

Policy S24 Tenterden Southern Extension Phase B

Tenterden and District Residents Association have some concerns regarding Policy S24. The Tenterden and Rural Sites Development Plan Document (TRSDPD) proposed a development of 175 dwellings with proposals for planting of a woodland and wetland belt around the southern perimeter. The additional 50 dwellings now proposed in Policy S24 compared to that in the TRSDPD will reduce the scope for inclusion of the surrounding woodland and wetland corridor since some 2 ha of additional land will be required for the extra housing numbers.

We also have concerns regarding the timely delivery of these housing units. Overage clauses applicable to the land subject to Policy S24 (which are understood to expire in 2027) create a substantial financial incentive for the owner to delay sale of land to a developer until after 2027. In these circumstances there is a significant risk that few, if any, houses will be completed within the Plan period.

It is noteworthy that in the 7.5 years that have elapsed since the adoption of the TRSDPD in October 2010 there appears to have been no activity regarding masterplanning of the Phase B site or planting of the woodland belt around the site perimeter. Whilst it is recognised that Phase A of the Tenterden Southern Extension has yet to be completed and the policy in the TRSDPD indicated that Phase A should be completed prior to commencement of Phase B, this suggests that early delivery of any housing units in Phase B is unlikely.

Our concern therefore is that the Local Plan Policy S24 may not be deliverable within the plan period to 2030, or may only deliver a very small number of dwellings within that period.