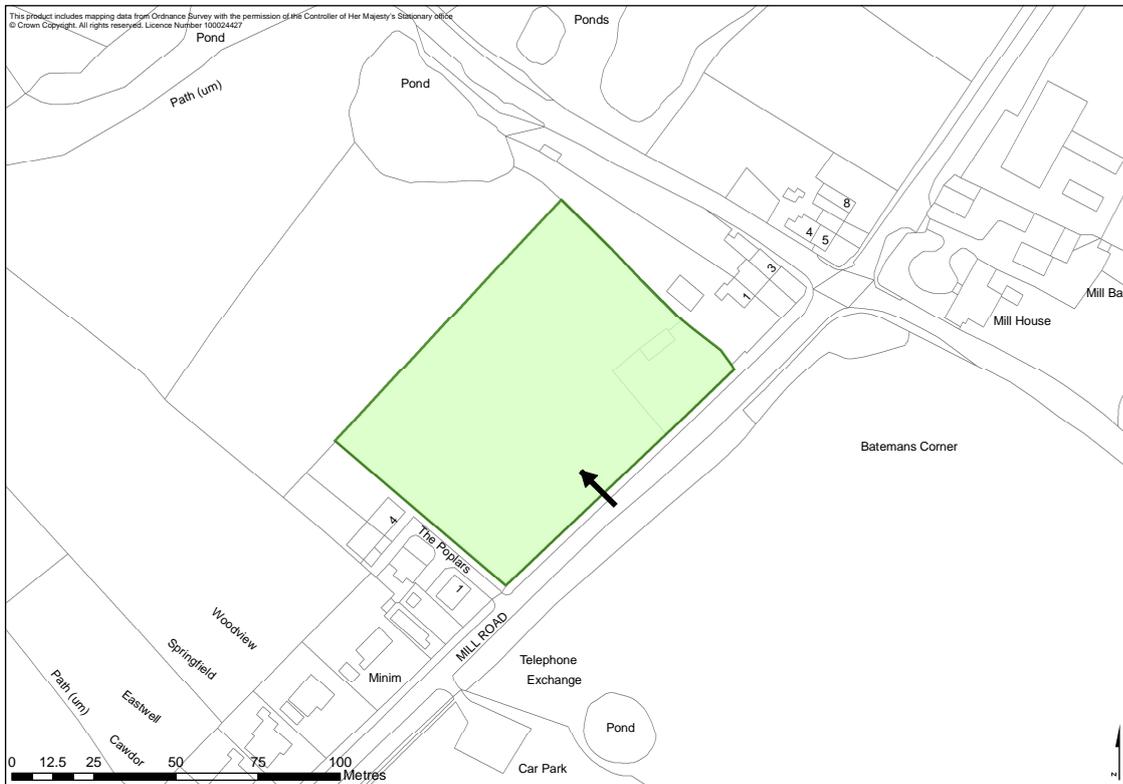
Development proposals for the site shall :

- a) provide landscaping to screen development on the northern boundary of the site west of Quarry Wood;
- b) provide vehicular access from Calleywell Lane in phase 1 and the Quarry Wood cul-de-sac in phase 2. These points of access should link together to provide access through the site;
- c) provide a pedestrian footpath from the Calleywell Lane entrance to the junction with Celak Close;
- d) provide a mix of dwelling types and sizes as required by policy CS13 of the Core Strategy;
- e) provide affordable housing as required by policy CS12 of the Core Strategy;
- f) retain the existing public footpath, unless it can be demonstrated that a better alternative exists which will then be provided as part of the development;
- g) provide a financial contribution for the provision of new or upgraded play facilities and the maintenance of the play equipment in accordance with 'saved' policies LE7 and LE9 of the Borough Local Plan 2000, or any subsequent SPD superseding those policies;
- h) provide a financial contribution towards the maintenance of public open space in the village in accordance with saved policy LE9 of the Borough Local Plan 2000, or any subsequent SPD superseding that policy; and
- i) provide a financial contribution towards the delivery of the list of priority community facility projects established in the Section 106 Agreement for the former Aldington Prison site.

Bethersden

Policy BETH1a - Land on Mill Road

6



BETH1a

- 6.117** This site is located on the north eastern edge of the village, close to the junction at Batemans Corner. Residential properties abut the site to the south west and north east, the latter of which are listed buildings. The site is considered to be suitable for residential development (indicative capacity 15) as it lies within walking distance of the village centre and the range of services provided there.
- 6.118** The site is mainly in agricultural use and is open in character, but an area on the eastern part of the site is currently being used as timber storage yard, which is separated from the rest of the site by a tree line. The site is well screened from Mill Road, by a strong line of large mature trees. This tree-line must be retained as part of any proposals for this site. Further landscape screening would be required along the northern - western boundary of the site, that abuts open countryside. Access to the site should be from Mill Road.

- 6.119** The design and layout of a scheme on this site should also ensure that the residential amenity of the occupiers of the existing houses that front Mill Road and Batemans Corner should be protected. This means that dwellings should be designed in a way that provides a suitable level of separation, and is sensitive in design to the neighbouring listed buildings and bungalows on Mill Road. The design of proposals should also reflect the 'guidelines' set out in the Bethersden Design Statement (2003).
- 6.120** Given the size (0.7ha) of the site, 35% of the dwellings proposed here shall be 'affordable housing' in accordance with policy CS12 of the Core Strategy. In addition, development proposals must provide a mix of dwelling types and sizes in accordance with Policy CS13 of the Core Strategy.
- 6.121** The site is located near to the existing recreation ground and the well-appointed play and sports facilities there. This existing provision coupled with the limited scale of development proposed on this site means that no additional public open space or play facilities need to be provided on this site or in-lieu elsewhere in the village. However, it would be appropriate for the development of this site to make a financial contribution towards the maintenance of the existing facilities in accordance with 'saved' policy LE9 of the Borough Local Plan 2000 or any subsequent SPD dealing with this issue that supersedes the saved policy.

Policy BETH 1a - Land on Mill Road

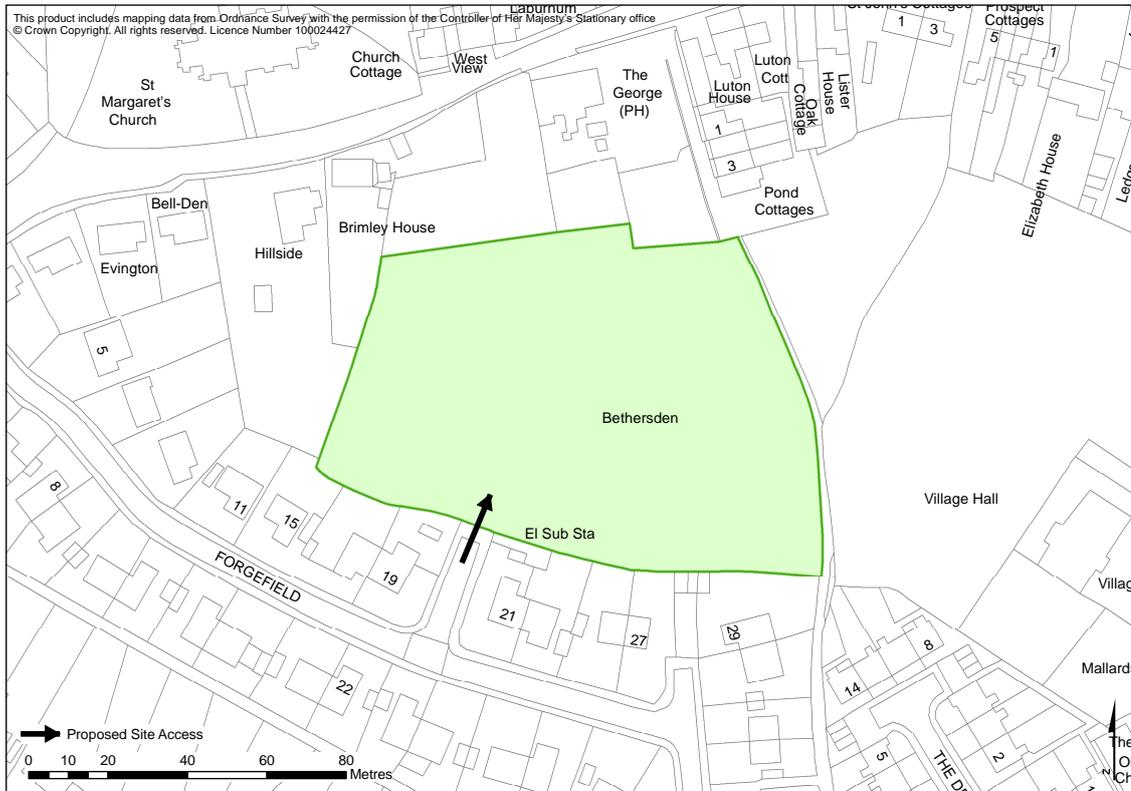
The site is proposed for residential development (indicative capacity 15 dwellings).

Development proposals for the site shall:

- a) provide vehicular access from Mill Road;
- b) provide strong landscaped screening on the north west boundary of the site and retain existing trees along the Mill Road boundary of the site;
- c) design the layout of the site in a sensitive way that does not adversely impact on the amenity of any neighbouring residential properties;
- d) include a mix of dwelling types and sizes as required by policy CS13 of the Core Strategy;
- e) provide affordable housing as required by policy CS12 of the Core Strategy; and,
- f) provide a financial contribution towards the maintenance of the existing open space and associated play equipment in the village in accordance with 'saved' policy LE9 of the Borough Local Plan 2000, or any subsequent SPD superseding that policy.

Policy BETH2 – Land rear of the The George Public House

6



BETH2

- 6.115** This site forms a key open space within the village. It separates the historic properties that front The Street to the north and the modern residential estate of Forgefield to the south and in so doing helps to strengthen the identity of the historic core of the village. The open space is an important part of the prevailing character of Bethersden and in particular, its Conservation Area and this can be readily appreciated by users of the footpath that crosses the area. It is, however, in private ownership and is used as a large paddock area with no general public access.
- 6.116** Historically, the Council has sought to prevent residential development across the whole of this site as this would have a fundamental and damaging impact on the character of the Conservation Area. However, it is also recognised that this area could contribute more to the way the village works by providing a central public open space for informal recreation and childrens' play. This facility would complement the formal sports provision elsewhere in the village by providing informal sitting out space, catering for the local needs of less mobile residents and for young families from the bulk of the village to the south and west of the site. Work carried out by the local community in its Parish Plan work supports this view.

- 6.117** In order to help bring forward the majority of this space into public use as recreation and amenity space, a limited area is proposed for a small 'enabling' residential development on the site. This should constitute no more than 5 dwellings and must be accessed via Forgefield. The location of any residential development here should be towards the southern and western boundaries of the site with dwellings facing onto the main area of public open space that will be created to help create the atmosphere of a village green. Due to the prevailing topography of the site, development should not exceed two storeys on this site and be located and oriented to avoid a significant impact on the amenities of the residential occupiers in Forgefield, or Brimley House or Hillside on Church Hill.
- 6.118** The existing public footpath that bounds the site to the east is a key pedestrian route linking the dwellings in the south of the village along the A28 with the main village services on The Street. This path should be retained and form an integral part of a design for the public open space that will need to be part of any planning application. Implementation of the public open space works as part of the development – including paths; preparation, seeding and planting; sitting areas and a suitable site for the provision of play equipment) – will be a requirement of any permission. The land will need to be transferred to the Parish or Borough Council on suitable terms and for a nominal sum and provision will need to be made for the management and maintenance of the open space and any play equipment sited there. The terms of this will need to be covered by a planning agreement.

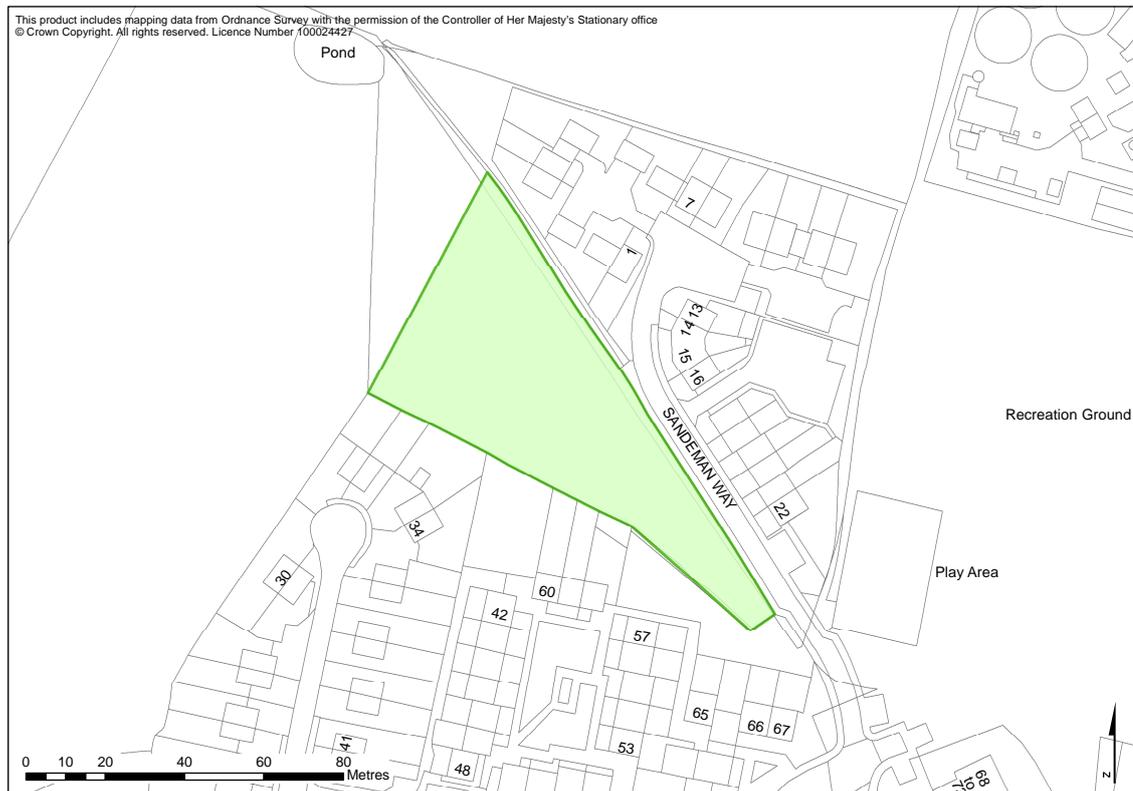
Policy BETH2 - Land rear of the George Public House

Land rear of the George Public House is proposed to be public recreation and amenity space. In order to facilitate this proposal, residential development of no more than 5 dwellings shall be permitted on the southern and western part of the site subject to each of the following:-

- a) vehicular access shall be from Forgefield only;**
- b) the design and layout of any dwellings shall not have a significant adverse impact on the amenities of any neighbouring residential occupiers; and,**
- c) acceptable proposals for bringing forward the remainder of the site for well designed, publicly accessible open space and the laying out and transfer of the land including provision for its future management and maintenance.**

Biddenden

Policy BID1 - Land at Sandeman Way, Biddenden



BID1

- 6.119** This site is located in the west of the village and is currently vacant, unused land within the existing housing estate. It is a suitable plot for a small residential development of up to 10 units.
- 6.120** Proposals for the site should reflect the scale and design of the surrounding residential units and ensure that the layout and orientation would not result in any significant adverse effects on the amenities of any neighbouring residential occupiers. As such, two storey development will generally be appropriate here. Proposals should also reflect the 'design guidelines' as set out in the Biddenden Design Statement (2003).
- 6.121** Attractive rolling countryside directly abuts the site to the west which dominates the wider character of Biddenden's setting. There is a clearly defined boundary to the village in this location, marking the transition between the settlement and the wider countryside. Development on this site should complete that built-up boundary with the opportunity to create an attractive west-facing aspect for dwellings overlooking the countryside. Therefore, the treatment of the western boundary should include planting and landscaping to 'soften' the hard urban edge of the development.

- 6.122** A public right of way abuts the eastern side of the site and provides a direct link into the open countryside from this part of the village. Development of this site shall include a pedestrian link to this right of way to encourage greater connectivity into the countryside.

Policy BID 1 - Land at Sandeman Way, Biddenden

The Sandeman Way site is proposed for residential development (indicative capacity 10 units).

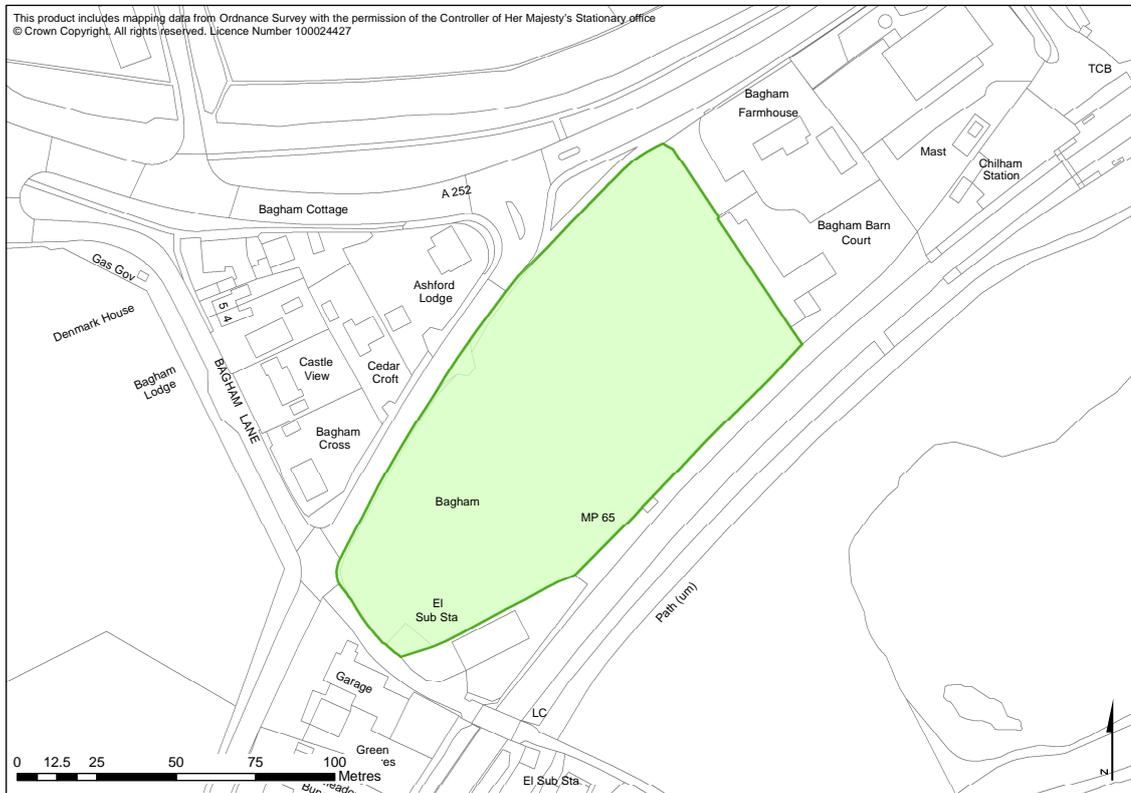
Development proposals for this site shall:-

- a) ensure that there is no significant impact on residential amenities of neighbouring occupiers;
- b) include planting and landscaping along the western boundary of the site;
- c) provide a mix of dwelling types and sizes as required by policy CS13 of the Core Strategy; and,
- d) create a pedestrian connection to the public right of way that adjoins the site.

Chilham

6

Policy CHIL1 - Former Chilham sawmills site



CHIL1

- 6.123** The site is in a prominent location at the junction of the A28/A252 and marks a key area of transition between the entrance to Chilham and the railway station, which lies nearby.
- 6.124** The site was identified in the Borough Local Plan 2000 for roadside facilities, including a pub/hotel and restaurant. Employment uses would also have been acceptable. It is now currently an overgrown area of wasteland which detracts from the character of the local environment and generates a poor visual impression. The Chilham Parish Design Statement (2004) states 'the derelict old sawmill site continues to remain undeveloped, its eventual appearance will be an important aspect of the approach to Chilham'.
- 6.125** All of Chilham village and its setting on its eastern approach lies within the Kent Downs AONB and whilst this site lies just outside the AONB boundary, development on it should pay particular regard to the character of the adjoining AONB and therefore be of a high design quality that will make a positive contribution to the character of the area.

- 6.126** The Council has reconsidered the approach to this site since the BLP designation and, given the failure of employment uses to come forward and the strategic need for additional residential allocations in this DPD, an alternative planning policy to the one identified in the Local Plan is now necessary and desirable.
- 6.127** Although slightly removed from the main built-up part of the village, residential development would be consistent with the ribbon pattern of development along the A28 to the east and the line of properties opposite the site at Bagham Lane. Indeed, the fine historic character that prevails in the village itself provides very limited opportunities for new development that would not seriously impact upon its character.
- 6.128** Residential development (indicative capacity 30 units) here will provide the opportunity to enhance the appearance of this key entrance point and is likely to be a more attractive proposition for the market to deliver.
- 6.129** Providing a safe vehicular access to this site is a key consideration given its proximity to the A28 / A252 junction. In recent years this junction has been re-modelled to reduce traffic speeds but local concerns remain over its safety record. Any proposals to develop this site shall investigate the opportunity to provide a traffic-signalled junction at this intersection within a Transport Assessment. Should a traffic-signalled junction be shown not to be necessary on the grounds of highway safety or traffic capacity in a Transport Assessment, then access should be provided off the A28 between the A252 junction and Mill Lane.
- 6.130** The site is close to Chilham railway station which provides regular services to Ashford, Canterbury and beyond. There is very little on-site car parking for the station and the proximity of this site to the station means that there is the considerable prospect of railway customers using this development as a place to park their vehicles with a consequential adverse impact on the amenities of future residents. Therefore, this site should also provide some space for parking for the railway station customers with precise numbers of spaces to be agreed with the relevant railway operators in due course.
- 6.131** Proposals for the site shall provide pedestrian footways and a crossing of the A28 to enable safe access between the site and the main village and the railway station. This will aid the site's integration and improve its accessibility to the village centre, encouraging greater use of the services provided there.
- 6.132** Development on this site should be generally two storeys in height, however, three storey accommodation may also be appropriate next to the railway line to provide a variety of dwelling types and styles on the site. Proposals should also reflect the 'design guidelines' in the Chilham Parish Design Statement (2004). The layout of the scheme and the design and orientation of buildings will need to ensure that the character of any adjacent properties, especially the listed barns to the north, is not compromised.

- 6.133** The location of the site means that there is not easy access to existing open space or play facilities elsewhere in the village. Therefore, the layout of the site shall include the provision of an equipped public open space in accordance with 'saved' policies LE5 and LE7 and that this space is suitably maintained in accordance with 'saved' Policy LE9 of the Borough Local Plan 2000 (or any subsequent SPD on those issues, whichever is in force at the time).

Policy CHIL 1 - Former Chilham Sawmills site

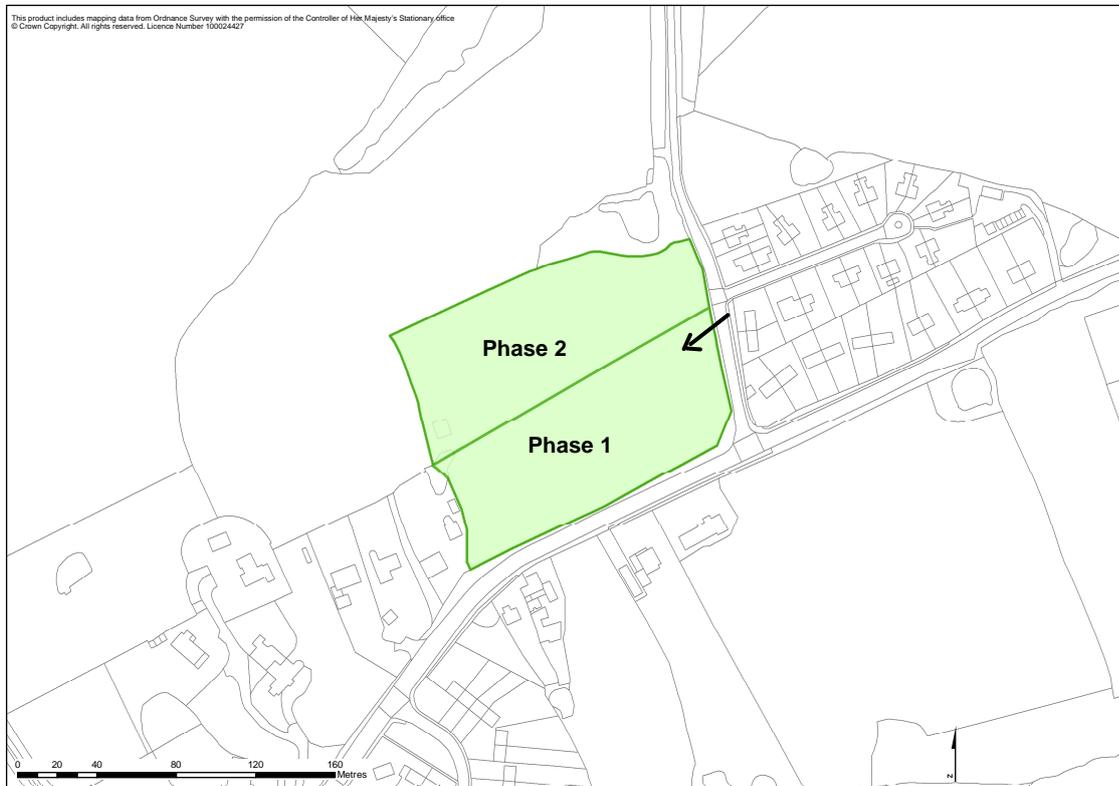
The former Chilham Sawmills site is proposed for residential development (indicative capacity 30 units) and a car park to serve Chilham railway station. Development shall:

- a) provide greater connectivity between the station, the site and the village for pedestrians;**
- b) be designed to a high quality whilst exploring the potential for three-storey accommodation alongside the railway line;**
- c) fully investigate the potential to provide the remodelling and traffic-signalisation of the A28 / A252 junction and if justified, deliver such a junction;**
- d) provide a mix of dwelling types and sizes as required by policy CS13 of the Core Strategy;**
- e) provide affordable housing as required by policy CS12 of the Core Strategy;**
- f) include the provision of equipped public open space, including play facilities, within the site in accordance with 'saved' policies LE5 and LE7 of the Borough Local Plan 2000, or any subsequent SPD superseding those policies; and,**
- g) provide a financial contribution towards the maintenance of the open space and associated play equipment in accordance with 'saved' policy LE9 of the Borough Local Plan 2000, or any subsequent SPD superseding that policy.**

Rolvenden

Policy ROLV1 - Rolvenden Football Ground

6



ROLV1

- 6.134** The site of the existing football pitch is suitable for residential development. The site lies at a main entrance to the village with a substantial hedge fronting the Tenterden Road. To the east of the site lies the existing residential development at Gatefield Cottages, which is detached from the main built up part of the village and there is a clear opportunity to secure a form of development that helps to tie in the existing development there with the main body of the village. There should be a pedestrian and cycleway link through the site to link the development at Gatefield Cottages with the main built up part of the village.
- 6.135** This pedestrian/cycle link should be set back and the hedge fronting Tenterden Road should be retained but it is also important that any residential development should also create a strong and distinct frontage to Tenterden Road by facing directly onto the main road.
- 6.136** The site is currently used as a football pitch for use by a local team. The development of this site should secure the re-location of the pitch to another improved facility on an alternative site within the parish of Rolvenden. The landowner has indicated that he has other land within the parish that may be suitable.

- 6.137** The site has the potential for around 40 houses to be built here. However, development of the site should be phased, so that the number of houses built on this site during Phase 1 to 2016 should be no more than 20. This will enable the new housing to be gradually integrated into the village, both in terms of its physical impact and the impact on the community. The site should be accessed by vehicles from Halden Lane. The layout of the site should allow for the possibility of a second phase taking place post-2016.
- 6.138** The site is some way from the centre of the village and therefore the layout of the site shall include the provision of an equipped public open space in accordance with 'saved' policies LE5 and LE7 and that this space is suitably maintained in accordance with 'saved' Policy LE9 of the Borough Local Plan 2000 (or any subsequent SPD on those issues, whichever is in force at the time). The open space should be provided as part of the first phase of the development.

Policy ROLV 1 - Rolvenden Football Ground, Tenterden Road

The Rolvenden football ground site is proposed for residential development. The site has an overall indicative capacity of 40 units but the site should be developed in two phases. An initial phase of 20 units should be developed in Phase 1 with a layout that allows for the possibility of further development taking place after 2016.

Development proposals for the site shall:-

- a) deliver the relocation of the football pitch to an improved facility on an alternative suitable site within the parish of Rolvenden;
- b) provide vehicular access sufficient to serve the whole site from Halden Lane;
- c) provide a footpath/cycleway through the site to link the development at Gatefield Cottages with the main built up part of the village;
- d) retain the substantial hedge along the frontage of the Tenterden Road;
- e) provide a built frontage to Tenterden Road;
- f) provide a mix of dwelling types and sizes as required by policy CS13 of the Core Strategy; and,
- g) provide affordable housing as required by policy CS12 of the Core Strategy.
- h) include the provision of equipped public open space, including play facilities, within the first phase of the site in accordance with 'saved' policies LE5 and LE7 of the Borough Local Plan 2000, or any subsequent SPD superseding those policies; and,
- i) provide a financial contribution towards the maintenance of the open space and associated play equipment in accordance with 'saved' policy LE9 of the Borough Local Plan 2000, or any subsequent SPD superseding that policy.

Woodchurch

6

Policy WOOD1 - Land between 82 – 120 Front Road



WOOD1

- 6.139** This site is located on the western side of Front Road, approximately halfway between the village green at the northern end of the village and the Stonebridge Inn junction at the southern end. This part of the village is largely characterised by linear development along the road which is made up of a mix of dwelling types, sizes and ages, although this has been punctuated in several locations by cul-de-sac layouts on the eastern side of Front Road.
- 6.140** The site is currently open, undeveloped land forming a gap in an otherwise, largely built-up frontage on both sides of Front Road. Views into and out of the site are restricted by a boundary hedge along the road frontage.
- 6.141** The site does lie just within the boundary of the extensive Woodchurch Conservation Area and as such, any development here will inevitably be changing the character of this part of the Conservation Area. However, the site in its current form appears to play a limited role in establishing the character of this part of Woodchurch and there is a clear opportunity for a development of this site to make a positive contribution to the character of the Conservation Area.

- 6.142** Given the context of the site, the Council considers that it would not be appropriate for the rear building line of any scheme to be too deep into the site as this would not be consistent with the prevailing layout of mainly frontage properties along Front Road. Therefore, an appropriate layout should be linear in form and include dwellings that present their principal elevations to Front Road with vehicular access being to the rear. A mix of terraced and semi-detached properties here would create an interesting contrast with the frontage development to the south of the site but would mark the change of prevailing dwelling type seen further north along both sides of Front Road, within the Conservation Area. A cul-de-sac form of development is not in keeping with the character of the Conservation Area and would not be acceptable here. Proposals should also reflect the 'guidelines' set out in the Woodchurch Village Design Statement (2002).
- 6.143** The south-western boundary of the site is open to long views from the south (Brook Street) and therefore it will be important for appropriate landscaping of the development along this boundary to be included to ameliorate any long range visual impact. Such planting should not entirely screen the site but ensure that views of it are 'broken up' and integrated into the wider landscape.

Policy WOOD 1 - Land between 82 – 120 Front Road

Land at Front Road, Woodchurch is proposed for residential development(indicative capacity up to 10 dwellings).

Development proposals for this site shall:-

- a) encompass a linear frontage layout with properties facing Front Road;**
- b) ensure that the amenities of adjacent residential occupiers are protected;**
- c) provide a mix of dwelling types and sizes, as required by policy CS13 of the Core Strategy; and,**
- d) provide suitable landscaping on the south western boundary of the site to minimise the visual impact on the landscape.**

7 Topic Policies

7

Windfall housing policy

Windfall residential development in the rural areas

- 7.1** Residential development which comes forward on sites outside of those allocated on the Proposals Map is known as housing 'windfalls'. Historically, the Borough has relied on houses delivered through windfall sites to meet its overall housing targets. However, Planning Policy Statement 3: Housing (PPS3) requires local authorities to rely less on windfall sites over the plan period to reach their overall housing targets. As a result, Core Strategy Policy CS6 only assumes a limited reliance on new housing from windfall sites in the last 5 years of the Core Strategy period.
- 7.2** The rural settlement hierarchy in Core Strategy Policy CS6 has provided the basis for allocating significantly larger amounts of new housing development to the principal rural service centres of Tenterden, Wye, Charing and Hamstreet than has been the case in previous Local Plans. In addition, it has also been necessary to allocate new housing development in a range of other 'tier 3' rural settlements which were capable of accommodating modest growth.
- 7.3** The previous policy approach to 'windfall' development in the Ashford Borough Local Plan has proved successful in managing the delivery of appropriate levels of housing on windfall sites in the past, however, given the scale of housing allocations that it is necessary for the Council to make in this DPD and the desire, in Government planning policy, to rely less on housing from windfall developments than has been the case previously, it is reasonable to review the Council's policy approach.
- 7.4** It is important that suitable redevelopment opportunities for housing within the built-up confines of particular settlements are still allowed to come forward in principle. The scale and quantity of housing development proposed should be not be out of proportion to the size of the settlement concerned and the level of services there in order to ensure a sustainable pattern of development is maintained. Therefore, minor development in Tenterden or one of the larger villages may be larger than in one of the smaller villages subject to other criteria in the policy below.
- 7.5** Such minor residential development should be limited to a range of rural settlements that can be said to have sufficient size, form and facilities to support the creation of new residential properties. This is based primarily on the assessment of rural sustainability used to inform the sustainability matrix. Recognising the limited opportunities each may have for further development within the settlement will help to create a more sustainable pattern of development than sporadic development in less well served villages.

- 7.6** Rural settlements not included in the policy below are considered not to fall within the category of settlements able to support new dwellings and / or in some cases, it is considered that the filling of any existing potential 'gaps' in the built-up confines of the settlement would be detrimental to its character.
- 7.7** In order to strictly control windfall proposals, it is important that only sites that are within the existing built-up confines of a settlement may be released for housing development. Given the number of villages in the Borough and the complexity of their different layouts, the Council does not feel it is necessary or feasible to define a precise 'village envelope' for each settlement.
- 7.8** Instead, the 'built-up confines' of the settlement is defined as '*the limits of continuous and contiguous development forming the existing built up area of the settlement, excluding any curtilage beyond the built footprint of the buildings on the site (e.g garden areas)*'. 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 capable of taking one or two dwellings only.
- 7.9** In order to ensure that windfall schemes are integrated properly within the existing settlement, all development proposals will need to ensure that they take full account of their context in their layout, design, scale and appearance. Similarly, important spaces or gaps that contribute to the character of the settlement should be retained. Where there are Village or Parish Design Statements adopted by the Borough Council, development schemes should be designed in accordance with the key principles within those Statements.
- 7.10** Windfall opportunities should focus on sites that are not in active use, particularly where such uses are contributing to the level of employment or services enjoyed by the local community. Other policies in this DPD set out the circumstances when redevelopment of such uses may be acceptable and residential schemes will need to satisfy both those policies and this one where relevant.

Policy TRS1 - Minor residential development or infilling

Minor development or infilling will be acceptable within the built-up confines of Tenterden and the following villages:

Aldington, Appledore, Bethersden, Biddenden, Boughton Lees, Brabourne Lees, Challock, Charing, Chilham, Egerton, Great Chart, Hamstreet, High Halden, Hothfield, Kingsnorth, Mersham, Pluckley, Rolvenden, Shadoxhurst, Smerden, Wittersham, Woodchurch and Wye;

providing that the following requirements are met:

- a) the development can easily be integrated into the existing settlement without the need to substantially improve the infrastructure or other facilities;
- b) the proposal is of a layout, scale, design and appearance that is appropriate to the character and density of its surrounding area;
- c) it does not result in the displacement of other active uses such as employment, leisure or community uses in the area; and,
- d) the proposal would not result in the loss of public or private open spaces or gaps that are important characteristics of the settlement.

New Residential Dwellings elsewhere

- 7.11** This DPD provides several opportunities for residential development in the rural towns and villages of the Borough. There is no quantitative justification for permitting new development outside the built-up confines of the rural settlements listed in policy TRS1 above other than at sites allocated by this plan. Government guidance in PPS1 and PPS7 is clear in aiming to strictly control new house building in the countryside away from established settlements and this has been endorsed in the Core Strategy (paras. 6.30 & 6.37). The Core Strategy aims, in principle, to protect the countryside from unnecessary and inappropriate development and new housing development in the countryside is only appropriate in very limited circumstances, for example - if the housing has functional need to be in the countryside, or, if the residential use will preserve an existing important building.

Policy TRS2 - New residential development elsewhere

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:-

- a) it is an agricultural dwelling, justified under PPS7, or,**
- b) it is a re-use or adaptation of an existing rural building of architectural or historic interest, justified under policy TRS13, or,**
- c) it is a replacement dwelling that is justified under policy TRS3, or,**
- d) it is a 'local needs' scheme on an exception site justified under policies TRS4 or TRS5.**

Replacement dwellings in the countryside

- 7.12** One of the exceptions to the general policy of restraining new residential development in the countryside is the replacement of an existing dwelling. This may be appropriate in certain circumstances but these need to be carefully defined in order to protect the character of the countryside and the integrity of the landscape.
- 7.13** Given this 'exception' role, the purpose of allowing replacement dwellings should be to enable any sub-standard existing housing stock to be updated and modernised, or to enable a modest enlargement to allow the existing residents to remain in the locality if their circumstances change (e.g. a growing family). In contrast, it is specifically not this policy's intent to encourage the speculative acquisition of small rural properties with the intention of converting them to much larger properties.

- 7.14** For these reasons, a replacement dwelling in the countryside may enable the provision of a modest increase in the size of the property over and above that of the existing dwelling on the site.
- 7.15** The appropriate scale of a replacement dwelling should be determined by the quality of its design, with particular reference to its scale, height, bulk, external features and materials, and the landscape context within which the site is located. Naturally, in more sensitive locations such as AONBs for example, a smaller scale of development is likely to be required.
- 7.16** Usually, replacement dwellings should be located on or adjacent to the footprint of the existing dwelling in order to minimise the change to the layout and visual appearance of the site as a whole. However, where an existing property is in a visually intrusive location, applicants should seek an alternative, less intrusive position on the site for the replacement dwelling in order to achieve a reduced visual impact on the landscape. The same principle should apply where a reduced impact on the residential amenity of neighbouring occupiers or improvement in highway safety could be achieved. Where the replacement dwelling is sited differently to the existing dwelling, the Council will require the demolition of the existing dwelling within 3 months of the occupation of the replacement.
- 7.17** Replacement dwellings that are larger than the existing dwelling will usually only be granted planning permission subject to a condition withdrawing 'permitted development' rights for residential extensions in order to maintain the integrity of the policy's intentions.

Policy TRS3 - Replacement dwellings in the countryside

Proposals for replacement dwellings in the countryside will be permitted provided that each of the following criteria are met:-

- a) the existing dwelling is of permanent and substantial construction and enjoys a lawful residential use;**
- b) the replacement dwelling would result in no more than a modest increase in size from that of the existing dwelling;**
- c) the replacement dwelling is well designed and would not result in a significant adverse impact on the character of the area or the quality of the surrounding landscape;**
- d) the replacement dwelling would result in no adverse impact on the amenities of any neighbouring residential occupiers, taking account of the impacts of the existing dwelling;**
- e) the replacement dwelling would be sited on, or adjacent to, the site of the existing dwelling unless an alternative position on the plot would result in clear, landscape, highway access or residential amenity benefits.**

Local Needs Exception Sites

- 7.18** Local needs housing and community facilities exception policies applies in the Borough's rural settlements as defined in the introduction to this DPD, listed in paragraph 2.5 (i). Local needs housing is aimed at people that have a specific local connection with a parish as defined in para 7.24 below, that cannot afford to rent or buy a house in that area.
- 7.19** Local needs housing differs from general 'affordable' housing as it is critically related to a local residential qualification, only applies in the rural settlements and can be built on sites that would not normally be used for housing because they are subject to policies of restraint.
- 7.20** Due to the general policies of restraint on development in rural areas, Government guidance in PPS3 states that allocating or releasing sites solely for local needs housing should be considered by Local Planning Authorities, including using a rural 'exception site' policy, to secure the future of local communities.
- 7.21** The Council has chosen not to allocate specific sites for local needs housing within this DPD as it would be difficult to identify the future demand for local needs in every rural settlement for the entirety of the Plan period and the demand for local needs housing is subject to fluctuations over time. The rural exception site policy has proved successful in delivering 260 homes in a number of rural parishes since its inception in 1987 and the Council considers that this successful approach should be continued in this DPD.
- 7.22** All local needs proposals will need to demonstrate by survey and other evidence that they will meet an identified need in the particular parish by providing housing of a type and at a price that is appropriate. This should be in accordance with the guidance in the Council's Affordable Rural Local Needs Housing Procedure note (September 2008). The subsequent occupancy of the housing must be controlled by a binding agreement to ensure the property remains available to meet local needs in the future, and does not only benefit the first occupier.
- 7.23** Schemes may provide for one or more groups of people, although it should be noted that decisions on exception sites and the specific needs to be catered for are essentially local issues and the views of the local Parish Council will be taken into consideration. The requirements of the following groups of people will be considered when assessing local needs. The scale of a local needs housing proposal should take account of whether any element of the identified local need may be met on affordable housing being provided on sites with planning consent for housing in the rural settlement or through an allocated site in the rural settlement within this DPD.

7.24 Local connection criteria in the Affordable Rural Local Needs Housing Procedure note are listed below:-

- Applicants who are resident within the parish and who have been resident for a continuous period of at least 5 years immediately before making an application, **or**,
- Applicants who have been resident within the parish for any period of (or periods totalling) 7 years or more within the previous 10 years immediately before making an application, **or**
- Applicants who were previously resident in the parish and who have an immediate family member(s) currently resident in the parish and where the immediate family member(s) have been resident within the parish for a continuous period of at least 10 years immediately before the housing application was made and intend to remain in the parish. “Immediate family” means a parent or parents, a child or children, or a sibling or siblings.”
- Applicants who work either full-time, or, part-time within the parish or a neighbouring parish. Part-time in this case is defined as being a minimum of 10 hours each week.
- Applicants who need to move into the parish, or a neighbouring parish, to take up full or part-time employment (a minimum of 10 hours per week) within the parish or a neighbouring parish.
- Applicants who need to move to the parish to enable them to either give or receive support to or from an immediate family member. “Immediate family” means a parent or parents, a child or children, or a sibling or siblings or other relationships where a genuine need to give or receive support is demonstrated to the satisfaction of Ashford Borough Council.

7.25 It is important to note that a scheme which offers a simple percentage discount on prevailing market values in the 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 and would be constructed on sites which would not be released for general demand housing.

7.26 The Council will welcome ideas that reflect recommendations of the Taylor Review of rural economy and affordable housing ‘Living Working Countryside’. Interesting and innovative proposals that encourage and incentivise bringing forward exception sites and the delivery of local needs housing will be considered. This includes schemes that support the local economy by offering flexible accommodation that can also be for ‘work from home’.

7.27 However, it would be inappropriate to allow schemes where general market housing is included on a site as part of a wider local needs scheme, as this would result in general market housing being permitted on sites where this would not normally be acceptable.

- 7.28** Proposals for single local needs dwellings may be a less efficient and potentially more environmentally damaging way of meeting a local need when compared with well planned and justified larger schemes that adjoin the existing village. Where single local needs dwellings are proposed within the countryside (as opposed to adjoining an existing village), this would result in the sporadic development of new residential properties in the countryside and a less sustainable form of development, and therefore, even for local needs, this should still be avoided where possible. It will be more appropriate for a single need to be met on a larger site in the same parish or, exceptionally, in an adjacent parish, rather than to permit a single local need dwelling.

Policy TRS4 - Exception sites for local needs housing

Planning permission will be granted for proposals for local needs housing within or adjoining rural settlements listed in paragraph 2.5 (i) as 'exceptions' to policies restraining housing development provided that all the following criteria are met:-

- (a) The local need justification has been clearly evidenced;**
- (b) The site does not include general market housing;**
- (c) The subsequent occupancy of the housing is managed and controlled to ensure the property is retained for local needs housing in perpetuity;**
- d) the development is well designed and would not result in a significant adverse impact on the character of the area or the surrounding landscape; and,**
- e) there would be no significant impact on the amenities of any neighbouring residential occupiers.**

Exception sites for specialist housing

- 7.29** The Council recognises that some residents within the rural areas require specialist accommodation to enable them to live a higher-quality life and that moving into an urban area to access such housing is not always the most appropriate solution.
- 7.30** Where an identified need for specialist accommodation from a parish or a group of parishes that share a common need for such accommodation 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. 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.

- 7.31** The development of such schemes will help local people who have a need for specialist housing and/or a support need to remain living in a familiar environment close to family and friends. Schemes could be brought forward for a range of vulnerable people. For schemes designed for older people, this could release family-sized housing either into the affordable housing or open market sectors.
- 7.32** This varies from the main local needs housing criteria in that any proposals will be developed for a specific client group whose needs may require a degree of communal facilities incorporated together with the provision of self-contained accommodation.
- 7.33** The Council will support and encourage Parish Councils to work collectively to identify specific needs, appropriate sites and partners (such as a specialist housing provider) to bring forward specialist housing to serve residents of the rural communities in the Borough.

Policy TRS5 - Exception sites for specialist housing schemes

Planning permission will be granted for specialist housing schemes within or adjacent to rural settlements listed in paragraph 2.5 (i) as 'exceptions' to policies restraining general housing development provided that all the following criteria are met:

- a) The local need justification for the scheme has been clearly evidenced within the Parish or group of Parishes;**
- b) The proposal does not include general market housing;**
- c) The occupancy of the residential dwellings are managed and controlled to ensure the scheme is available to local people who have a requirement for such specialist housing in perpetuity;**
- d) The development is well designed and would not result in a significant adverse impact on the character of the area or the surrounding landscape; and,**
- e) There would be no significant impact on the amenities of any neighbouring residential occupiers.**

Exception sites for community facilities

- 7.34** Community facilities such as the local school or village hall are often a focal point in village life. Government guidance in PPS1 states that one of their objectives is to raise the quality of life for everyone. The Council believes that community facilities play an important role in keeping villages thriving, inclusive and sustainable communities.
- 7.35** In rural settlements which have inadequate or no community facilities and no 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 outside of the settlement.
- 7.36** The Council will consider the likely levels of usage, the current levels of provision and availability of any other sites or facilities in the nearby area, and the impact the development would have on the countryside or setting and character of a village.

Policy TRS6 - Exception sites for community facilities

Planning permission will be granted for proposals specifically designed for local community facilities adjoining rural settlements listed in Paragraph 2.5 (i) as 'exceptions' to policies restraining development provided that:-

- a) a need for the facility has been clearly identified;**
- b) the service to be provided cannot adequately be provided at existing community facilities in the nearby area;**
- c) arrangements are made to ensure that the building is retained for community use in perpetuity;**
- d) the development is well designed and would not result in a significant adverse impact on the character of the area or the surrounding landscape; and,**
- e) there would be no significant impact on the amenities of any neighbouring residential occupiers.**

Rural Employment

- 7.37** Rural employment can cover an array of uses, from offices to agriculture to light industrial. These industries play a vital role in sustaining jobs and promoting a viable rural economy. Improving and retaining local employment opportunities is one of the key themes that needs addressing when dealing with sustainable employment in the rural areas.
- 7.38** 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 PPS4 on this issue supports, in principle, a positive approach to economic development in rural areas subject to the location, scale and impact of such development.

Existing employment sites and premises

- 7.39** The Council's Employment Land Review (ELR para 4.29) identifies that there is currently a good supply of B1-B8 employment premises in the rural area and that the current supply of employment units is meeting demand. There was a general conclusion in the ELR that more of this type of provision would be adequate to meet future needs, rather than a need to make any significant new employment land allocations in the rural area.
- 7.40** Whilst there is a considerable supply of employment space in the rural areas, much of this tends to be in relatively remote locations and opportunities in and around the villages are generally limited. Whilst it is important to retain existing employment sites, a balance may need to be struck between the viability of the existing employment space and the continuing need for employment in the local area.
- 7.41** Paragraph 6.26 of the Core Strategy highlights the desire to enable jobs to be provided locally to cater for the needs of the residents of the Borough's rural areas and to avoid unsustainable patterns of activity. Hence, in general, proposals for the loss of existing employment sites in or adjoining the more sustainable rural settlements will not be supported. However, the Council recognises that there may be two circumstances where a different approach can be justified.
- 7.42** As a main objective of the Council's policy is to retain local job opportunities, the replacement of an employment use with new employment space elsewhere that is of the same size or larger may be an acceptable mitigation to the loss of an employment site. However, in order to retain the link between the employment use and local residents, it is likely that only employment uses that are relocated within or adjacent to their existing rural settlement or the nearest rural service centre (as defined in the Core Strategy Figure 1, page 105) will be acceptable and only if it can be demonstrated that

development of the selected site will not have a detrimental impact on any existing uses, the quality of the landscape or the character of the area. This will also help to deliver a more sustainable form of development by limiting the need to travel longer distances to employment locations.

7

- 7.43** When considering an application for the loss of an employment site, an assessment will need to be made as to the viability of the existing use or an alternative employment use. In order to demonstrate that a site is no longer viable for an employment use, the application must be supported by robust evidence that the premises have been marketed unsuccessfully for both the existing use and any alternative suitable employment use for a period of at least 6 months on terms that should compare with other similar premises and locations being sold or let for employment purposes. The extent of any marketing carried out and the prevailing market conditions will also be material considerations in the Council's assessment of viability evidence.

Policy TRS7 - Retention of existing employment sites and premises

Proposals which would lead to the loss of existing employment sites or premises in Tenterden or the villages listed in policy TRS1 will not be permitted, unless;

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 (as defined in the Core Strategy 2008 Figure 1, p105),

or

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.

- 7.44** In line with the findings of the ELR, the Council will, in principle, encourage and support proposals for extensions to existing employment sites within or adjacent to Tenterden and other rural settlements. Proposals for extensions to existing employment premises in the countryside will particularly need to demonstrate that they would not have a detrimental impact on the character of the landscape. In both cases, extensions to existing employment sites should demonstrate that they will have no individual and cumulative impact on the rural environment, either visually or in terms of traffic and activity levels that will be generated, as set out in PPS7, paragraphs 15 and 16.

- 7.45** 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 floorspace 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 or wider landscape.

Policy TRS8 - Extensions to employment premises

Proposals to extend existing employment premises in the rural areas will be permitted, provided that the following criteria are met:-

- a) the development can be integrated sensitively into its context, respecting the character of the landscape, existing historic and or architecturally important buildings and sites of biodiversity value;**
- b) the proposal does not involve an extension to a previously converted building where that building has character that would be seriously affected;**
- c) there would be no significant impact on the amenities of any neighbouring residential occupiers; and,**
- d) it can be demonstrated that the development will not generate a type or amount of traffic that would be inappropriate to the rural road network that serves it.**

New employment buildings and uses in the rural areas

- 7.46** Government guidance states that, away from urban areas, the focus for new employment development 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.
- 7.47** The Council's Employment Land Review (Paragraph 8.40) concluded that, rather than allocate new employment sites in the rural areas, it is preferable to adopt a criteria-based policy for new provision. Coupled with the policies above on retention and extension of employment premises, this provides a flexible and responsive approach to the delivery of appropriately-scaled employment opportunities in the rural areas.
- 7.48** New employment development should be provided at a scale that is appropriate to the existing settlement, without detriment to its amenity, character or setting. All new development should be of good design as required by policy CS9 of the Core Strategy.

- 7.49** It is important that the rural road network that supports new development is suitable for the scale and type of vehicle movements associated with new employment proposals. For example, significant numbers of HGV movements may not be appropriate along quiet rural lanes or in historic environments. Similarly, developments that would generate large amounts of traffic per se may be better suited to more sustainable locations where alternative means of transport may be more readily available.

Policy TRS9 - New employment premises and uses in the Rural settlements

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 listed in Paragraph 2.5 (i) provided that:-

- a) the character and appearance of the settlement or surrounding landscape is not damaged significantly by the form of development proposed by virtue of its layout, building design and scale, the level or type of activity it generates, and the functional and visual relationship it has with adjoining uses;**
- b) there would be no significant impact on the amenities of any neighbouring residential occupiers; and,**
- c) it can be demonstrated that the development will not generate a type or amount of traffic that would be inappropriate to the rural road network that serves it.**

- 7.50** New employment sites in the countryside will not be permitted unless exceptional circumstances can be demonstrated to set aside the normal presumption against such developments. Such circumstances may include the functional need for a countryside location, such as the processing of local agricultural products. New employment sites in the countryside will need to adhere to guidelines set out in PPS7, paragraphs 15 and 16, regarding the protection of countryside sites with specific, landscape, biodiversity or historic qualities.

Policy TRS10 - New employment premises in the countryside

Proposals for employment development on new sites in the countryside will not be permitted unless the following criteria can be met:-

- a) it is essential to be located in the countryside;**
- b) development can be integrated sensitively into its context respecting the character of any important existing buildings, the landscape setting and sites of biodiversity value;**
- c) there would be no significant impact on the amenities of any neighbouring residential occupiers; and,**
- d) it can be demonstrated that the development will not generate a type or amount of traffic that would be inappropriate to the rural road network that serves it.**

Conversions in the Rural Area

- 7.51** Many agricultural and other rural buildings may no longer be suitable for their original purpose or be surplus to requirements as farming practices change. Both individual and groups of rural buildings can play a valuable role in creating the character of the countryside in a positive way.
- 7.52** Government guidance in PPS4 (Para EC6.2c) 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.
- 7.53** However, not all buildings in the rural areas are suitable for conversion because of their design for a particular purpose and / or their condition or location. Buildings must be realistically capable of conversion from their existing state and not require complete or substantial reconstruction. If this issue is in doubt, applicants must be able to produce adequate supporting information, usually a survey report and associated drawings, to illustrate the existing condition of the building.
- 7.54** Where a rural building is proposed to be converted for employment, non-residential tourism (i.e attractions), leisure or community related purposes, the Council will normally be supportive of such schemes, particularly where they are located adjacent to Tenterden or another rural settlement. However, for this to be the case, the building to be converted must be of a permanent and substantial construction. It will also be important to consider the specific impacts of the proposal in respect of the proposed use(s). For example, in locations not within or adjacent to existing settlements,

the scale and nature of the use proposed in terms of its floorspace and consequential potential trip generation should be limited according to the suitability of the local rural road network that serves the site, taking account of the nature of the vehicle movements that would result. In locations adjacent to settlements, a greater trip generation potential may be acceptable subject to the quality of the surrounding road network and any impacts on local residential amenities.

7

- 7.55** The Council has saved supplementary planning guidance on the re-use of agricultural buildings which gives clear guidance on the design of building conversions. This guidance will continue to apply to proposals for conversions (see Appendix 1) to ensure that the integrity and character of the existing building is retained where applicable. When planning permission is granted for a conversion, the Council will also usually remove permitted development rights to extend the building or erect additional buildings within its curtilage. Without this control, the architectural and historic integrity of converted buildings and the rural character of the countryside could be damaged.

Policy TRS11 - Conversions of rural buildings to non-residential uses

Proposals to convert rural buildings to employment, non-residential tourism, leisure or community-related uses will be permitted subject to meeting all of the following criteria:-

- a) the building does not require complete or substantial reconstruction;**
- b) the building is of a permanent and substantial construction;**
- c) the building is to be converted in a way that preserves its integrity and character;**
- d) it can be demonstrated that the development will not generate a type or amount of traffic that would be inappropriate to the rural road network that serves it; and,**
- e) the scale and nature of the proposed use would not result in any significant adverse impacts on the character of any settlement or buildings, the surrounding landscape, its biodiversity value or the amenities of local residents.**

- 7.56** 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 building to a tourist-related residential use may be acceptable in other locations. For example, tourist related development 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.

Policy TRS12 - Conversions of rural buildings to tourist-related residential uses

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 Tenterden or a village 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.

- 7.57** Proposals to convert rural buildings to general residential use will only be acceptable in principle in locations where new unallocated residential development would also be acceptable, i.e. within the built-up confines of existing rural settlements listed in policy TRS1 above. Elsewhere, residential conversions would only be acceptable where it can be demonstrated that this is the best means by which a building of special architectural or historic merit may be retained. In practice, this means that alternative employment uses of the building are either not practical or not sufficiently economically viable to support a conversion. In all cases, great care will be needed to ensure that the conversion proposals do not damage the inherent character of the building through, for example, insensitive alterations to the elevations, use of materials or the creation of a domestic curtilage that affects the character of the building's setting. As with buildings converted under policy TRS11, the Council will also usually remove permitted development rights to extend the building or erect additional buildings within its curtilage to ensure the retention of the architectural and historic integrity of the building.

Policy TRS13 - Conversions of rural buildings to general residential use

Proposals to convert rural buildings to general residential use will not be permitted unless the building lies within the built-up confines of Tenterden or a village listed in policy TRS1 of this DPD and satisfies the criteria in policy TRS11 above.

In other locations, only proposals to convert rural buildings of a special architectural or historic merit will be permitted in principle, subject to the following criteria :-

- a) the building does not require complete or substantial reconstruction;**
- b) it can be demonstrated that conversion to residential use is the best way that the building may be retained for future active use; and,**
- c) the conversion would not have a significant adverse impact on the character of the building or its setting, the character of the surrounding landscape or any nearby settlement or the amenities of local residents.**

7

Diversification of Agricultural businesses

- 7.58** Diversification into non-agricultural enterprises can prove essential to the continuing viability of some farming businesses but also provide greater breadth in the scope of the rural economy and ensure the continuing stewardship of the countryside. In order to be considered as a diversification proposal, agriculture must remain as the principal use of the farm in terms of its overall appearance and function, though not necessarily its profitability. Diversification activities may be complementary to the existing agricultural function, such as a farm shop but may also encompass activities unrelated to farming such as employment uses or tourist accommodation.
- 7.59** In promoting a diversification proposal, the Council will expect a Business Plan to be submitted setting out how the proposal forms part of the farm's future viability and the role it is envisaged having in supporting the principal agricultural function. It will be essential for the Business Plan to be robust and pragmatic and demonstrate a long term vision for the overall enterprise.
- 7.60** All diversification proposals should focus, where possible, on the re-use of existing farm buildings or, if necessary, the replacement of existing buildings with those of a similar or lesser scale. Schemes requiring the erection of new buildings to accommodate diversification activities should be avoided, particularly in areas of high landscape value, such as AONBs. The justification for any new buildings must be clearly set out in the Business Plan, explaining why alternatives are not feasible. Any new buildings proposed should be designed and located to minimise the impact on the landscape and the character of the area.

Policy TRS14 - Diversifying existing agricultural businesses

Proposals to diversify existing agricultural businesses in the rural areas will be permitted subject to meeting the following criteria:-

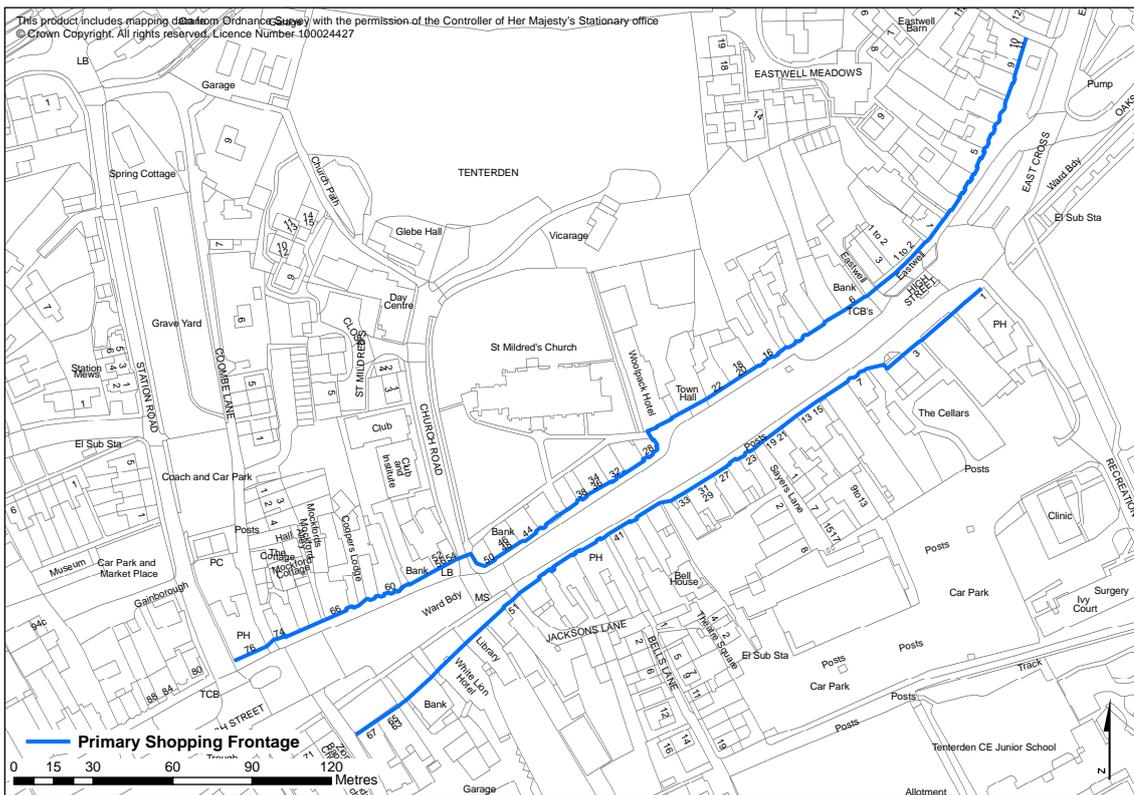
- a) the principal use and function of the premises remains agricultural;
- b) the proposal can be justified as part of a long term Business Plan for the business;
- c) any residential re-use of buildings would be acceptable under the terms of policies TRS2 (and TRS12 or TRS13 where applicable);
- d) the proposal would have no significant impact on the character of the area, the character of the landscape, the biodiversity of the area or the amenities of any local residents or businesses; and,
- e) it can be demonstrated that the development will not generate a type or amount of traffic that would be inappropriate to the rural road network that serves it.

Rural Shopping

Tenterden primary shopping frontages

- 7.61** Tenterden High Street and its adjoining lanes provide attractive shopping facilities with a range of convenience shops typical of a small town centre and a choice of comparison shops which is considerably better than might be expected in a town of this size. A number of high quality traders are represented and there is also a significant number of specialist shops, reflecting the town's relatively affluent catchment population and important tourism role.
- 7.62** This Plan and those before it have aimed to conserve and enhance the special character of the town's built environment and its setting in the landscape. The sensitivity of the town to large new buildings, the associated parking needs and the impact of extra traffic, and the improvements needed to cater for it on and off-site, make it difficult to accommodate major retail expansion. Hence there are no such further sites identified in the Plan. The existing range of outlets provides a good level of service to local people and in all these circumstances the need to protect Tenterden's unique character is paramount. There are limited opportunities for small shops to be created by changes of use and small developments. It may also be possible to combine shop units without damaging their external appearance to meet the needs of retailers.
- 7.63** Recent survey work (2009) indicates that the presence of non-A1 retail uses in the High Street is not at a level likely to seriously affect the vitality of Tenterden town centre. Where these uses do exist, such as pubs, banks and restaurants, most are long established parts of the street scene. Nevertheless, it is essential to ensure that the quality, character and economic viability of Tenterden is not undermined through the possible future loss of Class A1 shops. Tenterden attracts a large number of visitors and leisure shoppers and the perception of the town centre as an attractive shopping centre is especially important.
- 7.64** The major retail heart of the town centre is around the narrower eastern end of the High Street before the street broadens out towards its western end. On the southern side of the High Street, the key pedestrian route from the Tesco store and associated car parking areas along Bridewell Lane justifies a redefined primary shopping frontage that should now extend as far as Bridewell Lane itself. West of this point, the frontage properties become primarily residential in use.
- 7.65** On the northern side of the High Street, A1 retail uses gradually diminish in regularity west of Station Road, with a combination of residential properties, restaurants and tea rooms and specialist shops. Therefore, the primary shopping frontage remains east of Station Road and it is not proposed to make any amendment to the extent of the previously identified primary shopping frontage on this side of the High Street.

7.66 Two primary shopping frontages have therefore been defined for Tenterden as (1) Bridewell Lane to Recreation Ground Road and (2) Station Road to East Cross. These are shown on the Proposals Map. Restricting non-A1 uses to no more than 35% of the total length of each of these frontages will ensure that Tenterden retains its unique shopping character and preserve the economic vitality of the town.



Primary Shopping Frontage

Shop Front Statistics

Bridewell Lane to Recreation Ground Road

Use Class	Length	%
A1	142 metres	55
Non-A1	117 metres	45

Station Road to East Cross

Use Class	Length	%
A1	248 metres	65
Non A1	128 metres	35

Policy TRS15 - Tenterden Primary Shopping Frontages

Within the area of Tenterden town centre indicated on the Proposals Map as forming the two primary shopping frontages, changes of use from Class A1 uses to non-A1 uses will be permitted provided the non-A1 uses would not cumulatively amount to more than 35% of the length of particular primary frontages within which the respective shop unit lies.

7

Rural shops and services

- 7.67** Outside Tenterden town centre* ⁽¹⁾, rural shops and services also play an important role in providing for local shopping needs of rural residents, especially for convenience goods. They reduce the need for travel, provide a vital lifeline for local people and are often a focal point for the community. In this regard, it is particularly important for key local shops and services, such as post offices, to be retained wherever possible. Many shops situated in larger villages such as Wye and Charing, also serve the surrounding smaller villages and hamlets.
- 7.68** The Council wishes to see the villages, especially the rural service centres, provide as broad a range of shops and services as possible, including for example, complementary uses such as banks and restaurants. It is necessary to restrict the loss of, and enhance if possible, these uses. Retail services play an important role in sustaining village and rural communities and the loss of them will lead to an increased requirement to travel to other destinations for basic services or provisions. This view is supported by the Ashford Core Strategy (para 12.8) and Government guidance in PPS6 and PPS7.
- 7.69** When considering an application for a change of use from a class A1 retail use to another retail use class, or a change of use from any of the retail use classes (A1 to A5) to a non-retail use, an assessment will need to be made as to the viability of the existing use. In order to demonstrate that a proposal meets this test, the application must be supported by robust evidence that the premises have been marketed unsuccessfully for either, A1 uses where a change of use to an alternative retail class is proposed, or, the existing and any alternative retail uses where a change of use to a non-retail use is proposed. This should be for a period of at least 6 months on terms that should compare with other similar premises and locations being sold or let for retail purposes. The extent of any marketing carried out and the prevailing market conditions will also be material considerations in the Council's assessment of viability evidence.

1 *i.e at St Michaels

Policy TRS16 - Rural shops and services

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, despite genuine and sustained attempts to market it on reasonable terms.

Retail Classifications:

- **A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners and funeral directors.
- **A2 Financial and professional services** - Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs).
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.

Some changes of use between retail classes are permitted by the Town and Country Planning (General Permitted Development) Order 1995 (as amended). These are:

From	To
A2 (professional and financial services) when premises have a display window at ground level	A1 (shop)
A3 (restaurants and cafes)	A1 or A2
A4 (drinking establishments)	A1 or A2 or A3
A5 (hot food takeaways)	A1 or A2 or A3

Landscape Character and Design

7

- 7.70** Large parts of Ashford Borough provide a rich variety of landscapes and different geologies stretching from the North Downs to the Romney Marsh with the Greensand Ridge, the Stour river valleys and extensive areas of the Weald between. This provides a key recreational resource for residents and visitors alike, as well as forming the attractive setting for the towns and villages that make the Borough a special place to live.
- 7.71** A significant proportion of this area is comprised of parts of two Areas of Outstanding Natural Beauty (AONB), which are afforded a separate and highest level of protection in national guidance in PPS7 and the Countryside and Rights of Way Act 2000. Paragraph 6.33 of the Core Strategy sets out the Council's approach to development in the AONBs where the conservation of the landscape's beauty will be the priority. As a matter of principle, all of the countryside is protected for its own sake under PPS7, an approach endorsed in paragraphs 6.28-6.37 of the Core Strategy. Should PPS coverage change in the future, then the Council will review the extent of the policy coverage within this DPD.
- 7.72** However, PPS7 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 in Local Development Documents to inform development decisions in these areas.
- 7.73** Landscape Character assessments are a useful tool in providing evidence to support a criteria-based policy approach. In 2009, the Council commissioned consultants to produce a landscape character assessment of the Borough to identify the key types of landscapes and the important characteristics and features of each.
- 7.74** The 2009 assessment covered the Borough's countryside outside the Ashford urban area and built-up part of Tenterden ⁽²⁾. The parts of the Kent Downs and High Weald AONBs that fall within the Borough were not included within this recent landscape assessment work as they have previously been extensively surveyed through the relevant AONB management plans.

2 *The study area excluded, but took into account, the urban fringe landscape character work previously undertaken by the consultants, Studio Engleback, in 2005. This work assessed the likely impact of the Ashford Growth area on the areas of countryside surrounding Ashford itself and identified detailed landscape character areas close to the town.*

7.75 Other policies in this DPD set out when new development will be acceptable in the countryside, notably policies TRS2, TRS3 and TRS10. Where development is considered appropriate in principle it will be required to be designed in a way which complements the particular type of landscape in which it is located, and its key characteristics and features. These include the following factors:-

a) Landform, topography and natural patterns of drainage

7.76 The way in which development fits within the landscape can be determined by its relationship with the natural topography of the area. Particular landform features that contribute to the character of the landscape in that area (and their setting) should be protected. Views into and from a site will be a relevant factor in assessing the impact of a proposal. Developments should be planned around natural patterns of drainage and minimise the need to divert or block these.

b) The pattern and composition of trees and woodlands

7.77 Trees and woodlands often constitute valuable features in a landscape by giving it definition and legibility. These features should normally be retained and protected. Similarly, the nature of the woodland may be a relevant factor, for example, whether it is deciduous, evergreen or mixed, in assessing the impact of a development on the character of the landscape.

c) The type and composition of wildlife habitats

7.78 The presence of wildlife itself within a landscape area can often contribute towards its attractiveness and its character by giving it activity and vibrancy. The identification and protection of habitat should be part of development proposals in the countryside.

d) The pattern and composition of field boundaries

7.79 The size and definition of field boundaries may be a significant factor in giving a landscape its character. In particular, the pattern and species of hedgerows can provide a rich 'mosaic' that contributes greatly to the character of the countryside. Development proposals should retain existing hedgerows and maintain the prevailing pattern of field boundaries and where appropriate, the Council shall seek the repair or replanting of damaged field boundaries.

e) The pattern and distribution of settlements, roads and footpaths

7.80 The form and pattern of built development within the landscape provides the contrast with the natural countryside which, together, creates the overall character of the area. This may have evolved over many years or may be more recent but in either case, should be considered as a relevant factor in assessing the impact of development proposals.

f) The presence and pattern of historic landscape features

7.81 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. Ashford rural area has a particularly rich and diverse heritage reflected in the variety of archaeological sites, historic buildings and historic landscape and Historic Parks and Gardens. This historic environment should be protected.

g) The setting, scale, layout, design and detailing of vernacular buildings and other traditional man-made features

7.82 The landscape character can also be defined in part by the local character of individual or groups of rural buildings. These can play a critical role in defining the characteristics of an area, for example, oast houses associated with hop growing in Kent. Where such buildings play an important role in the identification of landscape character, new development should take account of their scale, design and detailing when new buildings or alterations to existing buildings are proposed.

7.83 The Council will produce a more detailed Landscape Character SPD based on the Landscape Character Assessment work produced in 2005 and 2009 that will set out clearly the key elements of each character area and how developments should respond in order to ensure that the character of those areas is not compromised or damaged. This will ensure that well-designed proposals that can contribute towards enhancing the character of each landscape area may come forward.

7.84 Development proposals near to the boundary of an identified landscape character area should also take account of any relevant landscape features or characteristics of that adjacent landscape character area in order to ensure that there would be no adverse impacts on the character of that area.

Policy TRS17 - Landscape Character and Design

Development in the rural areas shall be designed in a way which protects and enhances the particular landscape character area within which it is located, and, where relevant, any adjacent landscape character area. Proposals shall have particular regard to the following:-

- a) Landform, topography and natural patterns of drainage
- b) The pattern and composition of trees and woodlands
- c) The type and composition of wildlife habitats
- d) The pattern and composition of field boundaries
- e) The pattern and distribution of settlements, roads and footpaths
- f) The presence and pattern of historic landscape features
- g) The setting, scale, layout, design and detailing of vernacular buildings and other traditional man made features
- h) Any relevant guidance given in an AONB Management Plan or in a Landscape Character SPD

Existing features that are important to the local landscape character shall be retained and incorporated into the proposed development.

For the purpose of this policy, the Kent Downs Area of Outstanding Natural Beauty and the High Weald Area of Outstanding Natural Beauty are to be treated as landscape character areas.

- 7.85** In addition to the many and varied elements that constitute landscape character, there are a few specific features that are worthy of protection in their own right. Ancient and semi-natural woodlands are often not just important landscape features but provide a range of habitat and biodiversity value not found in other forms of woodland. The protection of this woodland for its varied role and its contribution to the quality and variety of the local countryside is an important objective that requires specific policy coverage in this DPD.
- 7.86** 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 are important for floodwater storage and conveyance and safeguarded water quality and can play a variety of roles from recreational routes to wildlife habitats and should be protected from inappropriate development.

- 7.87** The Borough's rural highways and byways provide the means to travel around the countryside but are also features that can help to contribute to the overall character and appearance of the countryside. Some rural lanes may have a particular landscape, nature conservation or historic importance and their character and appearance should be protected. Similarly, the public rights of way network provides a mosaic of opportunities for walking, equestrianism and recreation in the countryside and it is important that this network is retained and, if possible, enhanced by connections to new developments when they occur.

Policy TRS18 - Important rural features

Development in the rural areas shall protect and where possible, enhance the following features:

- a) ancient woodland and semi-natural woodland;**
- b) river corridors and tributaries;**
- c) rural lanes which have a landscape, nature conservation or historic importance;**
- d) public rights of way.**

Infrastructure Provision to serve the needs of new developments

- 7.88** In Ashford Borough, Core Strategy Policies CS12 and CS15 relate to affordable housing and transport needs respectively. The Core Strategy also makes policy provision for other infrastructure, including local indications of requirements, in Policies CS8 and CS18 in particular. Policy CS8 specifically indicates that this DPD should address the contributions required towards infrastructure and community facilities from residential development in the rural area.
- 7.89** Infrastructure needs likely to be relevant across the rural area include the capacity to serve new development in terms of publicly-accessible open space and children's play facilities, education for all ages, provision for recreation, sport and leisure, youth, arts, social and cultural facilities, public services such as health, emergency and social services and libraries, cemeteries and places of worship, and facilities for the voluntary sector and community development.
- 7.90** However - particularly in the case of windfall sites - it is not possible to foresee all potential needs arising from development proposals, and the needs arising from all proposals will therefore be assessed at the time against relevant policies, published guidance (including Circular 05/2005), and adopted plans of infrastructure and service providers. For example, Kent County Council maintains an up-to-date "Guide to Development Contributions and the Provision of Community Infrastructure" setting out its plans for public services, as a basis for the preparation of development briefs and negotiations with developers on individual sites.
- 7.91** The evidence base for this DPD is derived from several sources including Parish Plans and 'wish lists' and the PPG17 audit of informal open spaces and recreational and play facilities carried out across the Borough.
- 7.92** The Council has 'saved' a number of its Borough Local Plan policies that deal with the provision and maintenance of public open space, play and recreational facilities either on-site or in lieu provision elsewhere in the locality. These policies are still applicable and relevant to new developments but it is the Council's intention to supersede these policies through new standards and procedures set down in supplementary guidance to policy CS18. These are proposed to be brought forward in the Green Spaces and Water Environment SPD that is scheduled to be published later in 2009. The site policies in this document reflect this position.
- 7.93** The timely provision of infrastructure is important in achieving sustainable development. Provision for infrastructure needs such as affordable housing, public open space and play facilities is normally expected to be made on-site, and where this is the case it is convenient for site allocation policies to make reference to them. The Site Policies in chapter 6 of this DPD therefore refer to these requirements in connection with the development of allocated sites.

Other infrastructure needs should be met by proportionate contributions towards the cost of providing additional facilities or capacity off-site, where practical within the same rural settlement, or otherwise in a reasonably accessible alternative location. Appropriate contributions are also required towards the management and maintenance of new or enhanced facilities for a period of at least 10 years.

- 7.94** It is appropriate to set out in a single Infrastructure policy the overall scope of the contributions likely to be required in the rural area, from both sites allocated in this DPD and windfall sites that may come forward under Policy TRS 1 or otherwise. Importantly, this should ensure that there is complete policy coverage in relation to providing for infrastructure needs in the rural area.

Policy TRS19 - Infrastructure provision to serve the needs of new developments

All developments shall make provision to meet the additional requirements for infrastructure and community services and facilities arising from the development. Such provision shall be accommodated within the development where this is practical and appropriate, and otherwise shall be in the form of appropriate and proportionate financial contributions to provision in a suitable off-site location. In either case, provision shall be made in addition for management and maintenance of such facilities for an appropriate period.

8 Monitoring and Review

- 8.1** Given the potential impact of new development in the Borough's rural settlements and the countryside, it is important that new development activity is closely monitored over the DPD period. The Annual Monitoring Report (AMR) that is published each year will be the primary means by which development patterns and activity will be recorded and the need for any consequential action highlighted.
- 8.2** As referred to in the Introduction to this DPD, the Council will formally review this DPD before the end of 2016 in order that full account can be taken of the then Regional Spatial strategy, any changes in Government planning policy or guidance and any changes to rural planning policy for the rural area resulting from the adoption of the Core Strategy review in 2014.
- 8.3** This formal review of this DPD will also enable the Council to review the progress made on the implementation of the rural topic policies and site allocations in this DPD well before the end date of the Plan, and is an early opportunity to refresh and update its planning policies for the rural area.
- 8.4** In the meantime, the strict phasing approach to new residential development allocations outlined in this DPD will be closely monitored to ensure that a suitable supply of residential development is coming forward in the rural areas. If sites allocated in Phase 1 (up to 2016) are not coming forward then the Council can elect through its AMR to promote Phase 2 (post 2016) development in its place. Given the general state of the residential market at the current time, it may not be reasonable to expect Phase 1 allocations to be implemented in the short term but if schemes for those sites have not been progressed to a planning permission stage by the end of 2013 at the latest, then it would be reasonable for appropriate Phase 2 sites to be brought forward at that point, unless other factors at that time indicated otherwise. This would provide adequate time for developments to be planned and implemented before the end of 2016, particularly as some Phase 2 developments represent subsequent parts of Phase 1 sites.
- 8.5** In addition to the monitoring of allocated residential development, the Council will continue to monitor the delivery of new dwellings on windfall sites. Paragraph 6.3 of the Core Strategy requires the validity of the assumptions about the delivery of windfall development in the rural area to be re-assessed in the review of the Core Strategy and this may therefore affect the scale of site allocations required for housing post-2016.
- 8.6** It is also proposed to continue to monitor the delivery of affordable housing and local needs housing in the rural areas over the Plan period. This is to ensure that the respective policies are enabling these units to be provided and the identified demand for such accommodation is being met.

- 8.7** In respect of employment uses, the Council will continue to monitor the supply of new or converted premises for employment in the rural areas to ensure that an adequate level of permitted floorspace is available to meet demand. Should this not be the case, then the Council will investigate whether its employment policies in this DPD (TRS7 - TRS11) are resulting in existing employment uses / premises being either lost and /or new uses / premises being prevented from coming forward and whether there could be a need to make specific site allocations for employment uses in the review of this DPD as a means of potentially supplementing the supply of employment space.
- 8.8** The retention of existing village shops and services is highlighted in this DPD as a matter of significant importance in retaining vibrant and sustainable rural communities. The Council will monitor the success of policy TRS16 in preventing the loss of such units. Within Tenterden town centre, the Council will closely monitor changes of use within the High Street area, in particular within the two identified primary shopping frontages in policy TRS15, to ensure that the range of goods and services available there is retained and, if possible, enhanced so that its current vitality and viability is maintained.

Indicator	Type of Indicator	Target
Number of net additional dwellings completed per annum within rural windfall sites	Local	2006 to 2015 = no allocation 2016 to 2021 = 35 dwellings p.a.
Number of net additional dwellings completed per annum within allocated rural sites	Local	865 additional dwellings for the period up to 2021 Phasing : 2008 to 2016 = 74 dwellings p.a. 2017 to 2021 = 54 dwellings p.a.
Number of net additional dwellings completed per annum in windfall sites within the countryside	Local	To minimise development in the countryside
Gross affordable completions within the rural area Amount of Local needs housing provided within the rural area	Local Local	No rural target. <i>Borough Target: 1400 additional affordable dwellings for the period 2006-2011 within the whole borough</i>

Indicator	Type of Indicator	Target
<p>Total amount of additional employment floorspace completed in the rural areas by type</p> <p>i. B1a</p> <p>ii. B1b</p> <p>iii. B1c</p> <p>iv. B2</p> <p>v. B8</p> <p>vi. A2</p>	Local	<p>No rural target.</p> <p><i>Borough Target: A total of 592,000m² of net additional employment floorspace (A2, B1, B2, and B8 uses) should be provided in the Borough between 2001 and 2021.</i></p>
<p>Amount of frontage subject to changes of use from Class A1 uses to non-A1 uses permitted within the areas of Tenterden town centres two primary shopping frontages</p>	Local	<p>The non-A1 uses should not cumulatively amount to more than 35% of the length of either of the defined primary frontages.</p>
<p>Number and distribution of facilities in the rural area, including: village shops, post offices, schools, GP surgeries</p>	Local	<p>(1) Maintain number of parishes scoring 20+ on the rural sustainability matrix.</p> <p>(2) Minimise number of facilities lost</p>

9 Glossary

9

This section explains some of the technical terms, including documents and organisations, referred to within the Tenterden and Rural Sites DPD.

Annual Monitoring Report (AMR): The Council is required to produce an AMR each year to assess the performance and effects of the LDF.

Area of Outstanding Natural Beauty (AONB): An area with a statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONBs represent the nation's finest landscapes. AONBs are designated by the Countryside Agency (now Natural England)

Borough Local Plan (BLP): The Ashford Borough Local Plan was formally adopted by the Borough Council in June 2000. It sets out a framework of plans and policies to guide the development and use of land in the Borough. It is in the process of being replaced by the Local Development Framework.

BREEAM Standard: The Building Research Establishment's Environmental Assessment Method, which is used to assess the environmental performance of new and existing non-residential buildings. It is regarded by the UK's construction and property sectors as the measure of best practice in environmental design and management.

Brownfield land: Another term for Previously Developed Land.

By Design: Best practice guidance produced by the Government in 2000 which aims to promote higher standards in urban design.

Code for Sustainable Homes: A national standard for key elements of design and construction that applies to all new homes. A home can achieve a standard from one to six stars depending on the extent to which it achieves Code standards. The Core Strategy has set out minimum Code ratings for all major developments in the Borough.

Community Workshops: A number of informal meetings held with residents of selected villages (invited by the Parish Council) regarding the future development of the village and preferred development sites. (see Background to the DPD (Chapter 3) for more information)

Conservation area: Areas formally identified by local planning authorities for having special architectural or historic interest, which can be subject to stricter planning controls.

Countryside: all the open areas that lie between the built-up confines of rural settlements, including small villages, hamlets and / or other collections of individual dwellings or other buildings that do not constitute a rural settlement for the purposes of this DPD.

Design and Access Statement: A document which must accompany most types of planning applications explaining the design process for a development and providing details on how it can be accessed by everyone, including elderly or disabled people.

Development Plan Document (DPD): A key local planning document forming an essential part of the Local Development Framework. DPDs include the Core Strategy, site-specific allocations of land, Area Action Plans (where needed), and the Proposals Map. DPDs form part of the statutory development plan. All DPDs are subject to rigorous procedures of community involvement, consultation and independent examination. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise.

Examination in Public (EIP): The public examination of a Structure Plan or Regional Spatial Strategy by an independent panel of Inspectors.

Generic DC Development Plan Document: A forthcoming DPD that will cover detailed development control related planning policies.

Greenfield land: Land, often farmland, that has not previously been developed.

Green & Blue Grid Strategy: The Green & Blue grid is the overarching strategy for the approach to the living network of green and blue spaces for people and nature across the borough.

Green Spaces & Water Environment SPD: A proposed Supplementary Planning Document that will take forward the outcomes of the Green & Blue Grid Strategy and the PPG17 audit into the LDF.

Highway Authority: The authority responsible for maintaining the local highway network other than trunk roads and motorways. Kent County Council is the Highway Authority for the Ashford area.

Historic Park and Garden: A park or garden designated by English Heritage as being of special historic interest.

Housing Needs Survey: A study to examine the housing requirements for the communities and households of the Borough. The Ashford Housing Needs Study was published in 2005.

Infrastructure: A summary term for facilities and services required to support development, including water supply, sewage and waste water treatment, electricity, highways, cycle routes, public transport, health and education services, community facilities, open spaces, parks, sports pitches, play areas, etc.

Kent and Medway Structure Plan: The Structure Plan for Kent and Medway, jointly produced by Kent County Council and Medway Council, which sets out the strategic planning framework for the protection of the environment, major transport priorities, and the scale, pattern and broad location of new development including provision for new housing and major economic development across Kent and Medway. The plan was adopted in July 2006 but was formally superseded by the South East Plan in July 2009.

Kent Biodiversity Action Plan: A report setting out a series of Habitat Action Plans aimed at conserving, enhancing and restoring the natural conditions of local habitats, in order to improve biodiversity in the county.

Kent Design Guide: A guide produced by a partnership of Kent's local authorities, developers, builders, communities and interest groups who have joined forces to campaign for good design in Kent.

Lifetime Homes Standards: A set of standards developed by the Joseph Rowntree Foundation. Lifetime homes have 16 design features that ensure that a new house or flat will meet the needs of most households. These standards are now widely applied by local authorities.

Listed Building: A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures within the curtilage. English Heritage is responsible for designating buildings for listing in England.

Local Development Document (LDD): The collective term for documents forming part of the Local Development Framework, which include Development Plan Documents and Supplementary Planning Documents.

Local Development Framework (LDF): A term used to describe a folder of documents, which includes all the local planning authority's Local Development Documents, including the Core Strategy and other Development Plan Documents, Supplementary Planning Documents, and the Statement of Community Involvement amongst others. More details about Ashford's LDF are in the introduction to the Core Strategy.

Local Needs Housing: Local needs housing is aimed at people that have a specific local connection with a rural village, that cannot afford to rent or buy a house in that area.

Local Transport Plan: A plan produced by Kent County Council which sets out how their transport vision will be achieved over a five-year period and outlines the funding required from Government to achieve this vision.

National Home Energy Rating (NHER) Scheme: A scheme to promote energy conservation and improve energy efficiency in residential buildings.

Parish Design Statement: A document produced by (or on behalf of) a local Parish council setting out the key design issues for new development within the parish.

Parish Plan: A document produced by (or on behalf of) a local Parish Council that sets out a range of local objectives for the Parish. These will normally include (but are not exclusively) development related matters.

Planning Policy Guidance (PPG): A series of documents issued by central government setting out national land use policies for England on different areas of planning. These are gradually being replaced by Planning Policy Statements (PPS).

Planning Policy Statements (PPS): A series of statements issued by central government to replace the existing Planning Policy Guidance (PPG) notes.

PPG17 audit: Survey work undertaken throughout the Borough to assess the availability of public open spaces, outdoor recreation and sports facilities and informal greenspaces.

Previously Developed Land: 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

Proposals Map: An essential component of a Local Development Framework, showing the location of proposals in all current Development Plan Documents, on an Ordnance Survey base map.

Regional Spatial Strategy (RSS): The part of the development plan produced at regional level and against which Local Development Frameworks should be in general conformity. These plans identify the scale and distribution of new housing in the region, indicate areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal.

Rural areas: the full extent of the scope of this document, namely the Borough of Ashford outside the Ashford Growth Area

Rural service centres: the principal rural settlements identified in Figure 1 of the adopted Core Strategy 2008 - Tenterden, Charing, Hamstreet. Wye, Aldington, Bethersden, Biddenden, Chilham, Pluckley, Rolvenden and Woodchurch.

Rural settlements: 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.

Village Design Statement: A document produced by (or on behalf of) a local Parish Council setting out the key design issues for a particular village within their parish.

Windfall: A site which is not specifically allocated for new development in a DPD but which comes forward for development during the lifetime of the plan.

10 Proposal Maps

10

Map Legend

Legend:**Development Site Proposals**
 Residential Site Allocations

 Other Site Allocations

 Proposed Site Access
Conservation Policies
 Conservation Area

 Scheduled Monument Sites

 Historic Parks and Gardens
Recreation and Leisure Policies
 Public Open Space
Shopping Policies
 Primary Shopping Frontage

 Primary Shopping Area
Countryside and Nature Policies
 Kent Downs and High Weald Areas of Outstanding Natural Beauty

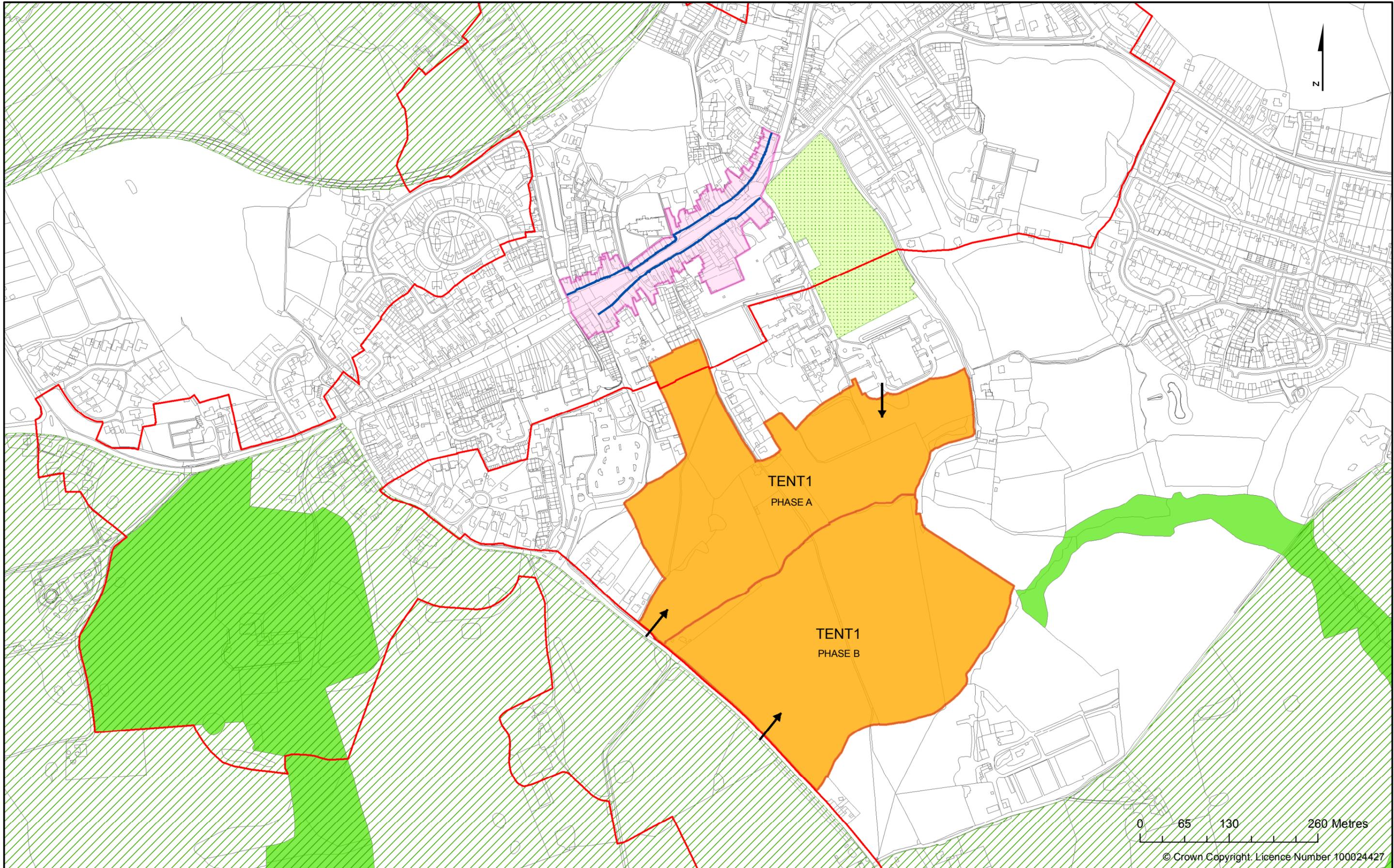
 Sites of Special Scientific Interest (SSSI)

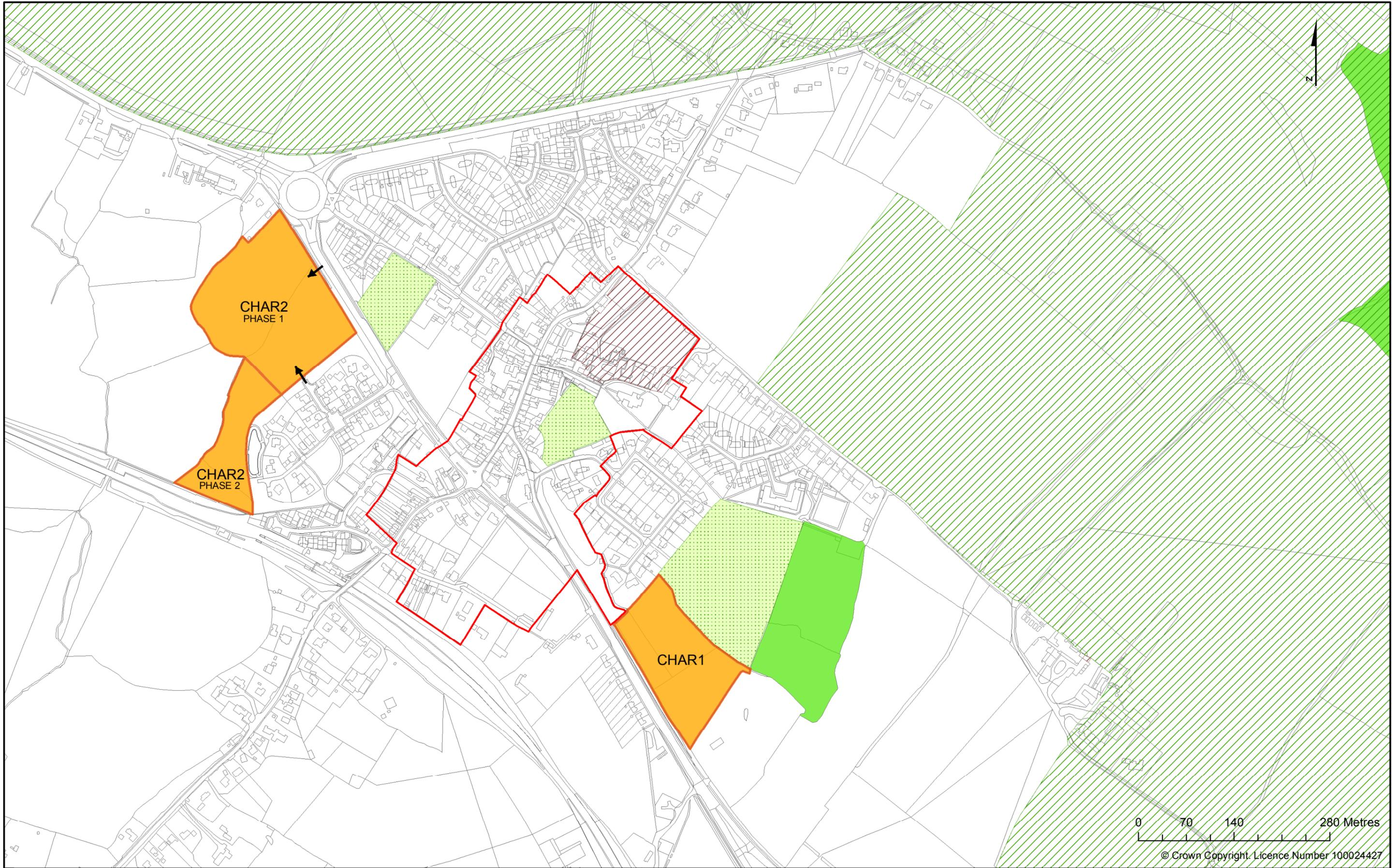
 Special Area of Conservation (SAC)

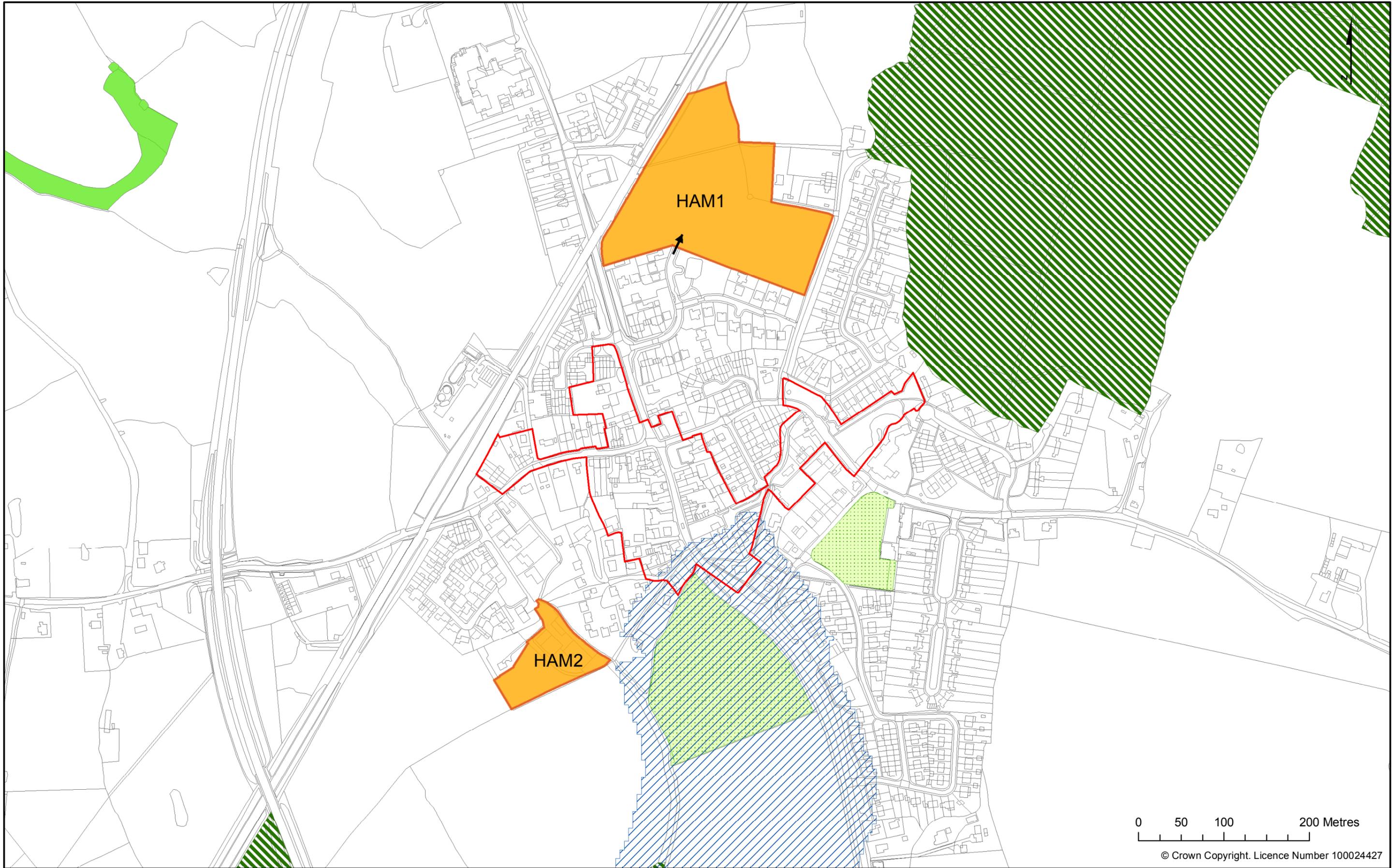
 Local Wildlife Site (LWS)
- available from Kent Wildlife Trust, 2010

 Floodzone 3
(1 in 100 year return period)

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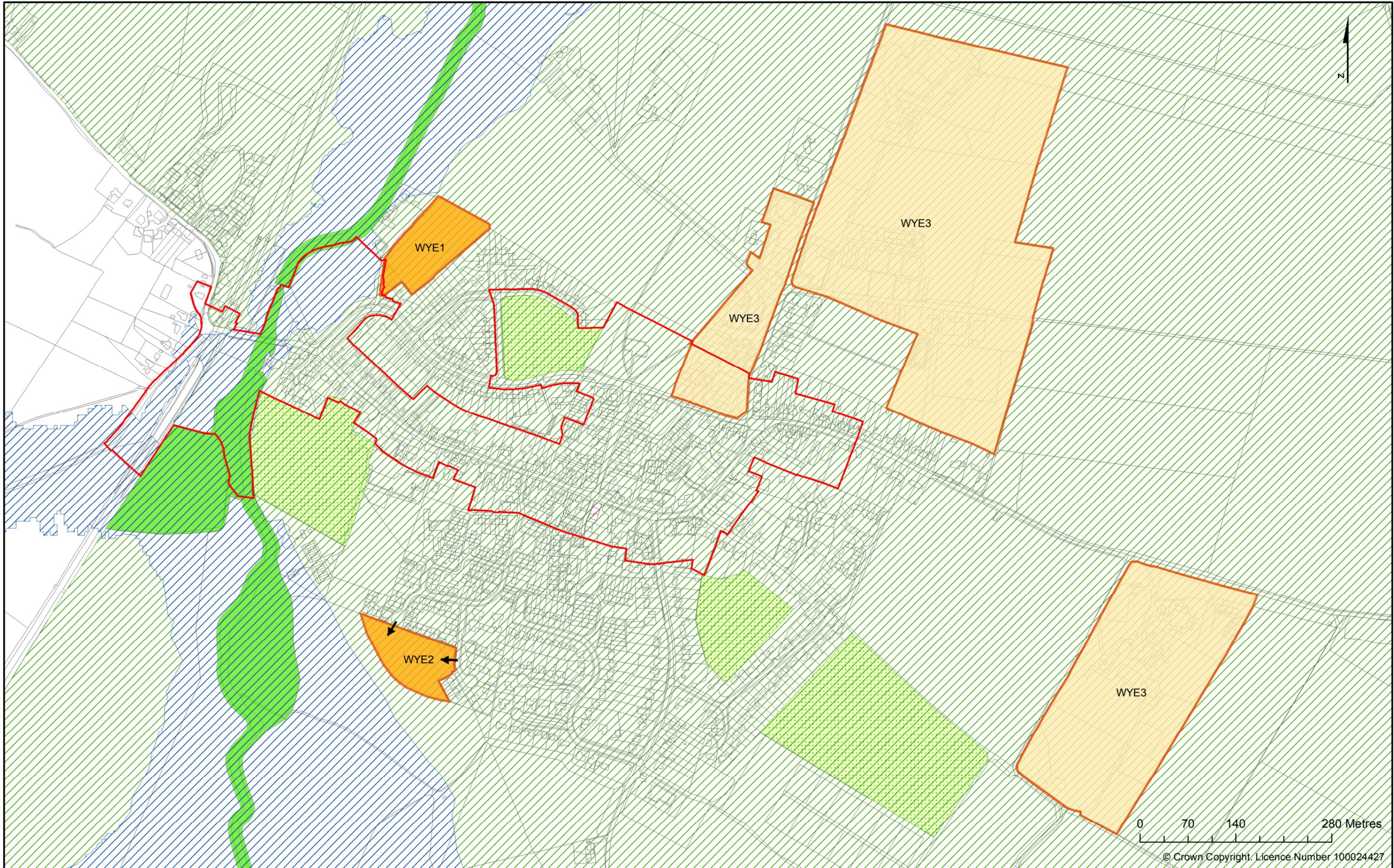


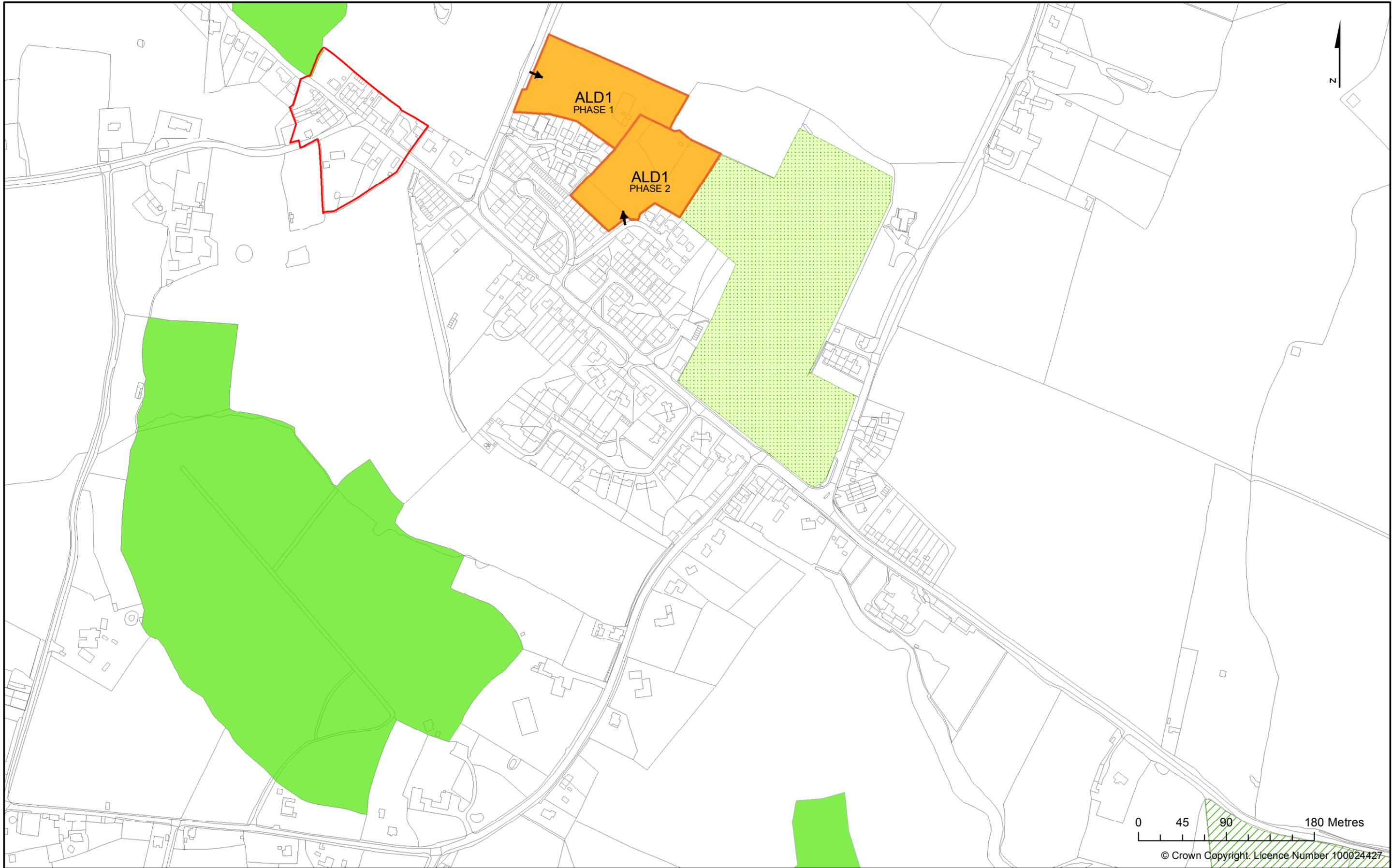
HAM1

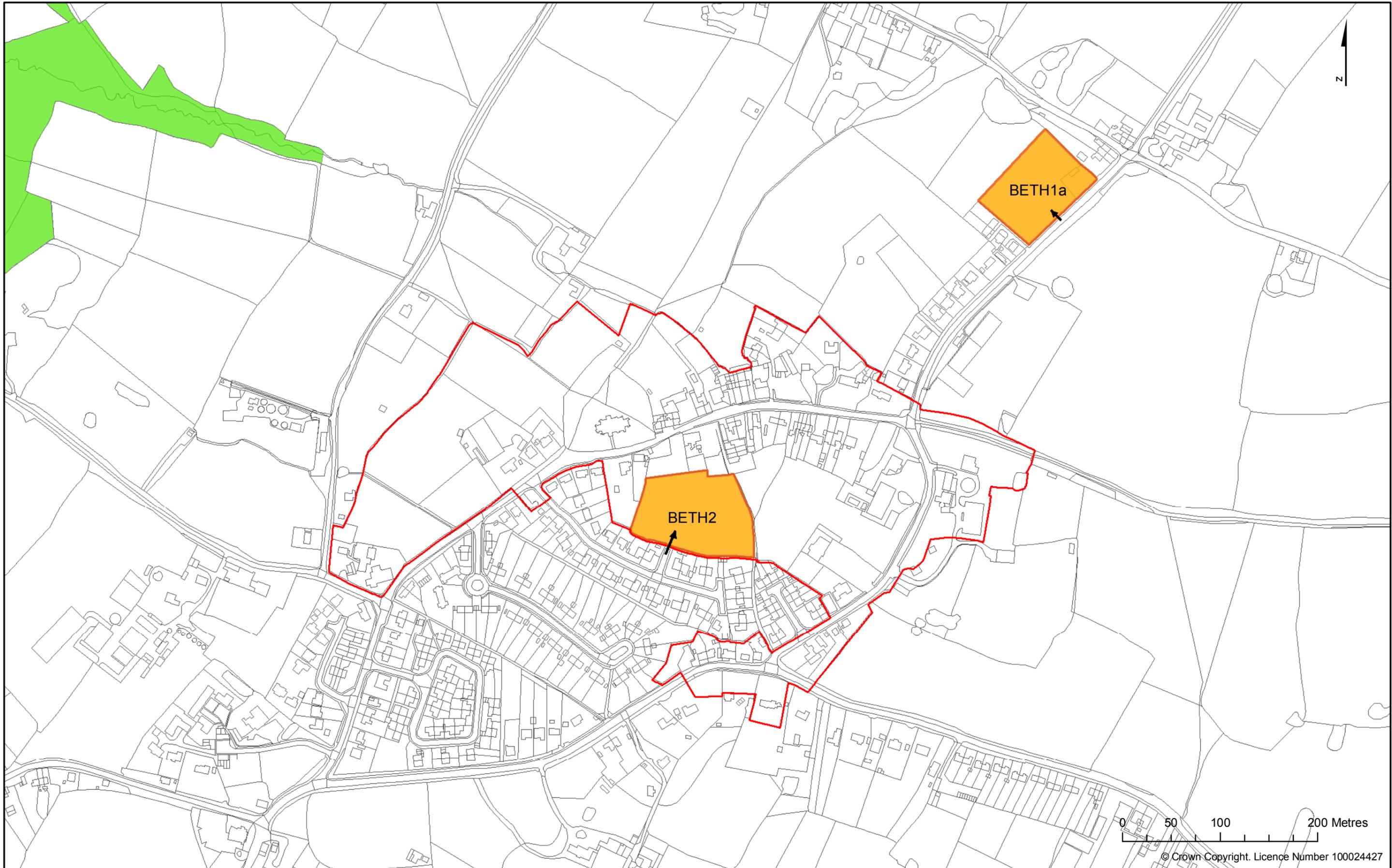
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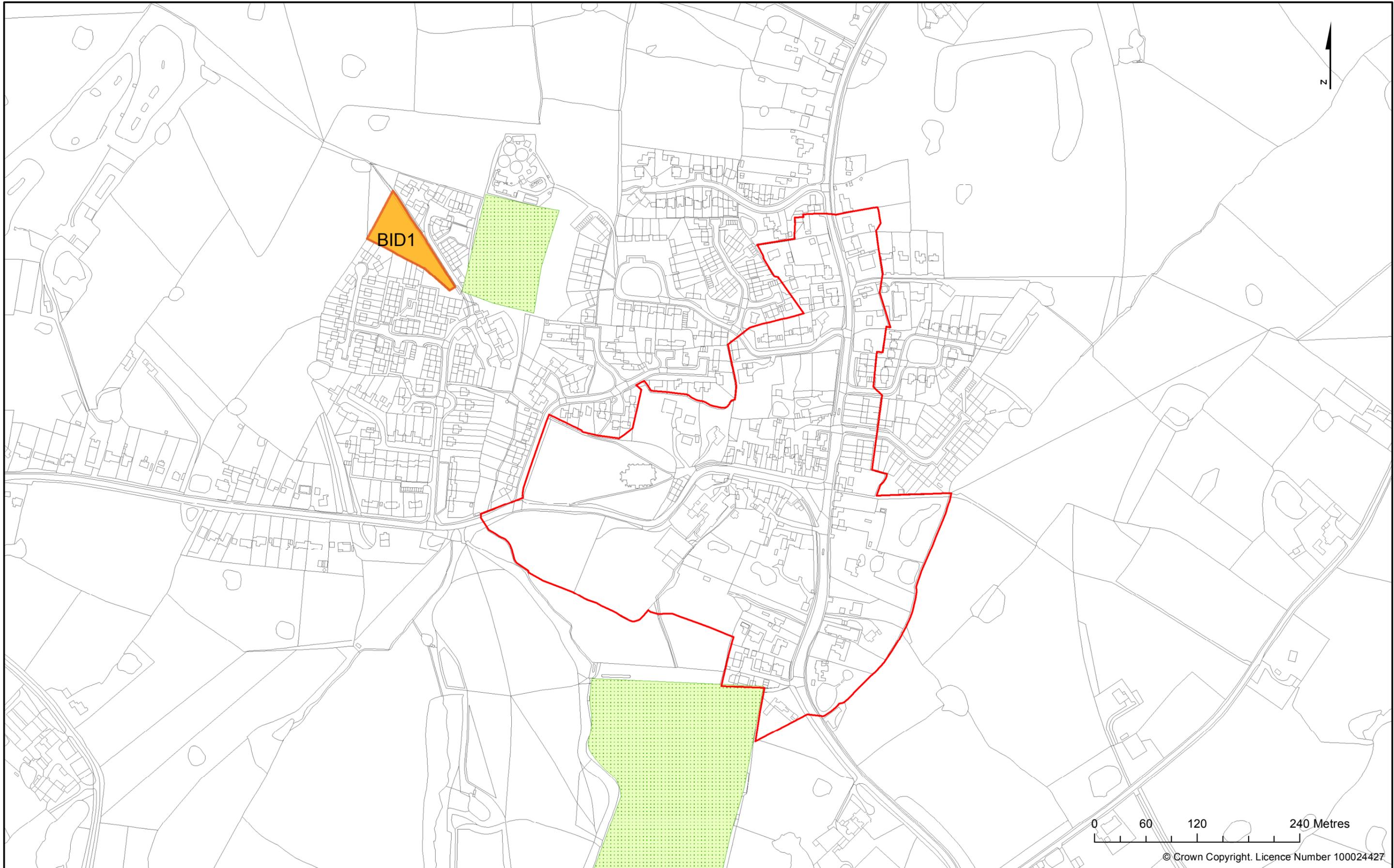
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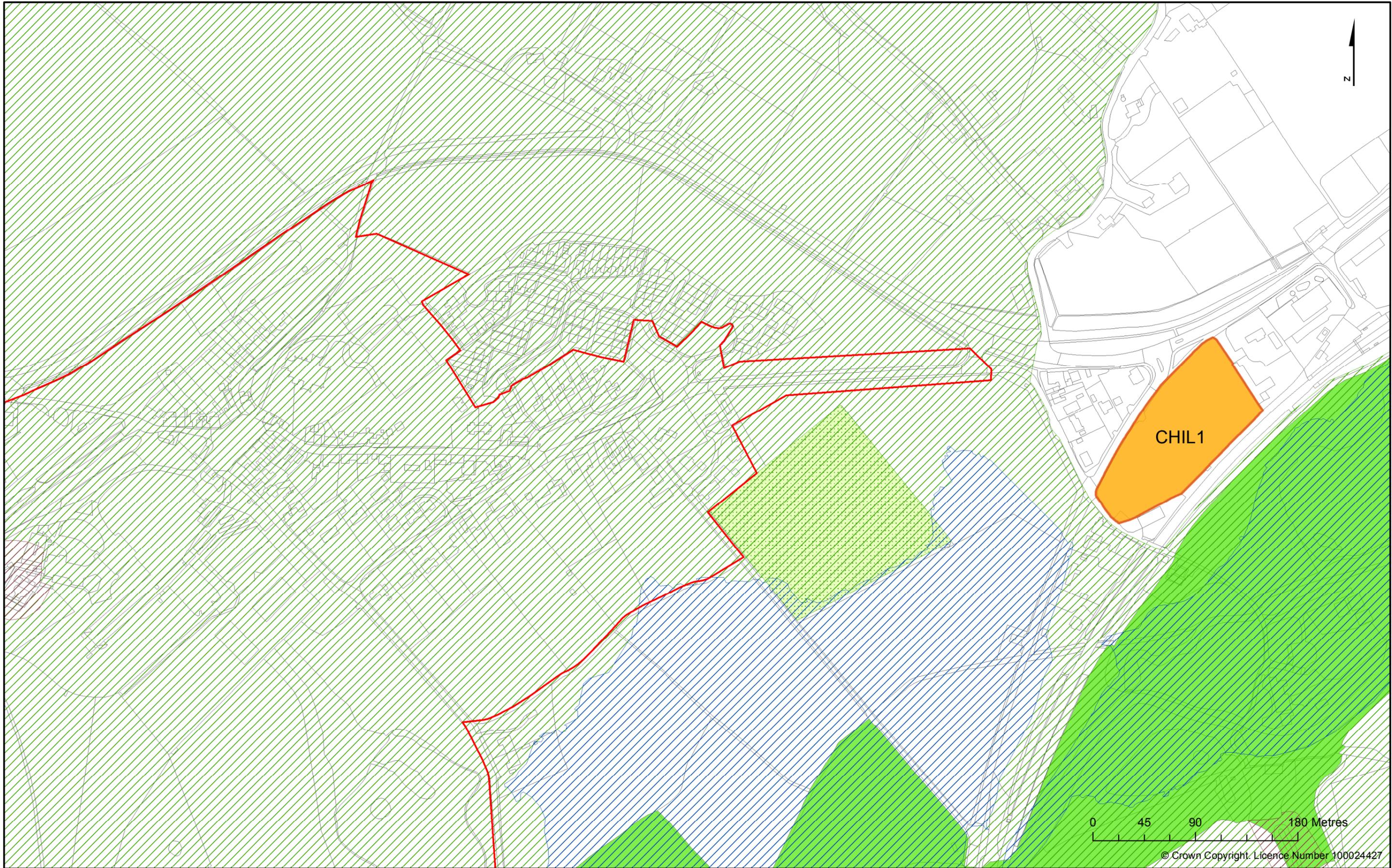
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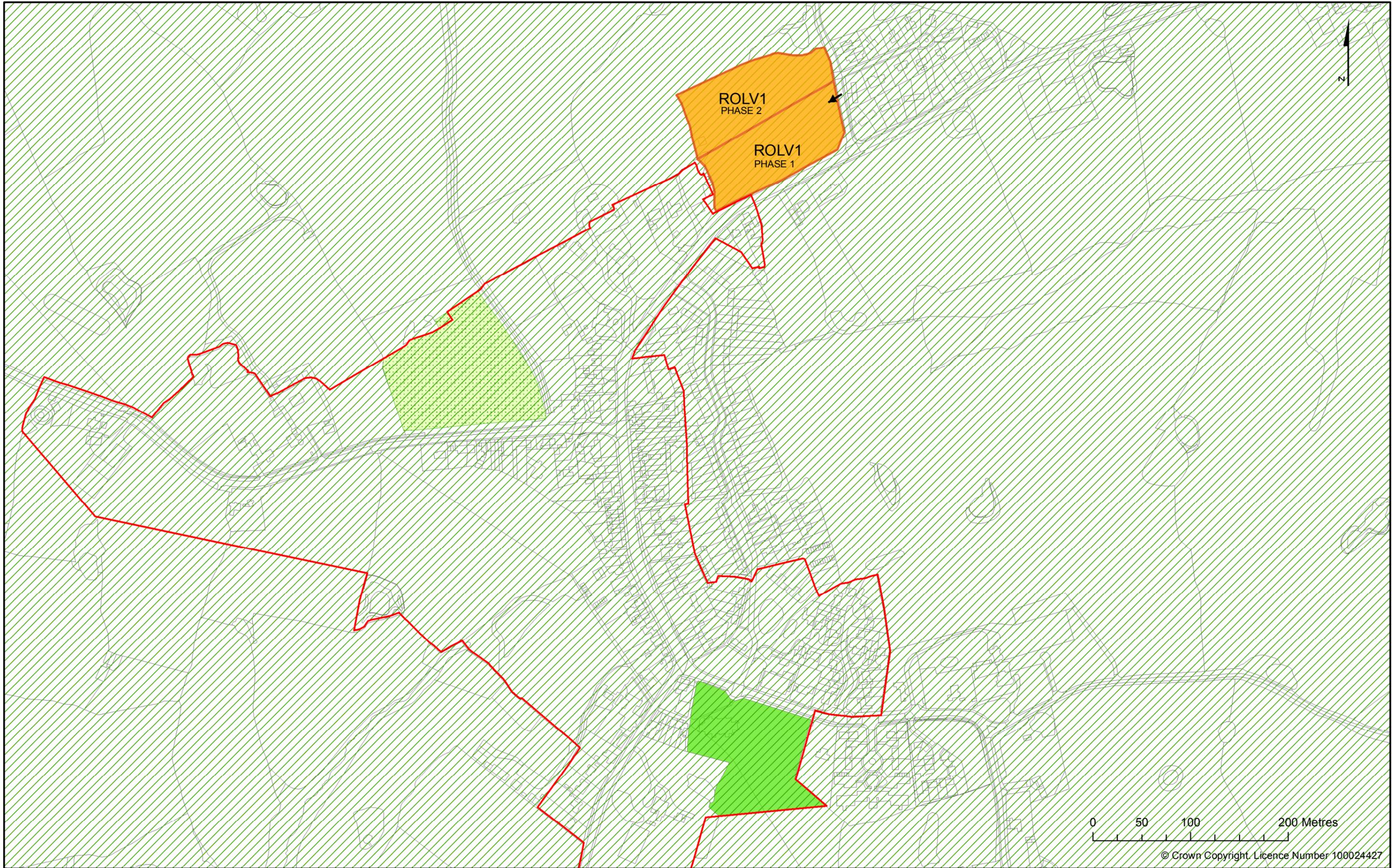


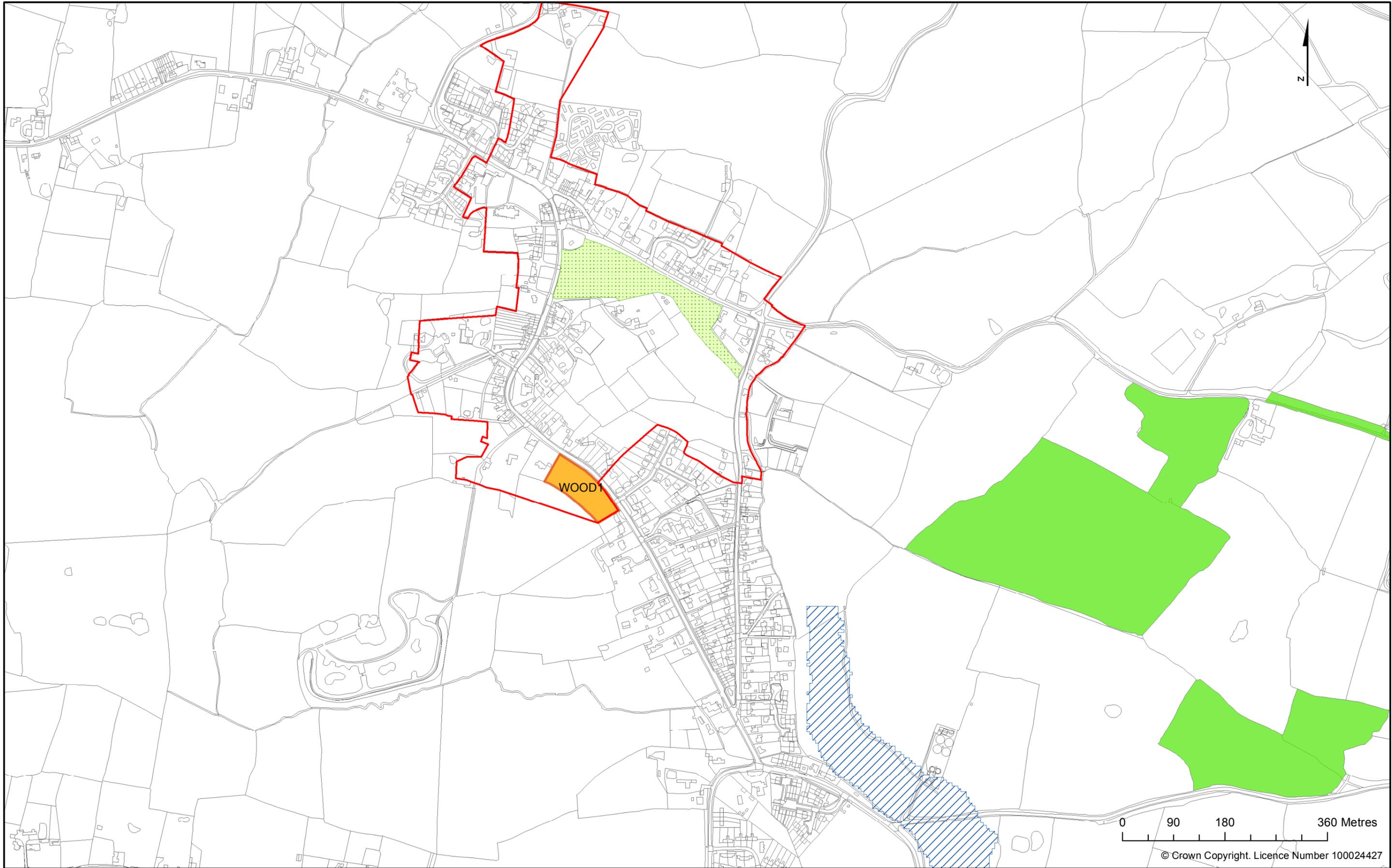












Appendix 1 - Schedule of superseded adopted Local Plan Policies

The following Borough Local Plan policies will be replaced by policies within this DPD.

Adopted Borough Local Plan policy to be replaced	Replacement Tenterden and Rural Sites DPD Policy
S57	CHIL1
S70	WYE3
HG6	TRS1
HG7	TRS2
HG8	TRS3
HG15	TRS4
RE1	TRS8
RE2	TRS7
RE3	TRS9 / TRS10
RE5	TRS11
RE6	TRS13
RE9	TRS14
SH5	TRS15
CF16	TRS6

The following Borough Local Plan policies will be deleted once the DPD is adopted, as they are no longer relevant:-

S44, S45, S50, S51, S51A, S52, S53, S65, S68, S69, S46, S60, S67 and RE7.

The following adopted Borough Local Plan policies are not wholly replaced by policies within this DPD as they continue to apply outside the rural area, i.e in the Ashford Growth Area:-

HG5, SH6 and EN27.

These Borough Local Plan policies will be formally replaced by a later DPD, once appropriate new policy coverage has been put in place in all relevant parts of the Growth Area. In the meantime, in the rural area, the following new policies in this DPD, once adopted, will respectively take precedence over these Local Plan policies if there is a conflict between them:-

TRS1, TRS16 and TRS17 / TRS18

Existing Supplementary Planning Guidance (SPG) will continue to remain 'saved' pursuant to 'saved' policies in the Borough Local Plan. In the case of SPG7 (Re-use of agricultural buildings), it is envisaged that this SPG will continue to apply pursuant to policy CS9 of the Core Strategy and policies TRS11, TRS12 and TRS13 of this DPD until a replacement SPD is adopted.

Appendix 2 - Links to the Community Strategy

Community Strategy Partnership response to the Challenge	Relevant Tenterden & Rural Sites DPD Content
Learning For Everyone	
<p>We will work together to help deliver a new, state of the art Learning Campus for the Borough. This will dramatically improve local opportunities for post 16 education and broaden the courses on offer for local people. But the Campus will also cater for the community as a whole – for example, by providing adult education and public events – and become a major new venue for the community of Ashford</p>	<p>Not directly relevant.</p>
<p>We will work together to make sure that pre-school, junior and secondary school facilities are designed and operated as an integral part of new and existing communities in Ashford. Schools need to work alongside other local facilities such as health centres, community buildings, shops and leisure uses to make up multi-purpose local centres where everyday needs can be catered for. This helps to build a stronger sense of community and, by grouping local services, reduces the need for people to drive.</p>	<p>The DPD promotes limited residential development within a selected list of villages. A key outcome of this will be that the relevant school rolls are sustained and supported.</p>
Economic Success - Opportunities for All	
<p>We will continue the transformation of Ashford town centre to ensure that the town meets the needs of new and existing businesses and a growing population;</p>	<p>Not directly relevant</p>
<p>We will support the preferred developer for the Elwick Place site (south of Elwick Road) in promoting a major new mixed use development that will set new standards of design and sustainability, bringing new jobs, new leisure facilities and new housing to help revitalise the town centre</p>	<p>Not directly relevant</p>

Community Strategy Partnership response to the Challenge	Relevant Tenterden & Rural Sites DPD Content
<p>We will ensure that people using the railway stations – especially after the launch of high-speed domestic services in 2009 – have a pleasurable experience and gain a positive impression of Ashford by providing improvements to the integration of the station with the expanding town centre</p>	<p>Not directly relevant</p>
<p>We will work with landowners and developers to ensure that new and expanding businesses have access to a range of flexible workspaces and we will provide a package of business support services to help businesses to expand and compete effectively through engagement, involvement and community ownership</p>	<p>POLICIES TRS7, 8, 9, and 10 all promote the sustainable growth of employment opportunities within the rural area. The policies seek to retain existing business premises in the rural area, support the appropriate expansion of existing premises and the development of new premises.</p>
<p>We will look to develop Ashford as a 21st Century town with 21st Century telecommunications infrastructure to support jobs growth and community benefits</p>	<p>Not directly relevant</p>
<p>Improving Health and Wellbeing</p>	
<p>We will ensure that health and social care facilities are provided in line with housing growth and maximise the wider benefits for improvements in health arising from new housing and job opportunities</p>	<p>No requirement for additional health and social care facilities has been identified on a specific site in the rural area but POLICY TRS6 promotes the provision of community facilities within and adjoining rural settlements on suitable "exception" sites. POLICY TRS19 promotes the provision of appropriate Infrastructure to serve the needs of new developments</p>
<p>Promoting Environmental Excellence</p>	

Community Strategy Partnership response to the Challenge	Relevant Tenterden & Rural Sites DPD Content
Our aim is to protect the Borough's environment and, even where development is needed, to set and achieve high environmental standards in areas such as water supply and quality; protecting important landscape and habitats and making sure there is no increase in the likelihood or severity of flooding	The Vision and Guiding Principles section and Achieving the Vision section emphasises the importance of the protection of the rural environment. POLICIES TRS17 and TRS18 deal with Landscape Character and Design and Important Rural Features and promote landscape protection and the importance of design in the landscape.
Where major development is planned we will make sure that places of real quality are created with attractive open spaces that contribute to the 'green necklace' of spaces around the town.	Not directly relevant.
We will ensure that there is adequate open space for sports and recreation associated with new educational facilities	Not directly relevant.
Securing Stronger and Safer Communities	
We will work with developers to ensure that the layout and design of major new developments facilitates the emergence of strong communities with a clear sense of identity and a readiness to work together	Relevant site policies in the DPD make specific site by site requirements relating to layout and design that promote the integration of developments into the relevant settlement.
Enjoying Life	
We will seek to expand cultural, leisure and sporting facilities in line with the growth in the population, negotiating vigorously with Government and its agencies and with developers to meet the initial capital costs	POLICY TRS19 promotes the provision of appropriate infrastructure to serve the needs of new development.
We aim to provide a new arts/cultural venue in the town centre in the short term. We will work towards the provision of a major new sub regional cultural venue that will transform Ashford's cultural offer	Not directly relevant
Keeping Ashford Moving	

Community Strategy Partnership response to the Challenge	Relevant Tenterden & Rural Sites DPD Content
We will promote plans to build a new road ("Victoria Way") between Beaver Road and Brookfield Road to open up new sites for development and provide an alternative route around the town centre	Not directly relevant
We will enhance the already good cycle network and make sure that new developments make adequate provision for cycle ways and footpaths	Site policies in the DPD make specific requirements for cycleway and footpath links to and from the sites.
We will implement a Parking Strategy that will meet the needs of residents, employees, shoppers and visitors, opening the town's first Park and Ride by 2010 and a new town centre multi storey car park shortly thereafter	Not directly relevant
Achieving High Quality Homes	
We will demand high design standards in new housing or mixed use developments and promote the use of innovation in construction. We will continue to promote extensive stakeholder engagement during the preparation of Development Briefs and other planning documents	The Vision and Guiding Principles section of the DPD deals with the issue of the design of new development and promotes high quality design and emphasises links to relevant Village or Parish Design Statements.
In line with housing needs, at least 30% of the housing units in major developments will be social rented units or available on a low cost shared equity basis. Appropriate provision will be made to meet the housing needs of the elderly and other disadvantaged groups	The approach to affordable housing is established under POLICY CS12 "Affordable Housing" of the adopted Core Strategy. In addition, POLICIES TRS4 and TRS5 deal with the provision of local needs housing and specialist housing on exception sites within the rural areas.
We will insist on high environmental standards for all new dwellings and set up a mechanism to support the "retrofitting" of water and energy efficiency measures to existing dwellings	The approach to achieve high environmental standards is established under POLICY CS10 "Sustainable Design and Construction" of the adopted Core Strategy

Appendix 3 - Distribution and Phasing of Rural Housing Allocations

	Phase 1	Phase 2	Total
TENT 1	300	175	475
CHAR 1	35	-	35
CHAR 2	55	35	90
HAM 1	50	-	50
HAM 2	-	20	20
WYE 1	25	-	25
WYE 2	20	-	20
CHIL 1	30	-	30
BID 1	10	-	10
ALD 1	20	20	40
ROLV 1	20	20	40
BETH 1a	15	-	15
BETH 2	5	-	5
WOOD 1	10	-	10
	595	270	865

Distribution & Phasing of Rural Housing Allocations

Appendix 4 - Tenterden and Rural Sites DPD Supporting Studies

Sustainability Appraisal of the Tenterden and Rural Sites DPD - Regulation 27 Publication Version: All policies and proposals contained within the Tenterden and Rural Sites DPD have been appraised to ensure they contribute to the aims of Sustainable Development. All possible development sites in the rural area were also assessed to determine their sustainability merits. All the outcomes are included in the Sustainability Appraisal.

Sustainability Appraisal of the Proposed Changes of the Tenterden and Rural Sites DPD - Regulation 27 Publication Version: In line with Government Guidance, the relevant Proposed Changes to the DPD need to be appraised to ensure they too contribute to the aims of Sustainable Development.

Tenterden and Rural Sites DPD - Housing & Employment Background Paper: Paper justifying the DPD's approach to rural housing and employment, including the revision to the Sustainability Matrix, housing completions and employment planning permissions.

Ashford Borough Council Sustainable Community Strategy (2008-2018): The Community Strategy is an 'umbrella' document for the whole of Ashford Borough. It begins to set out a shared long-term vision for the area that reflects local aspirations and provides a way of agreeing what the priorities should be. It therefore draws upon all regional, county, borough and neighbourhood strategies and plans.

Employment Land Review (2008): Commissioned by ABC in 2008 to provide forecasts of future employment land needs in the Borough, including the rural areas, up to 2021.

Tenterden Shopping Frontage Assessment, 2009: A shopping frontage assessment of the identified Tenterden Primary shopping area with recommendations for its future role and coverage.

Tenterden Southern Urban Extension Study, 2009: Rummey Design were commissioned by ABC to undertake an outline masterplanning exercise for potential development to the south of Tenterden Town Centre, to inform the approach set out in the Tenterden and Rural Sites DPD.

Landscape Character Assessment, 2009: Jacobs were commissioned to undertake a Landscape Character Assessment for the rural part of the Borough which falls outside the Ashford Growth Area and the Kent Downs and High Weald AONBs. The Landscape Character Assessment identified areas of distinctive landscape within the Borough and identified their key features and characteristics. The findings of the Assessment enabled a more refined and detailed policy approach to the protection and enhancement of the rural area's landscape in the DPD.

Open Space Audit 2008: The overall aim of this study was to undertake, research, analyse and present conclusions meeting the requirements of Planning Policy Guidance Note 17 (PPG17) : Open Space, Sport and recreation. This report was commissioned by ABC and completed in December 2008.

Rural Capacity Study 2005 & 2006: The purpose of the study was to provide advice to the Council on the housing potential within a select number of rural settlements, and to give a definitive estimate of housing capacity for the period 2006 – 2021. The 2005 study, produced by Halcrow, covered Tenterden and the villages of Aldington, Biddenden, Brabourne Lees, Charing, Chilham, Hamstreet, Pluckley and Wye. In 2006, ABC commissioned Tony Fullwood Associates to add the villages of Bethersden, High Halden, Rolvenden and Woodchurch to the study.

Tenterden and Rural Sites Flood Risk Assessment: This Flood Risk Assessment (FRA) has been prepared by Ashford Borough Council to support the Tenterden and Rural Sites DPD proposals. It should be read in conjunction with the Core Strategy (adopted 2008) and the accompanying Borough-wide Strategic Flood Risk Assessment (SFRA) of October 2006.

Tenterden and Rural Sites Issues and Options Report: Produced in May 2008 for public consultation, this Report highlighted the main planning policy issues facing the rural parts of the Borough and outlined what the main options were for addressing these issues. It represented an early opportunity for stakeholders to let the Council know their opinions and help influence the content of the DPD as it took shape.

Appropriate Assessment of the Tenterden and Rural Sites DPD: Under Regulation 48 of the 'Habitats Regulations 1994' an Appropriate Assessment is required to test whether a DPD is likely to have a significant adverse impact on the integrity of any Natura 2000 sites. Natura 2000 sites are sites which are of exceptional importance in respect of rare, endangered or vulnerable habitats and species within the European Community. These sites are also referred to as "European sites" and consist of Special Areas of Conservation (SACs), Special Protection Areas (SPAs), candidate SACs, proposed SPAs and Offshore Marine Sites (OMS).

**Ashford Borough Council, Civic Centre,
Tannery Lane, Ashford, Kent TN23 1PL**

Planning and Development

01233 330229

Email: ashfordldf@ashford.gov.uk

Large print copies, audio and Braille
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document are available by telephoning
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