

TENTERDEN TOWN COUNCIL

MRS HESTER DEACKES
TOWN CLERK

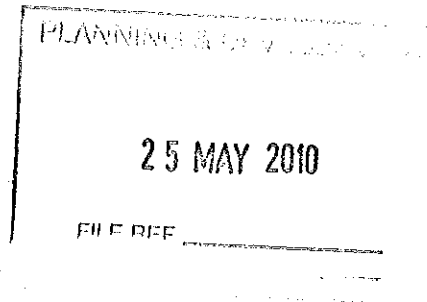


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OFFICE HOURS: MON, TUES, THURS, FRI.
9AM TO 1PM

Mr. Daniel Carter
Planning and Development
Ashford Borough Council
Civic Centre
Tannery Lane
Ashford
Kent. TN23 1PL



Dear Daniel,

RE: Tenterden and Rural Sites Development Plan Document - TENT 1 Area Allocation

I thank you for your letter of 17th May 2010.

Although I understand that you do not wish for me to go into any great detail in response to your question regarding the aforementioned reference, I would like to refer you back to my letters of 10th August and 10th December 2009 (copies enclosed) and, I wish to affirm that the views expressed within those documents are still current and valid.

I can further confirm that the Town Council *supports in principle* the TENT 1 land allocation proposed by Ashford Borough Council for the following reasons;

- It is the site closest to the town centre for shopping facilities
- The site provides practical access and close proximity to local schools
- The site provides practical access and close proximity to a Doctors Surgery
- The site provides practical access and close proximity to the Leisure Centre
- Overall, it is the site that poses the least impact on the environment from travel by (new) residents

A written representation to the Inspector for submission by 18th June is currently being prepared (the initial draft is still to be completed).

Yours sincerely,


Mrs. Hester Deackes
Town Clerk



Mr. Simon Cole
Planning and Development
Ashford Borough Council
Civic Centre
Tannery Lane
Ashford
Kent. TN23 1PL

10th August 2009

Dear Simon Cole,

RE: Tenterden and Rural Sites Development Plan Document

A Special planning meeting was held on 3rd August 2009 to consider and discuss the Tenterden and Rural Sites Development Plan Document.

The following comments and representations are now put forward by Tenterden Town Council;

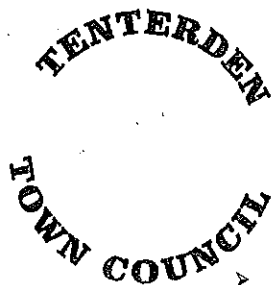
TENT 2: 20 houses on Land to the north of Westwell Court. Concern was expressed about the inclusion of this site for the following reasons:- The blight on properties particularly in view of the possible demolition of properties in Westwell Court; the land was on a plateau which would make any development intrusive and would impact on the surrounding AONB; the 20 houses were included as a top-up and were therefore neither necessary or desirable; it was considered more favourable to restrict development to one main area. The Town Council ask therefore, that Ashford Borough Council remove TENT2 from the DPD.

(Cllr. Pearson left the meeting)

TENT1: Tenterden Southern Extension. This area was divided into two main parts geographically and gave rise to some initial concerns, i.e. the extended access through Recreation Ground Road; any three storey development on the upper slopes would obscure St. Mildred's Church; replacement land would need to be sought for any land taken from the Wildflower Meadow; the lower school playing field had been removed from use. Following the letter sent to Ashford Borough Council in July 2008, the following revisions to that letter now apply as follows:-



- The allocations should be located in a compact form around the town centre. (The centre of the town was defined as the point where the High Street narrows).
- Green Lungs should be provided to maintain the connection between the town and the surrounding countryside.
- Guidance was needed from ABC in respect of the amount of land that needed to be provided for employment purposes relative to the proposed 500 new dwellings as part of the master plan. More employment land was likely to reduce external commuting.
- The Town Council looked forward to the receipt of a Strategic Housing Land Availability Assessment (SHLAA) including an infrastructure assessment as set out in PPS3.
- Sites needed to be phased in order to prevent those furthest from the town centre being developed first.
- It was essential to provide a housing need analysis to ensure that appropriate provision was made for both local needs and affordable housing. Local needs housing requires analysis.
- Development of any sites allocated should be undertaken in discreet parcels accessed from existing links to the road network. Care would have to be taken to ensure that any link is designed in such a way that it would not become a 'rat run'. Subject to seeing detail of master plan and transport assessment referred to in paragraph 6.27 of DPD.
- A site needed to be allocated for a replacement Health Centre / Doctors Surgery and any other community facilities if required.
- A site needed to be allocated for a long stay off street car park. Consideration should be given to the provision of 3 smaller car parks to enable use to be made by local residents in the evenings.
- Formal open space needed to be provided to adopted standards to comply with the standards set out in the Ashford Borough Local Plan 2000. Important – open space essentially for playing field provision
- A Roof Tariff should be levied to fund proposals put forward in the Tenterden Improved Study including; Health Care, Schools, Open Space and Community Facilities. The Town Council should be party to any legal agreement where it was expected to be the manager of any facilities provided.
- In December 2003, the Town Council adopted a 'Wish List'. (See addition to paragraph (f) – 'including street furniture.') Subsequently, the Tenterden Health Check and Action Plan was published. In May 2006, the Town Council adopted a document combining both of the above.



- All development should be considered as part of integrated proposals.
- As part of the Town Council Wish List in December 2003 it was indicated that a development brief should be provided incorporating a range of detailed design matters.
- Consideration should be given as to whether the Tenterden Primary School's lower playing field should be retained. (See also 2.3 of the Rumney Design report dated 10th June 2009.)
- Public Open Space Provision should take note of the exclusions set out in 10.27 of the Ashford Borough Local Plan 2000.
- Any Tenterden Town Council open space shall be replaced by a suitable alternative bearing in mind that the requirements of Policies LE 5 and LE7 are not met by existing open space facilities.
- Ensure, where possible, individual car parking facilities met requirements of new housing.

We look forward to receiving confirmation of receipt of this letter.

Yours sincerely,

Mrs. Hester Deackes
Town Clerk



Mr. Simon Cole
Planning and Development
Ashford Borough Council
Civic Centre
Tannery Lane
Ashford
Kent. TN23 1PL

10th December 2009

Dear Simon,

RE: Proposed Changes to the Tenterden and Rural Sites Development Plan Document

The proposed amendments to the DPD were considered by the Town Council Planning Committee on 7th December 2009 and its views are set out below;

The committee supported all the narrative changes to paragraphs and policies; 4.13, 5.31, 5.40, 6.34 (policy B), 7.26, 7.31, 7.36, 7.45, 7.57, 7.82, 7.87, Policy TRS 6, Policy TRS12, Policy TRS16, Policy TRS17 & Appendix 3 (which omits Westwell Court).

In addition, your attention is drawn to the detailed points set out in my letter of 10th August 2009 (copy enclosed) and, the committee seeks your response with regard to the following:

- Has consideration of the Tenterden Town Council open space replacement by a suitable alternative (bearing in mind that the requirements of Policies LE 5 and LE7 which are not met by existing open space facilities)?
- Has the Tenterden Primary School's lower playing field been removed from the development site TENT 1?
- Guidance is still needed from ABC in respect of the amount of land that needs to be provided for employment purposes relative to the proposed 500 new dwellings as part of the master plan. More employment land is likely to reduce external commuting.

- The Town Council looks forward to the receipt of a Strategic Housing Land Availability Assessment (SHLAA) including an infrastructure assessment as set out in PPS3.
- It is essential to provide a housing need analysis to ensure that appropriate provision was made for both local needs and affordable housing.
- A site is needed to be allocated for a long stay off street car park. Consideration should be given to the provision of 3 smaller car parks to enable use to be made by local residents in the evenings.
- Formal open space needs to be provided to adopted standards to comply with the standards set out in the Ashford Borough Local Plan 2000. Particularly open space essentially for playing field provision.
- A Roof Tariff or similar should be levied to fund proposals put forward in the Tenterden Improved Study including; Health Care, Schools, Open Space and Community Facilities. The Town Council should be party to any legal agreement where it was expected to be the manager of any facilities provided.

Which, if any, of the above points will be incorporated into the Masterplan Development Brief to be prepared for the development of TENT 1?

I look forward to your early reply.

Yours sincerely,

Mrs. Hester Deackes
Town Clerk

