

Comments

Tenterden and Rural Sites DPD Regulation 27 - Publication version (30/06/09 to 11/08/09)

Comment by	Mr Brian Lloyd
Comment ID	TPV39
Response Date	30/07/09 10:49
Consultation Point	4 The Vision (View)
Status	Submitted
Submission Type	Web
Version	0.4

Question 1

Which part of the DPD does this representation relate to? (Please state clearly, a paragraph number, policy number or Map title) Chapter 4

Question 2

To be "sound" a DPD should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

"Justified" means that the document must be:

- 1 founded on a robust and credible evidence base
- 2 the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

- 1 deliverable
- 2 flexible
- 3 able to be monitored

'National Policy'

- 1 In relation to National Planning Guidance. eg PPG or PPS.

Do you consider this section of the DPD is Sound? No

Question 3

If your answer to Question 2 is 'No' - Please go to Questions 4 and 5.

Question 4

Only answer this question if you answered 'No' to Question 2.

Do you consider the DPD is unsound because it is not: Effective

Question 5

Only answer this Question if you answered Question 4

Please give details of why you consider the DPD is unsound, relating to your answer at Question 4.

CPRE Protect Kent (Ashford Committee) consider that the DPD would be more effective in ensuring that development is responsive to the needs of the rural area if as part of the vision there were a policy setting out the over arching objectives for the rural area. This would echo the general objectives of Core Strategy policies CS1 and CS6, but with a specific rural (locally distinctive) perspective. Such a policy could also usefully include the matters covered by Local Plan policies GP10 – 13 and former Structure Plan Policy SS7.

Question 6

If your representation is seeking a change, do you consider it necessary to participate at the oral part of the Examination? Yes

Question 7

If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary

It is important that the vision for the DPD adequately reflects the subject matter of the DPD, and that it does not simply repeat the overall vision for the Core Strategy (though of course we accept that it must accord with it). The Core Strategy is primarily concerned with delivering growth at Ashford, whilst this DPD has a completely different focus. We consider, therefore, that the vision for the DPD should be clearly stated so that it can be clearly seen how the DPD policies and proposals flow from it. As a long established and respected environmental charity concerned with the protection of the countryside and the rural environment, we have an important contribution to make to the debate.

Comment by	Mr Brian Lloyd
Comment ID	TPV40
Response Date	30/07/09 10:57
Consultation Point	Tenterden and Rural Sites DPD Regulation 27 Publication Version (View)
Status	Submitted
Submission Type	Web
Version	0.3

Question 1

Which part of the DPD does this representation relate to? (Please state clearly, a paragraph number, policy number or Map title)

Question 2

To be "sound" a DPD should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

"Justified" means that the document must be:

- 1 founded on a robust and credible evidence base
- 2 the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

- 1 deliverable
- 2 flexible
- 3 able to be monitored

'National Policy'

- 1 In relation to National Planning Guidance. eg PPG or PPS.

Do you consider this section of the DPD is Sound? No

Question 3

If your answer to Question 2 is 'No' - Please go to Questions 4 and 5.

Question 4

Only answer this question if you answered 'No' to Question 2.

Do you consider the DPD is unsound because it is not: . Effective

Question 5

Only answer this Question if you answered Question 4

Please give details of why you consider the DPD is unsound, relating to your answer at Question 4.

CPRE Protect Kent (Ashford Committee) consider that the title of the DPD is not truly reflective of its proposed scope and content, and thus makes it unclear to potential users of its importance and relevance in formulating development proposals affecting the rural area. As well as sites the DPD contains important general policies relevant to the rural part of the Borough. Therefore, we would suggest that the title be changed to 'Tenterden and the Rural Area DPD', which we consider will make it more effective and relevant.

Question 6

If your representation is seeking a change, do you consider it necessary to participate at the oral part of the Examination? No

Question 7

Comment by	Mr Brian Lloyd
Comment ID	TPV41
Response Date	30/07/09 11:03
Consultation Point	4 The Vision (View)
Status	Submitted
Submission Type	Web

Version 0.3

Question 1

Which part of the DPD does this representation relate to? (Please state clearly, a paragraph number, policy number or Map title) Paragraphs 4.10 - 4.13

Question 2

To be "sound" a DPD should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

"Justified" means that the document must be:

- 1 founded on a robust and credible evidence base
- 2 the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

- 1 deliverable
 - 2 flexible
 - 3 able to be monitored
- 'National Policy'

- 1 In relation to National Planning Guidance. eg PPG or PPS.

Do you consider this section of the DPD is Sound? No

Question 3

If your answer to Question 2 is 'No' - Please go to Questions 4 and 5.

Question 4

Only answer this question if you answered 'No' to Question 2.

Do you consider the DPD is unsound because it is not: Justified

Question 5

Only answer this Question if you answered Question 4

Please give details of why you consider the DPD is unsound, relating to your answer at Question 4.

Notwithstanding Core Strategy Policy CS9, and any further general design guidance that might be included in the proposed Generic Development Control DPD, CPRE Protect Kent (Ashford Committee) consider that it would be appropriate to review and roll forward Local Plan Policy HG3, which provides specific design guidance for development in the villages. This would help to give guidance towards locally distinctive development that is appropriate in the rural context, and could additionally include reference to village design statements and the regard that will be given to them. We note that Local Plan Policy HG3 will remain saved, irrespective of the DPD, but we consider that it would sit most comfortably within this DPD that is concerned specifically with the rural parts of the Borough.

Question 6

If your representation is seeking a change, do you consider it necessary to participate at the oral part of the Examination? No

Question 7

Comment by Mr Brian Lloyd
Comment ID TPV43
Response Date 30/07/09 13:57
Consultation Point 5 Achieving the vision ([View](#))
Status Submitted
Submission Type Web
Version 0.3

Question 1

Which part of the DPD does this representation relate to? (Please state clearly, a paragraph number, policy number or Map title) Paragraphs 5.5 and 5.6

Question 2

To be "sound" a DPD should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

"Justified" means that the document must be:

- 1 founded on a robust and credible evidence base
- 2 the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

- 1 deliverable
- 2 flexible
- 3 able to be monitored

'National Policy'

- 1 In relation to National Planning Guidance. eg PPG or PPS.

Do you consider this section of the DPD is Sound? No

Question 3

If your answer to Question 2 is 'No' - Please go to Questions 4 and 5.

Question 4

Only answer this question if you answered 'No' to Question 2.

Do you consider the DPD is unsound because it is not: . Justified
. Consistent with National Policy

Question 5

Only answer this Question if you answered Question 4

Please give details of why you consider the DPD is unsound, relating to your answer at Question 4.

Paragraph 5.5 explains the basis for the 1,000 dwellings target for the DPD, which is further explained in the Housing and Employment Background Paper. CPRE Protect Kent (Ashford Committee) note the statement in paragraph 5.5 that the South East Plan would suggest a lower figure, but that the Council considers that the target should remain at 1,000 dwellings in order to provide opportunities for growth in a number of the rural communities. The target, though, is reduced to 861 dwellings in

paragraph 5.6 to take account of completions over the period 2006-08. In the light of the explanation given in paragraphs 5.5 and 5.6 CPRE Protect Kent (Ashford Committee) is concerned that the overall level of housing is set too high and that the specific 'opportunities for growth' in the individual rural communities have not been justified in terms of ensuring healthy and vibrant communities. With regard to the housing target set, we are content that the starting point is 1,000 dwellings as explained in chapter 6 of the Core Strategy and presented in Policy CS6. We also agree that it is appropriate to reduce the target by recognising the dwellings completed since 2006, though we consider that the number of completions is higher than the 139 stated. We also consider that the target should also be reduced to reflect extant planning permissions, as these comprise part of the future housing land supply. The most recently available information on housing land supply is provided by the Ashford Borough Housing Information Audit 2007/08, published by Kent County Council in October 2008. This presents the housing land supply information situation as at 31st March 2008. It reports that Borough-wide there were 359 housing completions in 2006/07 and 566 in 2007/08 – a total of 925. The Council report in paragraph 5.6 of the DPD that 139 of these are in the rural area (i.e. outside of the growth area). We consider that this is a lower figure than it should be. We have been provided by Kent County Council with a list of all the recorded completed dwellings for the year 2007/08, and have compared this with the table presented by Ashford Borough Council in Appendix 1 of the Housing and Employment Background Paper. In this appendix the Council record a total of 76 completed dwellings in 2007/08. Our analysis of the recorded completions in 2007/08, though, suggests that the figure is in fact 107 dwellings and that the following sites are not counted in the Council's assessment: Former Oil Depot, Wye (28 dwellings); 93/95 Lower Road, Woodchurch (3 dwellings); Hazelmere & Mervyn Oast, Chilham (2 dwellings); The Haven, Canterbury Road, Charing (1 dwelling); Kenilworth Farm, Shadoxhurst (1 dwelling); Longscorner Farm, Bethersden (1 dwelling); Stone House, Boughton Aluph (1 dwelling); Dering Lands, Shoreham Lane, Tenterden (1 dwelling); Downside, Brabourne Lees (1 dwelling); Swan Street, Charing (-1 dwelling); Orchard Cottage, Boughton Aluph (-1 dwelling); Hill Foxes Stalisfield, Charing (-1 dwelling); and, Willow House, Bethersden (-1 dwelling). Together, these sites provide another 31 (net) completed dwellings in 2007/08. This means that rather than 76 completions as reported by the Council, there were in fact 107 completions. We have not undertaken a similar comparison for 2006/07, but we would suggest that they too may be an underestimate. It will also be the case that by the time of the examination the completions for 2008/09 will also be known and should also be deleted. Perhaps more importantly, the Council give no recognition to the fact that there are existing planning permissions, which when developed will contribute towards the housing target. The 2007/08 Housing Information Audit for Ashford Borough reports that extant planning permissions would provide 4,677 dwellings net over the period 2008-21 for the Borough as a whole. Our analysis of the sites involved suggests that 530 of these dwellings are in Tenterden and the rural parishes covered by the DPD. Whilst we accept that this figure may not be 100% accurate, because it is unclear where the precise boundary is drawn between the growth area and the rest of the Borough, the figure suggests that a sizable part of the 1,000 dwelling target is already accounted for by existing planning permissions and they should be taken into account. We note paragraph 58 of PPS3 which states that: "In determining how much land is required, Local Planning Authorities should not include sites for which they have granted planning permission unless they can demonstrate, based upon robust evidence, that the sites are developable and are likely to contribute to housing delivery at the point envisaged." However, the Council has not produced any evidence to demonstrate that the sites with existing planning permission cannot be developed. In particular the failure of the Council to produce a Strategic Housing Land Availability Assessment (SHLAA) means that no assessment of the role of existing planning permissions has been undertaken, which is one of the specific functions of a SHLAA as highlighted in Annex C of PPS3. The only assessment of the sites with permission that is available is that undertaken by the Borough Council for the 2007/08 Housing Information Audit, where in phasing them the Council were content that they would all be developed by 2011. Consequently, we do not consider that the Council has justified why existing planning permissions should not be counted towards the housing target. As a result it is not for new allocations to meet the reduced target of 861 dwellings, as stated in paragraph 5.6 of the DPD. We consider that the target for new allocations is in fact considerably lower, probably more in the order of 300 dwellings, after proper allowance is made for completions (up to and including 2008/09) and extant planning permissions. In the light of this, CPRE Protect Kent (Ashford Committee) consider that the proposed allocations need to be reviewed. We agree in principle with the statement in paragraph 5.5 that opportunities for growth in the rural communities are needed to ensure that they evolve and remain healthy and vibrant. However, we do not consider that this has been the primary consideration that has informed the decisions made in selecting the sites proposed. The sites selected seem to be mainly opportunistic, primarily reflecting

opportunities presented by landowners, and the need to meet an inflated housing target. We would suggest that the lower housing target for allocations that we outline above provides a genuine opportunity to tailor site selection to specific identified needs and where development gains can be maximised for the benefit of the rural communities.

Question 6

If your representation is seeking a change, do you consider it necessary to participate at the oral part of the Examination? Yes

Question 7

If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary

The delivery of new housing through the identification of sites is a key purpose of the DPD, and it is important that there is a full debate of the appropriate level of housing for which sites are needed. As a long established and respected environmental charity concerned with the protection of the countryside and the rural environment, we have an important contribution to make to the debate.

Comment by	Mr Brian Lloyd
Comment ID	TPV44
Response Date	30/07/09 14:28
Consultation Point	5 Achieving the vision (View)
Status	Submitted
Submission Type	Web
Version	0.3

Question 1

Which part of the DPD does this representation relate to? (Please state clearly, a paragraph number, policy number or Map title) Paragraph 5.7

Question 2

To be "sound" a DPD should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

"Justified" means that the document must be:

- 1 founded on a robust and credible evidence base
- 2 the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

- 1 deliverable
 - 2 flexible
 - 3 able to be monitored
- 'National Policy'

- 1 In relation to National Planning Guidance. eg PPG or PPS.

Do you consider this section of the DPD is Sound? No

Question 3

If your answer to Question 2 is 'No' - Please go to Questions 4 and 5.

Question 4

Only answer this question if you answered 'No' to Question 2.

Do you consider the DPD is unsound because it is not: Justified
 Consistent with National Policy

Question 5

Only answer this Question if you answered Question 4

Please give details of why you consider the DPD is unsound, relating to your answer at Question 4.

CPRE Protect Kent (Ashford Committee) is concerned that the sites have been selected without the benefit of the Council preparing a comprehensive Strategic Housing Land Availability Assessment (SHLAA) to assess all potential opportunities, as required by PPS3. This is an essential part of the evidence base that should have been completed and made publicly available before the DPD was prepared. We acknowledge the Rural Capacity Studies undertaken in 2005 (by Halcrow Group Limited) and in 2006 (by Tony Fullwood), and we have been advised by the Council that it considers that sufficient work has been done to identify and assess sites. However, as we highlight in our representation on paragraphs 5.5 and 5.6, we consider that the failure to have regard to existing planning permissions and to specifically exclude them from the existing land supply is a major failing which would have been addressed if a SHLAA had been undertaken. To exclude existing planning permissions on-block is unjustified. During the preparation of the DPD the sites presented for consultation comprised only a limited range of potential opportunities for development, heavily focused on greenfield sites that had been submitted by people/organisations who have a vested interest in promoting land for development. We accept that other sites were suggested at the rural community workshops, but we are concerned that the failure to produce a SHLAA means that not all potential site opportunities have been identified, particularly brownfield opportunities within the existing settlement confines.

Question 6

If your representation is seeking a change, do you consider it necessary to participate at the oral part of the Examination? Yes

Question 7

If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary

The identification of appropriate housing sites for future development is a key purpose of the DPD, and there needs to be a full debate as to how the proposed sites have been identified. As a long established and respected environmental charity concerned with the protection of the countryside and the rural environment, we have an important contribution to make to the debate.

Comment by	Mr Brian Lloyd
Comment ID	TPV45
Response Date	30/07/09 14:32
Consultation Point	5 Achieving the vision (View)

Status Submitted

Submission Type Web

Version 0.3

Question 1

Which part of the DPD does this representation relate to? (Please state clearly, a paragraph number, policy number or Map title) Paragraph 5.9

Question 2

To be "sound" a DPD should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

"Justified" means that the document must be:

- 1 founded on a robust and credible evidence base
- 2 the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

- 1 deliverable
- 2 flexible
- 3 able to be monitored

'National Policy'

- 1 In relation to National Planning Guidance. eg PPG or PPS.

Do you consider this section of the DPD is Sound? Yes

Question 3

If your answer to Question 2 is 'No' - Please go to Questions 4 and 5.

If your answer to Question 2 is Yes - please set out your reasons below.

CPRE Protect Kent (Ashford Committee) supports the statement made in paragraph 5.9, and elsewhere, in regard to the need for a strict phased approach to releasing allocated sites for development for the reasons stated in that paragraph.

Question 4

Only answer this question if you answered 'No' to Question 2.

Do you consider the DPD is unsound because it is not:

Question 5

Only answer this Question if you answered Question 4

Question 6

Question 7

Comment by Mr Brian Lloyd

Comment ID TPV46

Response Date 30/07/09 14:35
Consultation Point 5 Achieving the vision ([View](#))
Status Submitted
Submission Type Web
Version 0.2

Question 1

Which part of the DPD does this representation relate to? (Please state clearly, a paragraph number, policy number or Map title) Table 5.1

Question 2

To be "sound" a DPD should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

"Justified" means that the document must be:

- 1 founded on a robust and credible evidence base
- 2 the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

- 1 deliverable
- 2 flexible
- 3 able to be monitored

'National Policy'

- 1 In relation to National Planning Guidance. eg PPG or PPS.

Do you consider this section of the DPD is Sound? No

Question 3

If your answer to Question 2 is 'No' - Please go to Questions 4 and 5.

Question 4

Only answer this question if you answered 'No' to Question 2.

Do you consider the DPD is unsound because it is not: Justified

Question 5

Only answer this Question if you answered Question 4

Please give details of why you consider the DPD is unsound, relating to your answer at Question 4.

The figures presented in table 5.1 are not consistent with those presented in table 6.1 and appendix 3.

Question 6

If your representation is seeking a change, do you consider it necessary to participate at the oral part of the Examination? No

Question 7

Comment by	Mr Brian Lloyd
Comment ID	TPV47
Response Date	30/07/09 14:42
Consultation Point	5 Achieving the vision (View)
Status	Submitted
Submission Type	Web
Version	0.3

Question 1

Which part of the DPD does this representation relate to? (Please state clearly, a paragraph number, policy number or Map title) Paragraphs 5.13 - 5.26

Question 2

To be "sound" a DPD should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

"Justified" means that the document must be:

- 1 founded on a robust and credible evidence base
- 2 the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

- 1 deliverable
- 2 flexible
- 3 able to be monitored

'National Policy'

- 1 In relation to National Planning Guidance. eg PPG or PPS.

Do you consider this section of the DPD is Sound? Yes

Question 3

If your answer to Question 2 is 'No' - Please go to Questions 4 and 5.

If your answer to Question 2 is Yes - please set out your reasons below.

In principle CPRE Protect Kent (Ashford Committee) agrees with the proposed 3 tiers of the settlement hierarchy proposed, though in accordance with our other representations the allocations proposed need to be reviewed.

Question 4

Only answer this question if you answered 'No' to Question 2.

Do you consider the DPD is unsound because it is not:

Question 5

Only answer this Question if you answered Question 4

Question 6

Question 7

Comment by	Mr Brian Lloyd
Comment ID	TPV48
Response Date	30/07/09 14:44
Consultation Point	5 Achieving the vision (View)
Status	Submitted
Submission Type	Web
Version	0.3

Question 1

Which part of the DPD does this representation relate to? (Please state clearly, a paragraph number, policy number or Map title) Paragraph 5.27

Question 2

To be "sound" a DPD should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

"Justified" means that the document must be:

- 1 founded on a robust and credible evidence base
- 2 the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

- 1 deliverable
- 2 flexible
- 3 able to be monitored

'National Policy'

- 1 In relation to National Planning Guidance. eg PPG or PPS.

Do you consider this section of the DPD is Sound? Yes

Question 3

If your answer to Question 2 is 'No' - Please go to Questions 4 and 5.

If your answer to Question 2 is Yes - please set out your reasons below.

CPRE Protect Kent (Ashford Committee) support the use of a windfall allowance for the reasons stated in the paragraph.

Question 4

Only answer this question if you answered 'No' to Question 2.

Do you consider the DPD is unsound because it is not:

Question 5

Only answer this Question if you answered Question 4

Question 6

Question 7

Comment by	Mr Brian Lloyd
Comment ID	TPV49
Response Date	30/07/09 15:01
Consultation Point	6 Site Policies (View)
Status	Submitted
Submission Type	Web
Version	0.3

Question 1

Which part of the DPD does this representation relate to? (Please state clearly, a paragraph number, policy number or Map title) Chapter 6

Question 2

To be "sound" a DPD should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

"Justified" means that the document must be:

- 1 founded on a robust and credible evidence base
- 2 the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

- 1 deliverable
- 2 flexible
- 3 able to be monitored

'National Policy'

- 1 In relation to National Planning Guidance. eg PPG or PPS.

Do you consider this section of the DPD is Sound? No

Question 3

If your answer to Question 2 is 'No' - Please go to Questions 4 and 5.

Question 4

Only answer this question if you answered 'No' to Question 2.

Do you consider the DPD is unsound because it is not:

.	Justified
.	Consistent with National Policy

Question 5

Only answer this Question if you answered Question 4

Please give details of why you consider the DPD is unsound, relating to your answer at Question 4.

In light of our other representations, particularly in relation to paragraphs 5.5 and 5.6, CPRE Protect Kent (Ashford Committee) considers that the sites proposed will result in a significant over provision of housing development in the rural area, with the consequential unnecessary loss of greenfield land. Such additional housing provision is not justified against the provisions of the South East Plan, and the unnecessary loss of greenfield land is contrary to national planning policy in PPS3 and PPS7. To meet the lower housing target that remains after having regard to completions and extant planning permissions, we consider that the proposed allocations need to be reviewed in their entirety to ensure that additional provision is reduced and better targeted to meet the needs of the rural communities.

Question 6

If your representation is seeking a change, do you consider it necessary to participate at the oral part of the Examination? Yes

Question 7

If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary

The identification of sites for future housing in the rural communities is a key purpose of the DPD, and it is essential that there is a full debate to ensure that the proposed scale of development is appropriate and that the sites identified will help to meet specific identified local needs and that maximum 'planning gain' is secured for the communities affected. As a long established and respected environmental charity concerned with the protection of the countryside and the rural environment, CPRE has an important contribution to make to the debate.

Comment by	Mr Brian Lloyd
Comment ID	TPV50
Response Date	30/07/09 15:35
Consultation Point	Policy TRS 1 Minor residential development or infilling (View)
Status	Submitted
Submission Type	Web
Version	0.3

Question 1

Which part of the DPD does this representation relate to? (Please state clearly, a paragraph number, policy number or Map title) Policy TRS 1

Question 2

To be "sound" a DPD should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

"Justified" means that the document must be:

- 1 founded on a robust and credible evidence base
- 2 the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

- 1 deliverable

- 2 flexible
- 3 able to be monitored
- 'National Policy'
- 1 In relation to National Planning Guidance. eg PPG or PPS.

Do you consider this section of the DPD is Sound? Yes

Question 3

If your answer to Question 2 is 'No' - Please go to Questions 4 and 5.

If your answer to Question 2 is Yes - please set out your reasons below.

CPRE Protect Kent (Ashford Committee) considers that Policy TRS 1 provides an appropriate approach towards minor residential development and infilling.

Question 4

Only answer this question if you answered 'No' to Question 2.

Do you consider the DPD is unsound because it is not:

Question 5

Only answer this Question if you answered Question 4

Question 6

Question 7

Comment by	Mr Brian Lloyd
Comment ID	TPV53
Response Date	30/07/09 16:32
Consultation Point	Windfall housing policy (View)
Status	Submitted
Submission Type	Web
Version	0.3

Question 1

Which part of the DPD does this representation relate to? (Please state clearly, a paragraph number, policy number or Map title) Paragraph 7.7

Question 2

To be "sound" a DPD should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

"Justified" means that the document must be:

- 1 founded on a robust and credible evidence base

2 the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

- 1 deliverable
 - 2 flexible
 - 3 able to be monitored
- 'National Policy'

1 In relation to National Planning Guidance. eg PPG or PPS.

Do you consider this section of the DPD is Sound? No

Question 3

If your answer to Question 2 is 'No' - Please go to Questions 4 and 5.

Question 4

Only answer this question if you answered 'No' to Question 2.

Do you consider the DPD is unsound because it is not: . Justified
. Effective

Question 5

Only answer this Question if you answered Question 4

Please give details of why you consider the DPD is unsound, relating to your answer at Question 4.

Ashford Borough Council is out of line with the vast majority other local planning authorities in not defining on the Proposals Map the limit of built-up areas, and it is unique in this respect in Kent. CPRE Protect Kent (Ashford Committee) considers that as a consequence the necessary certainty expected of a development plan is not provided as to where infill development might be acceptable in principle and where it would contravene policies that seek to protect the countryside. The result is potentially inconsistent development control decisions where the extent of a particular village confine might be viewed differently by individual officers and councillors. It will also result in unnecessary on-going interpretation and debate, and will encourage unnecessary speculative planning applications. We consider that the definition of precise boundaries will create more certainty to both local residents and potential developers, and will make the DPD more effective in preventing spurious proposals coming forward, and thus saving officer time and the Council unnecessary expense. The Council's stated reason for not defining the boundaries is that to do so is unnecessary and not feasible. We consider that it is necessary to define the boundaries to create certainty and consistency in decision making. The fact that other authorities have successfully defined such boundaries is clear evidence that it is feasible. Consequently, the Council's reason for not doing so is unjustified. In defining the built-up areas, clear criteria will need to be established as to where the line is actually drawn. Where possible existing boundary features should be used. These criteria used will need to be clearly explained in the DPD.

Question 6

If your representation is seeking a change, do you consider it necessary to participate at the oral part of the Examination? Yes

Question 7

If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary

We consider that the definition of built-up area boundaries on the Proposals Map is an important component of any LDF to clearly differentiate between the extent of built-development, where further built development will generally be acceptable, and the countryside, where policies generally seek to restrain development. We consider that there needs to be a full debate at the examination to consider the necessity and feasibility of doing this. As a long established and respected environmental charity concerned with the protection of the countryside and the rural environment, CPRE has an important contribution to make to the debate.

Comment by	Mr Brian Lloyd
Comment ID	TPV55
Response Date	31/07/09 10:22
Consultation Point	Policy TRS 2 New residential development elsewhere (View)
Status	Submitted
Submission Type	Web
Version	0.3

Question 1

Which part of the DPD does this representation relate to? (Please state clearly, a paragraph number, policy number or Map title) Policy TRS 2

Question 2

To be "sound" a DPD should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

"Justified" means that the document must be:

- 1 founded on a robust and credible evidence base
- 2 the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

- 1 deliverable
- 2 flexible
- 3 able to be monitored

'National Policy'

- 1 In relation to National Planning Guidance. eg PPG or PPS.

Do you consider this section of the DPD is Sound? No

Question 3

If your answer to Question 2 is 'No' - Please go to Questions 4 and 5.

Question 4

Only answer this question if you answered 'No' to Question 2.

Do you consider the DPD is unsound because it is not: . Effective

Question 5

Only answer this Question if you answered Question 4

Please give details of why you consider the DPD is unsound, relating to your answer at Question 4.

CPRE Protect Kent (Ashford Committee) supports Policy TRS 2 for the reasons explained in paragraph 7.11 of the DPD, but we consider that its implementation would be more effective if: a) built-up area boundaries were defined on the Proposals Map in accordance with our representation on paragraph 7.7; and b) a list is provided as an appendix to the DPD of those settlements where new residential development will not be permitted.

Question 6

If your representation is seeking a change, do you consider it necessary to participate at the oral part of the Examination? No

Question 7

Comment by	Mr Brian Lloyd
Comment ID	TPV56
Response Date	31/07/09 10:34
Consultation Point	Policy TRS 3 Replacement dwellings in the countryside (View)
Status	Submitted
Submission Type	Web
Version	0.3

Question 1

Which part of the DPD does this representation relate to? (Please state clearly, a paragraph number, policy number or Map title) Policy TRS 3

Question 2

To be "sound" a DPD should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

"Justified" means that the document must be:

- 1 founded on a robust and credible evidence base
- 2 the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

- 1 deliverable
- 2 flexible
- 3 able to be monitored

'National Policy'

- 1 In relation to National Planning Guidance. eg PPG or PPS.

Do you consider this section of the DPD is Sound? No

Question 3

If your answer to Question 2 is 'No' - Please go to Questions 4 and 5.

Question 4

Only answer this question if you answered 'No' to Question 2.

Do you consider the DPD is unsound because it is not: Effective

Question 5

Only answer this Question if you answered Question 4

Please give details of why you consider the DPD is unsound, relating to your answer at Question 4.

CPRE Protect Kent (Ashford Committee) supports Policy TRS 3 as far as it goes, but we consider that it should also cover extensions to existing dwellings as well. We consider that the same policy objectives apply to the extension of dwellings in the countryside as they do for replacement dwellings, and that the policy would be more effective in securing the objectives stated in the supporting text if extensions were also included in the Policy. As it stands, no policy guidance is provided on extensions.

Question 6

If your representation is seeking a change, do you consider it necessary to participate at the oral part of the Examination? No

Question 7

Comment by	Mr Brian Lloyd
Comment ID	TPV57
Response Date	31/07/09 10:39
Consultation Point	Policy TRS 4 Exception sites for local needs housing (View)
Status	Submitted
Submission Type	Web
Version	0.4

Question 1

Which part of the DPD does this representation relate to? (Please state clearly, a paragraph number, policy number or Map title)

Question 2

To be "sound" a DPD should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

"Justified" means that the document must be:

- 1 founded on a robust and credible evidence base
- 2 the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

Comment by Mr Brian Lloyd
Comment ID TPV58
Response Date 31/07/09 10:51
Consultation Point Local Needs Exception Sites ([View](#))
Status Submitted
Submission Type Web
Version 0.3

Question 1

Which part of the DPD does this representation relate to? (Please state clearly, a paragraph number, policy number or Map title) Paragraph 7.26

Question 2

To be "sound" a DPD should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

"Justified" means that the document must be:

- 1 founded on a robust and credible evidence base
- 2 the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

- 1 deliverable
- 2 flexible
- 3 able to be monitored

'National Policy'

- 1 In relation to National Planning Guidance. eg PPG or PPS.

Do you consider this section of the DPD is Sound? No

Question 3

If your answer to Question 2 is 'No' - Please go to Questions 4 and 5.

Question 4

Only answer this question if you answered 'No' to Question 2.

Do you consider the DPD is unsound because it is not:

- . Effective
- . Consistent with National Policy

Question 5

Only answer this Question if you answered Question 4

Please give details of why you consider the DPD is unsound, relating to your answer at Question 4.

Paragraph 7.26 refers to "schemes may be based on a variety of tenures, rented, shared ownership or freehold...". CPRE Protect Kent (Ashford Committee) would question the reference to freehold and how this fits with the definition of affordable housing given in PPS3 and paragraph 10.1 of the Core Strategy. It is our understanding that low cost market housing does not fall within the definition of affordable housing, and general market housing is specifically excluded from exceptions sites.

Consequently, it is unclear how freehold properties could comprise part of the approach on exceptions sites and how such properties would remain affordable in perpetuity.

Question 6

If your representation is seeking a change, do you consider it necessary to participate at the oral part of the Examination? No

Question 7

Comment by	Mr Brian Lloyd
Comment ID	TPV59
Response Date	31/07/09 10:58
Consultation Point	Policy TRS 5 Exception sites for specialist housing schemes (View)
Status	Submitted
Submission Type	Web
Version	0.3

Question 1

Which part of the DPD does this representation relate to? (Please state clearly, a paragraph number, policy number or Map title) Policy TRS 5

Question 2

To be "sound" a DPD should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

"Justified" means that the document must be:

- 1 founded on a robust and credible evidence base
- 2 the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

- 1 deliverable
- 2 flexible
- 3 able to be monitored

'National Policy'

- 1 In relation to National Planning Guidance. eg PPG or PPS.

Do you consider this section of the DPD is Sound? Yes

Question 3

If your answer to Question 2 is 'No' - Please go to Questions 4 and 5.

If your answer to Question 2 is Yes - please set out your reasons below.

CPRE Protect Kent (Ashford Committee) supports the policy for the reasons explained in the supporting text to the policy.

Question 4

Only answer this question if you answered 'No' to Question 2.

Do you consider the DPD is unsound because it is not:

Question 5

Only answer this Question if you answered Question 4

Question 6

If your representation is seeking a change, do you consider it necessary to participate at the oral part of the Examination? No

Question 7

Comment by	Mr Brian Lloyd
Comment ID	TPV60
Response Date	31/07/09 11:32
Consultation Point	Policy TRS 6 Exception sites for community facilities (View)
Status	Submitted
Submission Type	Web
Version	0.3

Question 1

Which part of the DPD does this representation relate to? (Please state clearly, a paragraph number, policy number or Map title) Policy TRS 6

Question 2

To be "sound" a DPD should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

"Justified" means that the document must be:

- 1 founded on a robust and credible evidence base
- 2 the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

- 1 deliverable
 - 2 flexible
 - 3 able to be monitored
- 'National Policy'

- 1 In relation to National Planning Guidance. eg PPG or PPS.

Do you consider this section of the DPD is Sound? No

Question 3

If your answer to Question 2 is 'No' - Please go to Questions 4 and 5.

Question 4

Only answer this question if you answered 'No' to Question 2.

Do you consider the DPD is unsound because it is not: . Effective
. Consistent with National Policy

Question 5

Only answer this Question if you answered Question 4

Please give details of why you consider the DPD is unsound, relating to your answer at Question 4.

CPRE Protect Kent (Ashford Committee) fully supports the intention of the Policy, but are concerned with the clarity of the wording that states that permission will be granted "within or adjoining rural settlements". Rural settlements comprise those with built confines (i.e. those identified in Policy TRS 1) and those that fall in the open countryside (i.e. those covered by Policy TRS 2). For those rural settlements covered by Policy TRS 1 development 'within' the settlements would not need to be considered as an exception. Indeed, in these settlements consideration should be first given to sites within the settlements before exception sites are considered outside. This would accord with the normal sequential approach to site selection and should be reflected in the Policy. In the settlements covered by Policy TRS 2, it is unclear what is actually meant by 'within' or 'adjoining' given that these settlements do not have built confines. Any development here would, in policy terms, be in the countryside and all would be exception sites – though neither within or adjoining a rural settlement. The Policy approach, for these settlements, therefore, needs to be clarified. We are also concerned that the expression 'nearby area' in criterion b) is not defined and is open to interpretation.

Question 6

If your representation is seeking a change, do you consider it necessary to participate at the oral part of the Examination? Yes

Question 7

If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary

The proposed policy lacks clarity, and as currently worded could potentially result in sporadic development in the open countryside. These issues need to be debated at the examination. As a long established and respected environmental charity concerned with the protection of the countryside and the rural environment, we have an important contribution to make to the debate.

Comment by	Mr Brian Lloyd
Comment ID	TPV61
Response Date	31/07/09 12:03
Consultation Point	Policy TRS 7 Retention of existing employment sites and premises (View)
Status	Submitted
Submission Type	Web

Version 0.3

Question 1

Which part of the DPD does this representation relate to? (Please state clearly, a paragraph number, policy number or Map title) Policy TRS 7

Question 2

To be "sound" a DPD should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

"Justified" means that the document must be:

- 1 founded on a robust and credible evidence base
- 2 the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

- 1 deliverable
 - 2 flexible
 - 3 able to be monitored
- 'National Policy'

- 1 In relation to National Planning Guidance. eg PPG or PPS.

Do you consider this section of the DPD is Sound? No

Question 3

If your answer to Question 2 is 'No' - Please go to Questions 4 and 5.

Question 4

Only answer this question if you answered 'No' to Question 2.

Do you consider the DPD is unsound because it is not: . Effective

Question 5

Only answer this Question if you answered Question 4

Please give details of why you consider the DPD is unsound, relating to your answer at Question 4.

CPRE Protect Kent (Ashford Committee) generally supports Policy TRS 7, but consider that it would be more effective if: a) that in criterion a) reference is made to proposals being in accordance with Policy TRS 9; and b) that an additional criterion be added which refers to traffic generation (as is the case with policies TRS 8, 9 and 10).

Question 6

If your representation is seeking a change, do you consider it necessary to participate at the oral part of the Examination? No

Question 7

Comment by

Mr Brian Lloyd

Comment ID	TPV62
Response Date	31/07/09 12:06
Consultation Point	Policy TRS 8 Extensions to employment premises (View)
Status	Submitted
Submission Type	Web
Version	0.3

Question 1

Which part of the DPD does this representation relate to? (Please state clearly, a paragraph number, policy number or Map title) Policy TRS 8

Question 2

To be "sound" a DPD should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.

"Justified" means that the document must be:

- 1 founded on a robust and credible evidence base
- 2 the most appropriate strategy when considered against the reasonable alternatives

"Effective" means that the document must be:

- 1 deliverable
- 2 flexible
- 3 able to be monitored

'National Policy'

- 1 In relation to National Planning Guidance. eg PPG or PPS.

Do you consider this section of the DPD is Sound? Yes

Question 3

If your answer to Question 2 is 'No' - Please go to Questions 4 and 5.

If your answer to Question 2 is Yes - please set out your reasons below.

CPRE Protect Kent (Ashford Committee) supports Policy TRS 8, which provides appropriate safeguards for the rural environment.

Question 4

Only answer this question if you answered 'No' to Question 2.

Do you consider the DPD is unsound because it is not:

Question 5

Only answer this Question if you answered Question 4

Question 6

Question 7