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1 - Schedule of Policies

Site Policies

Policy TENT1 - Tenterden southern extension
Policy TENT2 - Land north of Westwell Court
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Policy BETH1 - Land East of Forge Hill
Policy BETH1a - Land at Mill Road
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Policy BID1 - Land at Sandeman Way
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Topic Policies

Policy TRS1 - Minor residential development or infilling
Policy TRS2 - New residential development elsewhere
Policy TRS3 - Replacement dwellings in the countryside
Policy TRS4 - Exception sites for local needs housing
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Policy TRS6 - Exception sites for community facilities
Policy TRS7 - Retention of existing employment sites and premises
Policy TRS8 - Extensions to employment premises
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Policy TRS11 - Conversions of rural buildings to non-residential uses
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Policy TRS14 - Diversifying existing agricultural businesses
Policy TRS15 - Tenterden primary shopping frontages
Policy TRS16 - Rural shops and services
Policy TRS17 - Landscape character & design
Policy TRS18 - Important Rural Features
Policy TRS19 - Infrastructure provision to serve the needs of new developments
4 - The Vision

Change 1

Design

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.*
Change 2

Employment and the rural economy

5.31 The Council appointed consultants to undertake an Employment Land Review of the Borough in 2008. This included a comprehensive assessment of demand for floorspace in the rural areas and the current supply of employment premises, both existing and committed. 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.

Change 3

Infrastructure

5.40 The need for new development 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.
Policy TENT 1 - Tenterden southern extension

Change 4

New paragraph after 6.27:

In addition, capacity in the local sewerage system is insufficient to service the proposed development. The developer will therefore need to requisition a connection to the sewerage system at the nearest point of adequate capacity.

Change 5

6.34 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 280 - 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.

Change 6

6.42 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.

Change 7

Policy TENT1

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.
6.43 This site is located at the western end of Tenterden on the northern side of the A28. It is bounded on three sides by residential development. To the north, the land slopes quite steeply down to the railway line and the open countryside beyond which lies within the High Weald AONB.

6.44 Residential development (indicative capacity 20 units) set on the plateau at and around the top of the slope would be a relatively compact addition to the built area of the town and reflect the existing settlement pattern. The site’s location is also within easy walking distance of the town centre and the range of services provided along the High Street.

6.45 The northern boundary of the site fronts open countryside, and would potentially be prominent in long views of the town from the High Weald AONB. It is important that this boundary is particularly sensitively developed to limit its visual impact. A boundary treatment which offers glimpses of the development, breaking up the urban edge, is appropriate and very much in keeping with existing views into the town from the north, broken by small tree groups and individual trees. This boundary treatment should include the
planting of some semi-mature trees to help create this mix of vegetation and buildings in the shorter term. An assessment of views into the site from the AONB and public rights of way surrounding the site should inform the design and layout of this site:

6.46 There are a number of mature trees on the site and useful hedgerow vegetation — this provides an important basis for a planting framework that helps to provide natural screening in an informal style. A tree survey will be needed to determine which of the existing trees should be retained and amalgamated within any proposal.

6.47 Vehicular access to the site should be achieved from Westwell Court. The proposed location for this access is shown, indicatively, on the map above. It is likely that the removal and relocation of some, or all, of the existing garages which currently serve the surrounding residential properties, and some of the parking spaces, will be needed to achieve a suitable access unless another suitable access can be created. Should this be the case, replacement garages and parking should form part of the development proposals.

6.48 Two public footpaths abut and/or cross the site, running along its eastern and western sides. Opportunities to link these footpaths, probably along the northern boundary of the site, to complement the boundary landscape treatment envisaged here (see above), should be taken. This will offer greater connectivity between the site and its surroundings and provide a useful pedestrian link.

6.49 The western public footpath crosses the south-western part of the site and provides direct access to Westwell Court. A slight diversion of this part of the public footpath may be required to achieve appropriate access or layout of the proposal; however, any diversion should maintain a direct link to Westwell Court.

6.50 The layout of development on this site needs to be planned carefully to create a variety in building form and roofscape so that the impression given is of the organic growth of the town, not an additional estate form of development. The layout and planting scheme will also need to ensure that the amenities of the residents of the adjoining properties in Westwell Court and Hunt Close are maintained, and that the setting of the Tenterden Conservation Area immediately adjoining the site to the south-west is preserved.

6.51 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.

6.52 This site is located in a part of the town where there is very little public open space and no children’s play facilities within easy walking distance. Therefore, it would be appropriate for this development of this site to make provision within the site for an area of public open space and play equipment to be provided and maintained in accordance with the ‘saved’ policies in the Borough Local Plan (policies LE5, LE7 and LE9), or subsequent SPD on these issues, whichever is in force at the time.
Policy TENT2

Land north of Westwell Court

Land north of Westwell Court is proposed for residential development (indicative capacity 20 units):

Development proposals for this site shall:-

a) provide a comprehensive landscape strategy that retains existing trees and hedgerows within the site where appropriate, and frames the development by addressing, in particular, boundary treatment of the exposed northern edge of the site;

b) provide vehicular access via Westwell Court;

e) re-provide any lost garages/parking to a suitable and accessible location for users if the design of the vehicular access requires it;

d) create a pedestrian connection along the northern boundary of the site, linking the eastern and western public footpaths;

e) provide a mix of dwelling types and sizes as required by policy GS13 of the Core Strategy;

f) provide affordable housing as required by policy GS12 of the Core Strategy;

g) 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 that superseding those policies; and;

h) 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.

Charing

Change 9

Policy CHAR1 - Land south of the Arthur Baker Playing Field

6.53 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 Alder Woods, an area with local biodiversity value. 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.
Change 10
Policy CHAR2 - Land south of Maidstone Road

New paragraph after 6.63:
In addition, capacity in the local sewerage system is insufficient to service the proposed development. The developer will therefore need to requisition a connection to the sewerage system at the nearest point of adequate capacity.

Hamstreet
Change 11
Policy HAM1 - Land north of Lancaster Close

New paragraph after 6.72:
In addition, capacity in the local sewerage system is insufficient to service the proposed development. The developer will therefore need to requisition a connection to the sewerage system at the nearest point of adequate capacity.

Wye
Change 12
Policy WYE1 - Wye Court Farm, land off Churchfield Way

New paragraph after 6.90:
Capacity in the local sewerage system is insufficient to service the proposed development. The developer will therefore need to requisition a connection to the sewerage system at the nearest point of adequate capacity.

Change 13
Policy WYE2 - Land at Luckley Field

New paragraph after 6.98:
In addition, capacity in the local sewerage system is insufficient to service the proposed development. The developer will therefore need to requisition a connection to the sewerage system at the nearest point of adequate capacity.
Policy WYE3 - Imperial College, Wye

Change 14

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 being phased out.

Change 15

6.100 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 being phased out.

Change 16

6.102 The wide and varied range of buildings, and 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.
Change 17

6.105 In the interim, the opportunity should be taken by Imperial College to fully explore the opportunities that might arise for this attractive and historic campus with a view to retaining a high quality primarily educational facility if possible. An innovative approach to exploring options is needed, working with the Borough Council and the local community. If, following a full marketing campaign targeting educational and related uses, alternative uses are justified in whole or in part, then a masterplan / development brief should be prepared to look comprehensively at the constraints and opportunities, 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. 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 review policy WYE3 accordingly.

Change 18

Policy WYE3

Imperial College, Wye

The long term future of the buildings, facilities and land at Imperial College in Wye (within or adjacent to the village) shall be the subject of a viability and marketing exercise for educational uses and related research and business uses, in conjunction with a masterplanning exercise that shall inform the first review of the Core Strategy to be adopted prior to the end of 2014.

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 a full and comprehensive marketing exercise for such uses will not be acceptable.
Aldington

Policy ALD1 - Land south & west of Quarry Wood

Change 19

6.108 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 they are well integrated with the woodland and are ecologically compatible and a buffer is provided between the new development and the woodland and any proposals are ecologically compatible.

Change 20

New Paragraph after 6.112:

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.
Bethersden

Change 21

This policy has been deleted

Policy BETH1—Land east of Forge Hill

This site is located on the south eastern edge of the main part of the village, at a key entrance point into the village along the A28 from Ashford. Residential properties abut the site to the west. The site is considered to be suitable for residential development (indicative capacity 15) as it lies within easy walking distance of the village centre and the range of services provided there.

The site is currently in agricultural use and largely open in character, although the site itself is reasonably well screened from the A28, by a strong line of large mature trees. This tree-line provides an attractive entrance setting to the village and must be retained as part of any proposals for this site. As a result, access to the site should be exclusively from Forge Hill adjacent to Thorne Cottage.

The site forms part of an extensive pattern of fields that lie to the east of Bethersden and which provide an attractive setting for the village. Therefore, it will be important for development of this site to be well contained in order to maintain the integrity of that landscape setting. The layout of a residential development here should ensure that there is a strong landscaped boundary to the east that creates both a defined visual envelope and a link between existing trees and vegetation to the north and south of the site.
The design and layout of a scheme on this site should also ensure that the residential amenities of the occupiers of the existing houses that front Forge Hill should be protected. This means that dwellings should be designed to back on to these houses in order to provide a suitable level of separation. The design of proposals should also reflect the ‘guidelines’ set out in the Betersden Design Statement (2003):

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:

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 BETH1 — Land east of Forge Hill

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

Development proposals for the site shall:

a) be accessed exclusively from Forge Hill;

b) include a strong landscaped boundary to the east of the site and retain all existing trees along the southern and northern boundaries of the site;

c) include 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; and,

e) 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.
Change 22
This policy has been added

Policy BETH1a - Land on Mill Road

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 BETH1a

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.
7 - Topic policies

Local Needs Exception Sites

Change 23

7.26 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 or freehold and would be constructed on sites which would not be released for general demand housing.

Exception sites for specialist housing

Change 24

7.31 Where an identified need for specialist accommodation from a parish or a group of nearby 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.

Change 25

Policy TRS5

Exception sites for specialist housing schemes

Planning permission will be granted for specialist housing schemes within or adjacent to rural settlements 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 nearby 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

Change 26

7.36 In rural settlements which have inadequate or no community facilities and no little prospect of finding suitable land within the village, it may be appropriate to make an exception on sites where development would not otherwise be acceptable, and permit suitable proposals outside of the settlement.

Change 27

Policy TRS6

Exception sites for community facilities

Planning permission will be granted for proposals specifically designed for local community facilities within or adjoining rural settlements as ‘exceptions’ to policies restraining development provided that:-

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

Change 28

Existing employment sites and premises

New paragraph after 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.
Conversions in the Rural Area

Change 29

7.57 Tourist-related residential uses, such as hotel or self-catering accommodation, may also be acceptable forms of development for converted rural buildings where these lie in more sustainable locations, such as within or adjoining larger rural settlements. Where such uses are permitted, they will be normally be subject an appropriate condition or standard planning obligation that restricts the form of residential development to ‘holiday’ or ‘tourist’ occupancy in order to prevent otherwise unacceptable sporadic general demand housing in the countryside. Only if the site lies within the built confines of a rural settlement listed in policy TRS1 above, would this restriction be unnecessary.

New paragraph 7.57:

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.

Change 30

Policy TRS12

Conversions of rural buildings to tourist-related residential uses

Proposals to convert rural buildings to tourist-related residential uses will only be acceptable where they are located within or adjoining the list of rural settlements in policy TRS1 above. Proposals shall meet criteria (a) - (e) of policy TRS11 and where permitted outside the built-up confines of a rural settlement 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.
Rural Shopping

Change 31

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 either of the particular defined primary frontages within which the respective shop unit lies.

Change 32

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, and that it has remained unoccupied for a substantial period of time, despite genuine and sustained attempts to market it on reasonable terms.

Landscape Character and Design

Change 33

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 landscapes and Historic Parks and Gardens. This historic environment should be protected.
Change 34

Policy TRS17

Landscape Character and Design

Development in the rural areas shall be designed in a way which complements, 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:

i) Landform, topography and natural patterns of drainage

ii) The pattern and composition of trees and woodlands

iii) The type and composition of wildlife habitats

iv) The pattern and composition of field boundaries

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

vi) The presence and pattern of historic landscape features

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

viii) 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.

Change 35

7.87 The river corridors and tributaries that permeate the rural areas of the Borough play an important role in defining the appearance and function of different parts of the countryside, including several villages. These corridors can play a variety of roles from recreational routes to wildlife habitats and should be protected from inappropriate development. These corridors are important for floodwater storage and conveyance and safeguarding water quality and can play a variety of roles from recreational routes to wildlife habitats and should be protected from inappropriate development.
Map Legend

Legend:

Development Site Proposals
- Residential Site Allocations
- Other Site Allocations
- Proposed Site Access

Conservation Policies
- Conservation Area
- Scheduled Ancient Monument Sites
- Historic Parks and Gardens

Recreation and Leisure Policies
- Public open spaces

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
- Protected Sites:
  - National Nature Reserves
  - Sites of Nature Conservation Interest
  - Local Nature Reserves
  - The Site number relates to the schedule of protected site at Appendix 3 of the Ashford Borough Local Plan 2000
- Floodzone 3
  - (1 in 100 year return period)

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Tenterden Proposals Map

Change 36

Wye Proposals Map

Change 37

Bethersden Proposals Map

Change 21 & 22
### Change 38

<table>
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<th>Phase 1</th>
<th>Phase 2</th>
<th>Total</th>
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<td>300</td>
<td>455</td>
</tr>
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**Total** 865

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Distribution & Phasing of Rural Housing Allocations