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Independent Examination of the Ashford Borough Council
Tenterden and Rural Sites Development Plan Document

ISSUE 5

WRITTEN REPRESENTATIONS

Endorsed by The Planning Committee on behalf of the
Tenterden Town Council 7th June 2010

BACKGROUND

1. In December 2003 the Town Council adopted a Preliminary Wish List relating to the Local Development Framework. Shortly afterwards the Town Council appointed representatives to the Tenterden Town and Rural Partnership. In November 2005 the Tenterden Healthcheck and Action Area Plan was published by that body. A matrix cross referencing the planning issues which were of common interest to both bodies was adopted by the Town Council in May 2006. [A copy is attached and numbered TTC 001].
2. In December 2006 the Town Council considered the Core Strategies which formed part of the Ashford Borough Council Local Development Framework and endorsed the comments set out in paragraphs 2.1 to 2.14 below.
 - 2.1 Policy CS6 - The Rural Settlement Hierarchy
It was anticipated that the number of dwellings to be allocated in Tenterden within the plan period would be in the order of 265 in addition to any windfalls. It was also suggested that land would need to be allocated for additional small scale employment proposals.
 - 2.2 Policy CS7 - Development in the Countryside
This Policy is important in view of the location of Tenterden within the countryside and appears to be equally applicable to any proposed development on the edge of Tenterden and is worthy of support.
 - 2.3 (a) Policy CS8 - Infrastructure Contributions
This principle is important in all parts of the borough. It must not be forgotten that there can be rural deprivation as well as urban. The lack of playing fields or community facilities is one key area. To date, most individual developments in rural communities have usually been of a small scale. However an aggregation of such

developments can result in under provision of adequate community facilities. Suitable binding legal agreements, with all parties including the body responsible for future maintenance must be in place before planning permission is granted.

2.3 (b) The Town Council is of the view that these agreements are most effective if development is carried out on a small number of larger sites. With small scale development of say twenty dwellings, it is difficult to achieve enough planning gain to secure additional land to support either play equipment or playing fields.

2.4 Policy CS9 - Design Quality

As part of the Tenterden "Wish List" the Town Council indicated that in respect of any substantial development the following considerations should apply;

"a development brief should be prepared to demonstrate that the following issues have been incorporated into the schemes detailed design:-

- (a) the creation of an attractive and varied environment, which respects the key features of the site, creates visual interest and focal points and a strong sense of place and the phasing of the development over the period of the plan
- (b) The location and timing of the provision of public playing space to meet adopted Policies LE5 (a) and (b) and Policy LE7
- (c) The protection and retention of habitats, trees and woodlands falling within the provisions of Policies EN30, 31 and 32
- (d) The scale and heights of buildings, where necessary to protect the character of designated Conservation Areas
- (e) The steps taken to reflect the historic pattern of the town and the relationship between the built form of the town and the surrounding countryside. In particular views into and out of existing adjacent development
- (f) The variety of building types, local materials, building proportions, architectural features and styles.
- (g) The size of dwellings and tenure of affordable and other housing to be incorporated into and phased with the development.
- (h) The provision of land for community facilities
- (i) The means of disposal of surface water and foul sewage
- (j) The location of accesses for pedestrians, cycles and vehicles (preferably at least two vehicular accesses) including the retention of any existing footpaths
- (k) Any off site highway works required
- (l) The promotion of energy saving measures
- (m) The completion of an appropriate legal agreement to ensure all the above matters are enforceable."

- 2.5 Policy CS10 - Sustainable Design and Construction
These objectives are worthy of support
- 2.6 Policy CS11 - Biodiversity
This is worthy of support particularly in respect of SSSI's and ancient woodlands.
- 2.7 Policy CS12 - Range of Dwellings and Types
See CS9 Para (f) and (g)
- 2.8 Policy CS12 is of importance to Tenterden as there appears to be constant pressure to provide larger dwellings and this pressure is likely to increase directly with the growth of Greater Ashford.
- 2.9 Policy CS13 - Affordable Housing
See CS9 Para (g)
Affordable housing provision should be available for future generations and not just a short term palliative. There must be long term control over who is able to purchase or rent the properties and the terms of resale.
- 2.10 Policy CS14 - Gypsies and Travellers
Await comment to until the Tenterden and Rural Sites DPD is available.
- 2.11 Policy CS15 - Transport
Additional off street car parking should be considered at Tenterden in order to accommodate both all day parking for employees of the town and visitors to the town.
- 2.12 Policy CS16 - Retail Provision
Reference should be made in the Tenterden and Rural Sites DPD to preclude further changes from A1 to A2 and other uses of properties forming part of the primary retail frontages of Tenterden High Street.
- 2.13 Policy CS 17 - Tourism
There should be positive promotion of the tourism facilities in Tenterden and improvement of the existing features such as The Greens.
- 2.14 Policy CS 18 - Meeting the Community Needs
See comments on Policy CS 9 Par (b) and (h)
3. On 23rd January 2008 the Ashford Borough Council held a "workshop" at which the Town Council, local amenity societies, the Residents Association, Chamber of Commerce amongst others were represented. Prior to this "workshop" the Town Council considered what it thought might be the main issues. The number of dwellings to be accommodated in Tenterden by virtue of new allocations was then thought to be 265. At the meeting of the Planning Committee held on 21st January it was agreed one question to be answered was 'where logically can development(s) close to the town centre be located?. A long stay car park and public open space were also very important issues to consider. [Copy of Minute 4542 dated 23rd January 2008 attached and numbered TTC 002].

4. The Borough Council advised that feedback from the workshop had been very positive and that the comments and information would be published in an Issues and Options Report in May 2008. This would be subject to wider consultation. The Borough Council would formulate a list of preferred sites for allocation and would engage with local communities later in the year.
5. On 16th June 2008 the Town Council considered the Ashford Borough Council Development Plan Document Issues and Options Report. [Copy of Minute 4636 dated 16th June 2008 attached and numbered TTC 003].
6. At a Rural Conference convened by Ashford Borough Council on 23rd June 2008 it was announced the planned housing allocations for Tenterden were to rise from 265 to 500 dwellings. The Town Council organised a "workshop" on 11th July and this was reported to the Planning Committee on 14th July. [Copy of Minute 4654 attached and numbered TTC 004A]
7. The letter of confirmation of the Adoption of the LDF Core Strategy following the Report of the Inspector was reported to the Town Council Planning Committee on 18th August 2008.
8. A second Ashford Borough Workshop was held on 26th February 2009 and the outcome reported to the Planning Committee on 16th March 2009. [Copy of Minute 4817 attached and numbered TTC 004B]. Two plans showing the sites are also attached and numbered TTC PLAN 001 and TTC PLAN 002.
9. On 27th April 2009 the Planning Committee heard that "windfall" sites could not be counted against the total of number of dwellings to be provided within the rural area of the borough.
10. On 29th June 2009 it was agreed that any comments in respect of pitch provision for gypsies and other travellers would wait until actual proposals were included in the Rural Development Framework.
11. A Special Planning Committee was held on 3rd August 2009. [Copy of Minutes meeting attached and numbered TTC 005].
12. The changes proposed by Ashford Borough to the Tenterden and Rural Sites Development Plan Document were considered on 7th December 2009. [Copy of Minute 4982(a) attached and numbered TTC 006].
13. Further correspondence has taken place between the Town Council and Ashford Borough. On 15th February it was resolved "that the Ashford Borough Council be requested to provide details of the size and siting of the Open Spaces which they considered adequately met the requirement for Tenterden (as referred to in the Open Spaces Audit 2008). For example, there is only one area of public open space capable of accommodating an adult football pitch. To date no information has been received.

CONCLUSION

14. It is vitally important that any new development at Tenterden should respect and enhance its high quality character, including its scale, proportion and architecture. New development should not disturb the current residents, but help to enhance and preserve the community.
15. It is felt that Tenterden should grow in a "lateral" rather than in a linear way. The preference being not to extend along the A28 corridor, or out to the east along the Appledore or Woodchurch Roads. The preferred approach is to grow outwards from the centre and thereby minimise the need for additional traffic movements to reach shops, the junior and infant schools, surgery, clinic, leisure centre, etc. Where the High Street narrows, this has been taken to represent the centre as it is central to the shopping area.

TENT 01, 02, 06, 09 and 15 would extend the St Michaels area of the town northward in a linear fashion to a point about two miles north of the centre of Tenterden. Although a regular bus service passes the sites on Mondays to Saturdays there is no service on Sundays or Bank Holidays so additional traffic movements would inevitably be generated. Development of these sites is OPPOSED.

TENT 03 and 08 These sites are located within easy walking distance of the town centre with its shops and services. However access by car is through Rogersmead, which leads onto Station Road part of which is substandard in carriageway width. Station Road serves a substantial tourist attraction, two car parks, a commercial estate and some 140 dwellings. Development of these sites is OPPOSED.

TENT 04 This site is remote from the town centre and its development for residential purposes is OPPOSED. However, although it is remote from the town centre, it is felt it could provide a logical extension to the adjacent garage site.

TENT 05 This is a very small site and any development should be the result of a planning application rather than an allocation.

TENT 07 This site is located within easy walking distance of the town centre with its shops and services. Access is difficult if it is intended to be through Rogersmead. The problems set out relative to TENT 03 and 08 become more relevant. If access is to be through Westwell Court, traffic will emerge onto Rolvenden Road close to the traffic light controlled junction of West Cross and Smallhythe Road. The site is undulating in character and it is clearly visible from Cranbrook Road and Chennel Park Road to the north-west. Due to the sloping nature of the site it would be difficult to provide formal open space on a reasonably flat site to meet the requirements of the 'saved' Policies LE5 and LE7 of the Ashford Borough Local Plan 2000. Development of this site is OPPOSED.

TENT 10 This site is located in the High Weald Area of Outstanding Natural Beauty. However it is felt that with access off Plummer Lane the site could provide key workers housing related specifically to the nearby West View Hospital.

TENT 11 This site is located in the High Weald Area of Outstanding Natural Beauty to the west of the Kent and East Sussex Railway which the Town Council believes should be the western limit of development.
Development of this site is OPPOSED

TENT 13, 16 and 17 These sites are poorly related to existing development and are remote from the centre of Tenterden when public paths are used and even further by highway. Site TENT 17 is a form of sporadic development unrelated to the town. If TENT 16 were to be developed one particularly well used long standing footpath would have to be diverted. All three sites are likely to result in the generation of a substantial number of additional traffic movements.
Development of these sites is OPPOSED

TENT 14 This site has consent for use for mixed commercial development and by virtue of its frontage to the busy A28 is not suitable for residential development.
Allocation of this site is OPPOSED

TENT 18 The closest part of this site is over 800 metres from the Town Hall and the eastern part is over one kilometre. The site has extensive views to the east. Development of this site would lead to a substantial increase in car movements.
Development of this site is OPPOSED

TENT 19 Part of this site is used as playing fields by Homewood School and Sixth Form College. This site is further from the town centre than TENT 18. The same considerations refer with regard to increase in traffic movements.
Development of this site is OPPOSED

TENT 20 This site forms an undeveloped 'green break' between the heart of the town centre and Shrubcote to the east. It is recognised that in the event of development taking place the immediate surrounds of Hales Place, an important 'listed building', will have to be protected. However the inclusion of this land for development would enable in conjunction with TENT 12, 24, 25, 27 and part of TENT 23 and with careful design, to prevent it becoming a 'rat run', the creation of a through route between Appledore Road and Smallhythe Road. If the formal open space required to meet the provisions of saved Policies LE5 and LE7 of the Ashford Borough Local Plan 2000 were to be located in this area the openness of TENT 20 could be substantially retained. If sited in this location the public open space would be close to both to existing housing at Shrubcote and to the north of the site.

TENT 21 This site at Pickhill Oast was submitted after the workshop.

TENT 22 This site at Smallhythe was not considered at the workshop.

TENT 26 This site lies within the High Weald area of Outstanding Natural Beauty, the Tenterden Conservation area and would impact on the setting of Heronden Hall, an important listed building.
Development of this site is OPPOSED

TENT 28 Although this site is remote from the town centre it is felt that it could provide a logical extension the adjacent commercial premises.

TENT 12, 23, 24, 25, and 27 - The majority of this combined area is located close to the existing centre of the town, with its shops, as well as the Junior and Infants Schools, doctors surgery, leisure centre and existing public open space. Only a very small part of the site is within the designated Conservation Area of Tenterden. Due to the slope of the land any development would be seen against the backdrop of development along the ridge on which the High Street stands.

16. After the consultation stage, the Ashford Borough Council issued a revision of the Development Plan Document. For Tenterden the principal change was the deletion of **PROPOSED ALLOCATION TENT 2** at Westwell Court. This deletion is supported by the Town Council.
17. With regard to **PROPOSED ALLOCATION TENT 1**, the Town Council would like to draw attention to the following points.
 - (a) Recent surveys have indicated that at some times during the normal working day there is limited space in the off street car parks. The result is that combined with the over four hour charge of £10.00, all day parkers tend to migrate to nearby residential streets. Paragraph 6.26 of the DPD recognises the need for additional public car parking. The Town Council has suggested that consideration be given to providing long stay off street car parks – possibly three with a total of 200 spaces located to enable use by residents in the evenings. Many staff of local businesses are unable to reach their homes in villages as a some bus services cease to operate after 5.30 p.m. Consideration also needs to be given to a replacement coach park.
 - (b) Any substantial residential allocation should be the subject of a full Transport Assessment.
 - (c) The Town Council supports the provisions set out in Paragraph 6.31 relating to the need to preserve views of St Mildred’s Church.
 - (d) The Town Council supports the retention of the woodland referred to in paragraph 6.32. Support is also given to the need to protect existing hedges, watercourses etc.
 - (e) A careful assessment must be made at this stage to ensure the size of the allocation can accommodate the given numbers of dwellings at densities appropriate to the rural setting of Tenterden. In addition, the size of any further development such as off street car parks and an employment area will have to be taken into account. Will the existing school playing field [Part of TENT 24] have to be relocated within the development? If any of the Town Council owned open space is affected by the development, a suitable replacement must be provided? The Town Council owned land is indicated on TTC PLAN 003.
 - (f) What area of land is needed to satisfy the requirements of saved Policies LE 5 and LE7 of the Ashford Local Plan 2000 relating to the provision of formal open space?
 - (g) Paragraph 10.27 of the ABC Local Plan 2000 indicates that incidental open space within housing areas such as housing areas such as highway land, verges, areas of planting required to screen the development will not count towards public open space.
 - (h) If the Town Council is expected to have to adopt any open space it must be a party to any agreement in principle with the developers and the local planning authority relating to issues such as the size, shape, slope, drainage, services, equipment and buildings and any commuted sum for future maintenance.
 - (i) The design issues set out in paragraph 2.4 above must also be incorporated into the scheme.

End.



Annexed Documents

Contents

TTC 001 - Tenterden Town Council Primary Wish List (9 pages)

TTC 002 – Minute Reference 4542 23rd January 2008 (1 page)

TTC 003 – Minute Reference 4636 16th June 2008 (2 pages)

**TTC PLAN 001 and 002 - February 2009 Workshop Site Plans
(2 pages)**

**TTC 004(a) & 004(b) - Minute References 4654 14th July 2008
and 4817 16th March 2009 (1 page)**

TTC 005 – Minutes of special meeting 3rd August 2009 (3 pages)

TTC 006 – Minute Reference 4982 7th December 2009 (1 page)

TTC PLAN 003 – Map indicating Town Council owned land (1 page)

Tenterden Town Council Preliminary Wish List December 2003 and Tenterden Town and Rural Partnership Healthcheck and Action Plan November 2006

Ref	What / Where	Why	When	How
1 Page 60	To retain the character of the settlements of Reading Street and Smallhythe. <i>The retention of the character of separate smaller communities including Smallhythe and Reading Street with their own conservation areas is highlighted</i>	To protect the designated conservation areas	Whole plan period	By the refusal of inappropriate development <i>Action points include: "Opposing development which would fill in important gaps between what are distinct settlements, for example Rolvenden, High Halden, Smallhythe and Reading Street"</i>
2 See worksheets and Pages 71 & 75	To encourage the retention of St Michaels as a local centre. <i>St Michaels is largely self sufficient on a day to day basis, with its own retail centre, PO, filling station, primary school, public house, recreation ground and church that together promote a good sense of community (Page 6 of Worksheets). Its village hall is extensively used (page 69)</i>	To provide services for local residents	Whole plan period	By the refusal of inappropriate development <i>Retaining the character of St Michaels as a gateway to the Town and the importance of opposing development infill is highlighted in bullet one Section 7.16</i> <i>Action points that would help protect St Michaels services include: "Strengthen and enforce the policy on retail mix in the local plan /LDF" "Resist developments of larger floor space units that attract nationals only"</i>
3 Page 79	To consider whether an off street car park at St Michaels would be feasible. <i>Although there is no specific reference to St Michaels, the more general issue of the parking needs of the Town is identified in sections 7.66-70 on Transport.</i>	To reduce on street parking	2005-2006	By undertaking a study <i>The provision of additional off street parking is identified a priority.</i>
4 Page	To retain the character of Tenterden as a small market town of exceptional conservation importance <i>Protecting and improving the appearance of the High Street to</i>	To protect the recognised special character of Tenterden	Whole plan Period	By ensuring that new development is assessed in terms of the impact the proposal might have on the special character and setting of the town.

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8-11 22 69 71	<p>provide an appropriate setting for our public and historic buildings is extensively dealt with under:</p> <p>Section headed Tenterden Today pages 8-11 Environment Section EN1 page 22, and sections 7.3-7 on page 69 "Unattractive areas in need of improvement" are identified in E4 page 71</p> <p>Other issues identified include: - the cluttered feel with posts, parking signs and out-of-character railings -the retention of the residential commercial mix -protection of the Greens -the need to enhance the Town Hall as a focal point</p>			<p>Action points include: -commissioning a comprehensive professional independent streetscape review of the High Street and Lanes with costed recommendations -clearer guidance in the LDF on change of use in the conservation area -more directive and explicit shop front guidance</p>
5 Pages 75 and 76	<p>To help the town to continue to perform an important role as a shopping centre serving a wide area and as an employment and tourist centre while recognising the primary objective of conserving the character of the town and its historic fabric.</p> <p>This is extensively dealt with in Sections 7.37-42 of The Economy which identifies the need to retain the "unique...rich mix of shops and services" and "real concerns about Tenterden losing its identity and being taken over by multiples"</p>		Whole plan period	<p>By encouraging development which compliments and diversifies the facilities of the town without detracting from its character</p> <p>Actions include: Coordinated management, marketing and events programme "Strengthen and enforce the policy on retail mix in the local plan /LDF" Improve presentation and marketing of market; combine crafts and food Investigate the integration of the weekly market and the monthly Farmers Market Resist the development of larger floor space units that attract nationals only</p>
6	To encourage the provision of adequate shopping and service facilities in the town centre to meet future needs and to provide a	To ensure that the town remains competitive	Whole plan period	As 5 above and by trying to ensure that items of street furniture are necessary and

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Ref	What / Where	Why	When	How
9 page 74	To encourage the provision of improved library facilities. Consideration should be given to any replacement library being used jointly with the tourist information centre and borough council local office. <i>"...an improved library" is highlighted under Ec2</i>	To enable the supply of enhanced information technology systems. To make best use of resources and provide an all year tourist information service	2008-2010	By discussion between the County, Borough and Town councils. <i>Action: "Promote FE classes at an improved library"</i>
10 page 80	To ensure that general practice, minor trauma and day care facilities are available to reflect the changing demographic characteristics of the local population. <i>Issue S2 Sections 7.78-80 deal specifically with Health issues</i>	For the well being of all residents	Whole plan period	By liaison with the local medical practices and other providers <i>Actions : A development brief and exploration of options for the redevelopment of Ivy Court and the clinic Investigation of ambulance response issues</i>
11	To promote policies for the design of shop fronts and advertisements within the conservation areas. <i>See under 4 above</i>	To ensure that shop fronts and advertisements within the conservation areas reflect and enhance the character of those areas.	2005-2006	In conjunction with the Borough council <i>See under 4 above</i>
12 Page 79	To require all proposals which affect the amount of current on and off street public parking in Tenterden to provide a suitably located alternative facility prior to any development taking place. <i>Issue T6 Sections 7.66-70 identify the problems of shortage of parking space , inconsistency in pricing, convenience and the quality of points of arrival, especially in Station Road</i>	To avoid the loss of public vehicle parking	Whole plan period	By requiring a development brief and/ or legal agreement to be prepared for such proposals prior to the grant of planning permission <i>Actions include: Better use of current provision *construction of new long term car park rationalising charges *improvement of Station Road car parks retention of High Street parking on Thursday evenings</i>
13	To encourage the provision off adequate long term parking for people who work and live in the town commensurate with any growth of the to	To discourage parking in residential streets by non-residents and reduce the loss	2005 onwards	Following on from the current parking review being undertaken by the Ashford Highways Management Unit

Tenterden Town Council Preliminary Wish List December 2003 and Tenterden Town and Rural Partnership Healthcheck and Action Plan November 2006

	<i>See under 12 above</i>	of amenity.		<i>See under 12 above</i>
14	To encourage the provision of affordable housing to meet the needs of existing residents and their families.	To retain younger people and make a contribution towards redressing the age structure of the population	Whole plan period	By making affordable housing a requirement within new development proposals of over fifteen dwellings.
page 80	<i>Sections 7.76-77 highlight the high proportion of single person pensioner households and the shortage of housing in the price range of first time buyers (house prices are generally 50% higher than for the Ashford urban area)</i>			<i>Action: Research to be carried out on how to ensure that affordable housing serves the local community as intended and remains affordable in perpetuity</i>

Ref	What / Where	Why	When	How
15	(a) To encourage small business enterprises on suitable locations and the provision of work from home units in any new development. (b) To seek to avoid the loss of existing commercial development.	To provide local employment opportunities and retain the economic viability of the town	Whole plan period	(a) By making provision within the design specification for new development (b) By the operation of development control
	<i>See under 5 above</i>			<i>See under 5 above</i>
16	To encourage tourism in Tenterden and other communities within the parish particularly where it will not impinge on the character of the community. To seek the provision of a centrally located and dedicated coach park to promote the use of Tenterden as a tourist centre.		Whole plan period	In conjunction with the Borough council, local tourism associations and businesses. <i>Actions include:</i> <i>*events co-ordination and promotion</i> <i>*improving points of arrival (including Station Road coach/car parks)</i> <i>*improving signage and branding marketing area as well as town</i> <i>*visitor information throughout the year</i> <i>*design a Heritage Trail</i> <i>Strengthen events programme</i>
Pages 76 and 82	<i>The promotion of tourism is dealt with at length under EC4 sections 7.43-7.49. Issues include :the scale and importance to the economy; the need to improve co-ordination ,quality and promotion; the all -year business opportunities ; possible target markets; the relocation of the tourist office ;improving visitor information and accommodation pro. n.</i>			

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				<i>*promotion of more long stay accommodation through LDF</i>
17 Page 69	To protect The Greens from any further misuse and damage including hard surfaced encroachment by statutory undertakers and to discourage parking on The Greens and to undertake a programme of restoration. <i>Section 7.7 "Physically protect the Greens and maintain the tree lined townscape"</i>	To enhance the quality of the town for residents and visitors alike.	Whole plan period	By asking the Borough council to adopt powers under the County of Kent Act 1981 <i>Action: Highways Authority be asked to draw up options for consideration by TTC for reinforcing the verges to protect the grass from pedestrian erosion especially on the roadside edge of north west side of the Greens</i>
18	To extend The Green to the west of Station Road to enable the stop line to be moved towards the High Street without losing existing parking spaces. <i>See under 17 above</i>	To improve the visibility to the west and thereby improve safety at this junction.	2004-2005	By liaison with See under 17 above the highway authority <i>See under 17 and 4 above (Streetscape) in relation to improving points of arrival</i>
19 Page 78	To encourage the provision of adequate well lit footways between the town centre, schools and residential areas. <i>Issue T5 Sections 7.64-5 identify difficulties for pedestrians including at crossing points and where there are narrow footpaths, especially along the A28. Alternative routes ... need to be safe for joint use by pedestrians, prams and cyclists, and safety lit and maintained</i>	For safety	2004 onwards	By liaison with the highway authority <i>Actions include: *completion of missing links in pedestrian and cycle networks e.g. St Michaels and Tilden Gill *incorporation of new links with new development (Section 106 monies where appropriate)</i>
20 See under 19 above and also 7.19 page	To seek the provision of cycle ways between Tilden Gill and the town centre and between Henley Meadows and the town centre. <i>These Healthcheck sections identify the value of a footpath/cycleway network</i>	For safety	Present onwards	By continuing to raise the issue with the Borough council <i>Action: an ABC feasibility study and local public consultation on routes for both cycleways to be undertaken without further delay so that national grants can be secured and, where appropriate, Section 106 monies</i>

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72	<p>21 To encourage the provision of a fully integrated public transport system particularly with regard to connections with trains at Headcorn Station.</p> <p><i>S 7.51 indicates that the public concern is mainly about issues such as bus links with trains and connecting services for towns further afield</i> <i>S 7.59 Indicates problems of surrounding villages , especially for the young and older residents</i></p>	<p>To encourage effective use of local public transport</p>	<p>Whole plan period</p>	<p>In conjunction with the County council and service providers.</p> <p><i>Actions include:</i> <i>* co-ordination of timings -operators and KCC</i> <i>*Review of public transport in context of local transport and parish plans</i> <i>*Review of local information needs</i> <i>*Support for volunteer car schemes</i></p>
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Ref	What / Where	Why	When	How
22 Page 81	To expand and enhance recreational opportunities to ensure that current and future residents will benefit from built facilities as well as public and open spaces for sports and recreational use <i>Issue 3 Sections 7.81 -7.88 provides an overview of current provision, including the limited range of recreational activities, under provision for younger people within the club structure, and the roles of the Leisure Centre and Homewood school.</i>	There is an existing need for additional playing field space to provide for youth recreation within the town.	2005-2010	By working with local interest groups and fund providing bodies and ensuring that appropriate legal agreements are made in respect of new residential development. <i>Actions: *See under 8 above *Determine Tenterden Tigers application in the context of the LDF and its development applications</i>
23 pages 83 of Healthcheck report and 67-9 of Worksheets	To encourage the provision of a multi use community hall with facilities at ground floor level. <i>Hall and Meeting Rooms for Community Use is Issue 6 Sections 7.96 -7. There is a survey of Hall Use on page 69 of the Health check Worksheets (See also pages 67-8 S6.4). There is a lack of up to date facilities. Extension of the Leisure Centre's provision might include some community use and better community use of facilities at Homewood school remains an issue</i>	Lack of suitable accessible multi purpose facilities	2008-2012	By working with local interest groups and fund providing bodies and ensuring that appropriate legal agreements are made in respect of new residential development. <i>*compile a list of all halls , capacity, costs fees and improvements needed *publish a directory and explore scope for sharing * work with Leisure Centre Trust to analyse needs and shortfall</i>
25	To discourage all forms of urban development within the High Weald Area of Outstanding Natural Beauty other than on sites with extant planning permissions or suitable brown field sites.	To protect the surrounding countryside	Whole plan period	By the operation of development control <i>This to be part of the brief for the streetscape consultancy</i>

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	<i>See 7 above</i>			<i>See 7 above</i>
26	To discourage all forms of urban development within the Special Landscape Areas shown on the Ashford Borough Local Plan other than on sites with extant planning permissions or suitable brown field sites. <i>See 7 above</i>	To protect the surrounding countryside	Whole plan period	By the operation of development control <i>See 7 above</i>
27	New development unrelated to agriculture or forestry or farm diversification using existing buildings, and requiring liquid waste disposal facilities, not to be undertaken unless such development is connected to a public foul sewer. <i>Healthcheck identifies "concerns about water discharge from new developments" (page 23 4.21)</i>	In the interests of pollution control	Whole plan period	By the operation of development control
28	To consider the provision of suitably designed additional bus shelters <i>The needs of the bus users on pages 77-8 includes the provision of "adequate bus shelters" (7.56).</i>	To encourage effective use of public transport	2005-2008	In conjunction with the Borough and County councils and service providers.
pages 77-8 29	To remove High Weald AONB designation from the land to the east of the former railway line at St Michaels <i>Not identified in Healthcheck</i>	As such designation is now redundant		

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Extract from the minutes of the Tenterden Town Council Planning Committee held on
23rd January 2008

4542 WORKSHOPS 23rd & 24th JANUARY. The Town Mayor had provided a 1:5000 scale Ordnance Survey contour map model which demonstrated the lie of the land around Tenterden. The model showed the constraints of the Area of Outstanding Natural Beauty and the Special Landscape Areas, and how this affected the scope of any development areas, particularly at St. Michaels. The Town Mayor reported that he would be giving an introduction at the Workshops and it was hoped the model would assist the Workshop organisers. The Chairman Cllr. Edwards reported that the agenda for the Workshops had changed and it now included the Town Council Wish List and the Tenterden Improved Document. Some alterations to the timing had also been noted. Overall, Members concurred that the main question at the Workshops would be 'where logically can development(s) close to the town centre be located'? A long stay car park and public open space were also very important issues to consider.

4636 CORRESPONDENCE.

- (a) Tenterden & Rural Sites Development Plan. Members discussed the Ashford Borough Council Development Plan Document Issues and Options Report. The questions for Tenterden (which had arisen following the Workshop held on 23rd January 2008 - Minute 4542) contained within the report were considered. It was **AGREED** that the following representations based on the specific questions on Page 50 as identified below would be submitted to Ashford Borough Council;

Question 17: 'At the workshop, one group felt very strongly that development should not focus around the Appledore Road area of the town, primarily due to traffic related issues. However, two groups highlighted this area as a favoured location for development, notably sites Tent 18, 19 and 13 were supported. What is your view on this matter?'

Committee Response: Members agreed that development should not focus around the Appledore Road area but should focus on areas nearer the town centre.

Question 18: 'One group felt very strongly against development in the Tent 07 area, primarily due to the impact on the visual setting of the area and urban sprawl into the countryside. However, two groups supported this location for development. What is your view?'

Committee Response: Members supported development in the Tent 07 area.

Question 19: 'The groups generally agreed that development should be focused within Tenterden to provide housing near or close to Tenterden's existing services and also to lessen the impact of development into the countryside. Do you agree?'

Committee Response: Yes.

Question 20: The workshop felt that phasing the development intended at Tenterden was very important, both to ensure that it can be successfully integrated with the existing residents, and to mitigate against adverse impacts on Tenterden's character. What is your viewpoint?'

Committee Response: Members agreed with the statement.

Question 21: 'Do you have any further comments to make on any of the outcomes of the Tenterden Workshop?'

Committee Response:

Development Allocations;

The Committee welcomed the reduced number of new dwelling allocations which were now reported at 265. (The figures reported were 125 dwellings between 2001 and 2013, and 140 dwellings between 2014 and 2021).

Any developments on this scale must be accompanied by open space provision and community facilities as described under the various LE Policies contained within the Ashford Borough Local Plan 2000. Members concurred that small pockets of development would mean no further open space provision and therefore members supported larger development sites. This would mean that developers were under a statutory obligation to provide adequate open space provision along with the associated community facilities.

The scale and materials used in developments should be appropriate for the area i.e. design, density, height, types of materials used, drainage, highway access and so on.

Primary Shopping Frontages;

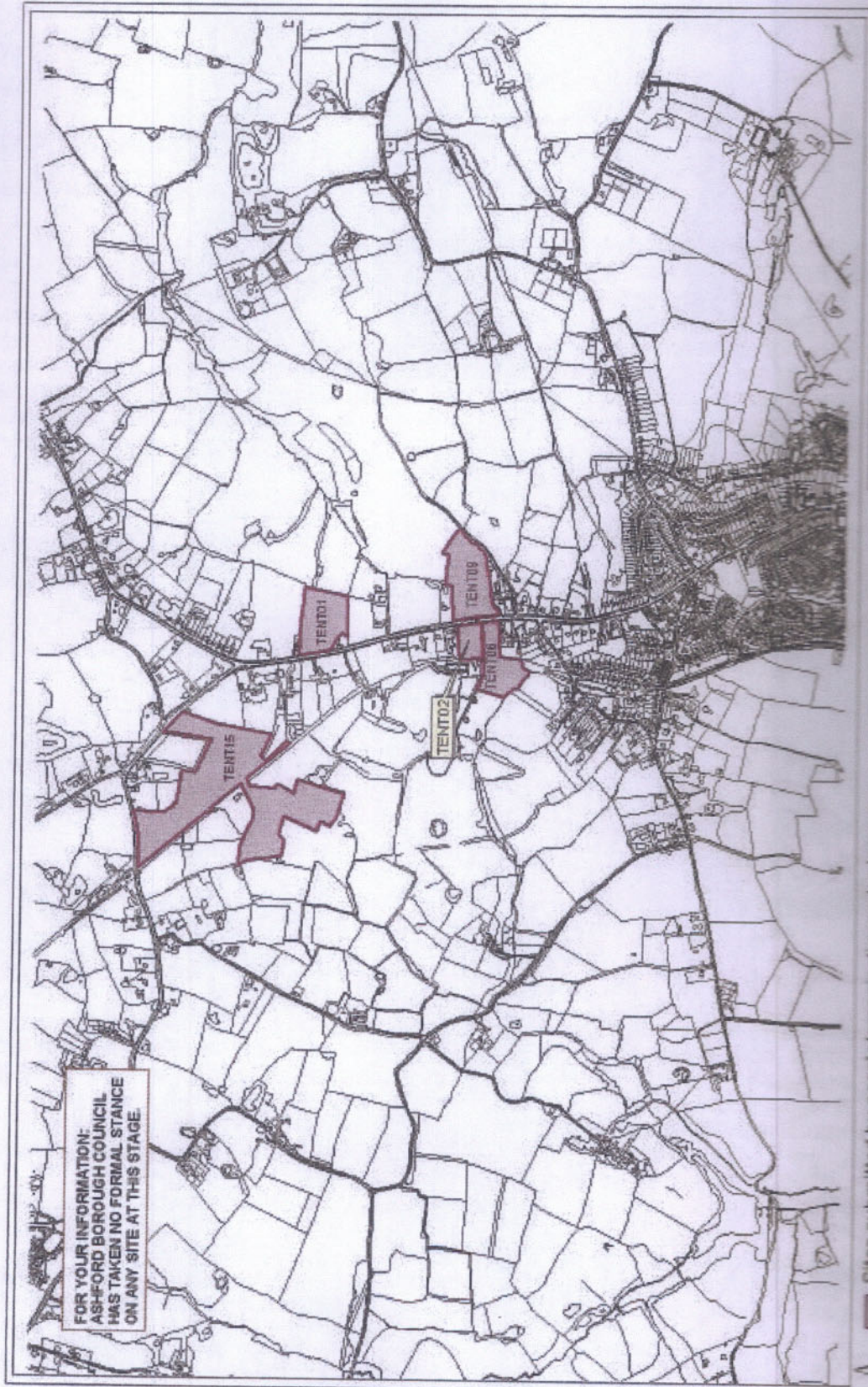
The Committee agreed that the primary shopping frontage on the South side of the High Street should be extended down as far as Bridewell Lane. Members also agreed that there should be a common policy for the North and South side of the High Street with regard to Policy SH5, and the calculation of the cumulative amount of new development schemes or changes of use from Class A1 uses to other A2 uses be increased to 25%.

Local Landscape Designations;

Members agreed that the principle of the Special Landscape Areas status should be retained.

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Tenterden Map



FOR YOUR INFORMATION:
ASHFORD BOROUGH COUNCIL
HAS TAKEN NO FORMAL STANCE
ON ANY SITE AT THIS STAGE.

This product includes mapping data from
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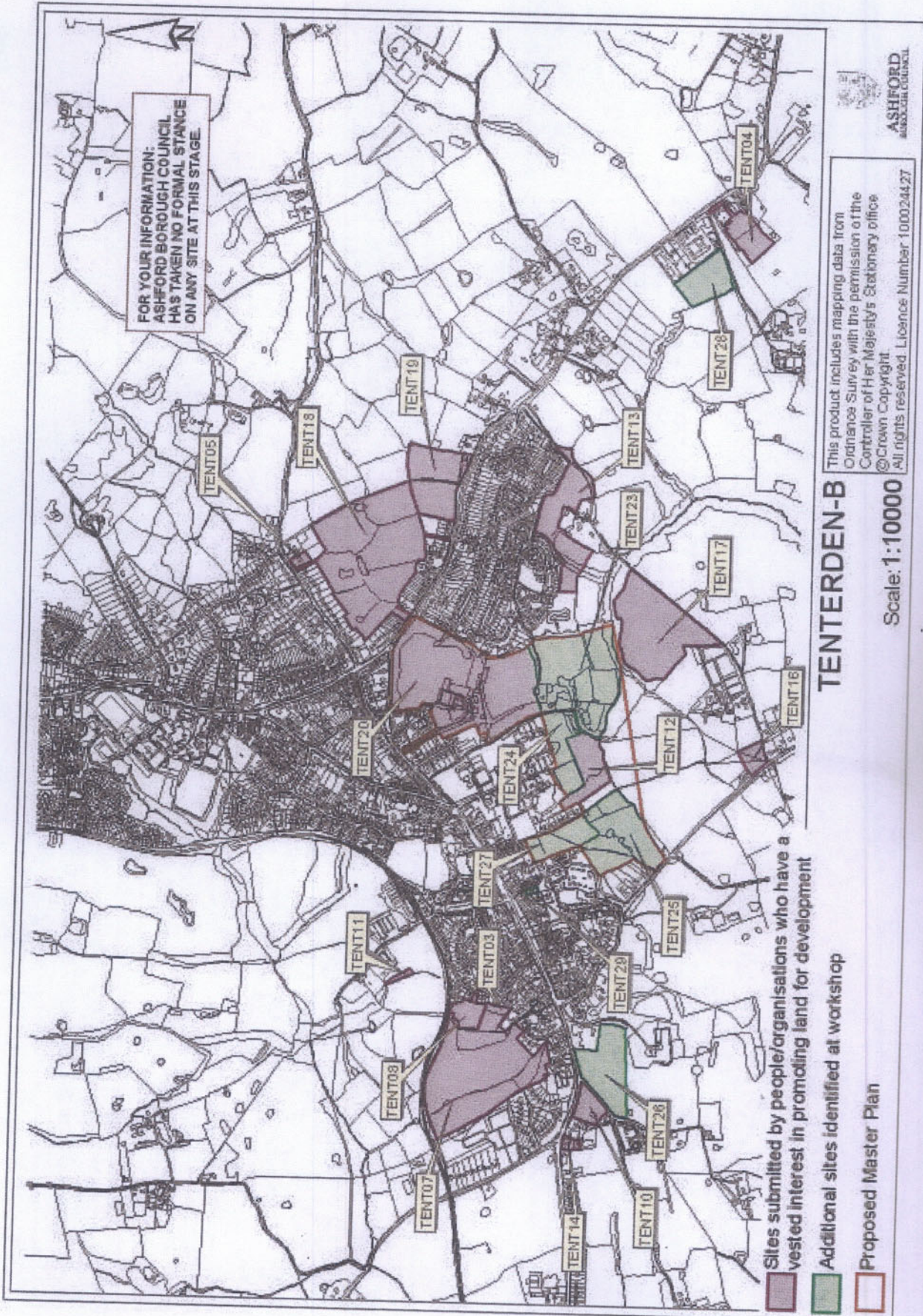
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Sites submitted by people/organisations who have a
vested interest in promoting land for development



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Extract from the minutes of the Tenterden Town Council Planning Committee held on

14th July 2008.

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4654 RESIDENTIAL DEVELOPMENT IN TENTERDEN TO 2021. Cllr. Weller reported on the Workshop held on Friday, 11th July 2008 which was attended by 6 members of the planning committee, 3 members from Tenterden & District Chamber of Commerce, 3 members of the Tenterden & District Residents Association, and 3 members from Tenterden Town and Rural Partnership. Cllr. Weller reported that following the confirmed increase in proposed housing development from 265 dwellings to 500 dwellings by 2021, the workshop had set out to define further development areas as well as those already put forward at the January Workshop. There was an initial concern that the Special Landscape Areas might be removed, however it had been confirmed that these areas would remain as stated in the Ashford Borough Local Plan 2000.

Three main areas were discussed; Rear of Rogersmead & Tenterden Cemetery, / Appledore Road & Woodchurch Road, / and sites from Tesco through to the Leisure Centre and possibly meeting Appledore Road. Consideration was given to various aspects including items such as walking distances to schools and shops, traffic, and long-stay parking. It was **AGREED** that Cllr. Mrs Saunders would compile a list of the main considerations based on the sites as discussed and these points would be referred to ABC. Cllr. Edwards stated that he believed the conclusions from the January Workshop may have been very different if members had known about the substantial increase in proposed dwellings. ABC had previously confirmed that they would be looking at potential sites over the summer 2008 and would report their preferred areas later in the year.

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Extract from the minutes of the Tenterden Town Council Planning Committee held on

16th March 2009.

4817 TENTERDEN & RURAL SITES WORKSHOPS. Proposed areas for development as discussed at the Workshop held on 26th February were considered. The Town Mayor Cllr. J. Weller, explained that this workshop was the second in a series of workshops for the larger towns that would be taking large housing developments. Cllr. Weller confirmed that the initial government requirement for 265 dwellings in Tenterden had risen to 500 dwellings and potential sites were identified and discussed. Using an outline map, Cllr. Weller demonstrated; (a) where there were suggested sites prior to the first workshop; (b) sites actually suggested at the first workshop; (c) what sites were not suitable for development and why; (d) which areas already had planning permission and so did not need allocations; (e) which area may be considered as an exceptional case for housing relating to West View Hospital and finally; (f) areas which had potential for built development.

Ashford Borough Council would be formulating a report based on the outcome of the workshop and this was expected in July. As the Local Planning Authority, Ashford Borough Council would still need to find a solution to the car parking requirements of the town and this should be identified within the new Local Development Framework.

TENTERDEN TOWN COUNCIL

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MINUTES AND REPORTS OF A SPECIAL MEETING OF THE
PLANNING COMMITTEE
HELD ON 3rd AUGUST 2009

PRESENT: Cllr. J. Weller (Chairman), Town Mayor (Cllr. A. E. Sugden); Cllr. P. E. Carley, Cllr. M. Carter, Cllr. Mrs. Crickmore-Porter, Cllr. H. H. O. Edwards, Cllr. Mrs. P. A. Smith and Cllr. R. P. A. Wade.

Cllr. Pearson, not a member of the committee, and 12 members of the public were also present.

4905 APOLOGIES FOR ABSENCE. Cllr. Mrs. C. R. Hickmott-Arnold.

4906 DECLARATIONS OF INTEREST ON ITEMS TO BE CONSIDERED AT THIS MEETING. Nil.

4907 PERSONAL REPRESENTATIONS FROM MEMBERS OF THE PUBLIC.

Tenterden & Rural Sites Development Plan Document.

- (a) Mr. Derek Maclaren of Westwell Court expressed his strong objection to the inclusion of Policy TENT2 - land north of Westwell Court. He pointed out that the area was set on a plateau and would be prominent and very intrusive particularly as the surrounding countryside was an Area of Outstanding Natural Beauty. He drew attention to the close proximity of any development to the existing properties in Westwell Court, Hurst Close and Lawn Close. Mr. Maclaren expressed concern that as there was no access available other than via Westwell Court, this would result in the compulsory purchase and demolition of properties. There were no suitable access roads in place which would give rise to problems accessing the A28. Mr. Maclaren added that TENT2 called for 20 houses only as a contingency in order to provide assurance that the residential target for Tenterden was met. Mr. Maclaren believed that there was no reason to allocate any additional land and TENT2 should be withdrawn.
- (b) Mr. Tom Escott of Westwell Court spoke on behalf of the residents of 1 - 10 Westwell Court who were opposed to Policy TENT 2. He referred to the plan that showed demolition of properties and, this he opined, was a rehash of TENT 7 which was turned down as unsuitable. He stated that the policy was misleading as there was a strong implication that it would take all or substantial part of Nos. 1 - 10 to achieve an acceptable access. There would be a considerable highways risk on the A28 and there should be a settled access road. The Council's prescriptive approach in this respect was very misleading and the access arrangements should be left as indicative to be determined by detailed proposals. Mr. Escott emphasised that the plan was an unjustified, unreasonable and unnecessary invasion of private interests causing uncertainty and distress to the residents and potentially blighting their property.

- (a) Tenterden & Rural Sites Development Plan Document. Cllr. Weller reported that letters had been received from Mr. Escott and Mr. Lyons with additional signatures of the residents of Westwell Court requesting that Policy TENT2 should be removed from the Plan. Cllr. Weller gave some background as to what had taken place beginning with the inception of the Local Development Framework in 2003 for which a Wish List was compiled, all of which was still relevant. This was followed by a series of Workshops between 2007 and 2009 when the Town Council and representatives from local organisations discussed with Ashford Borough Council the proposals it put forward. The document was now complete and any representations should be made to Ashford Borough Council before 11th August.

Tent2: 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. It was AGREED that Ashford Borough Council be asked to 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. It was AGREED that the letter sent to Ashford Borough Council in July 2008 be revised to include additional points as listed below:-

- > 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.

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- > 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.

4909 ANY OTHER URGENT BUSINESS PREVIOUSLY NOTIFIED TO THE CHAIRMAN.
Nil.

4982 **CORRESPONDENCE.**

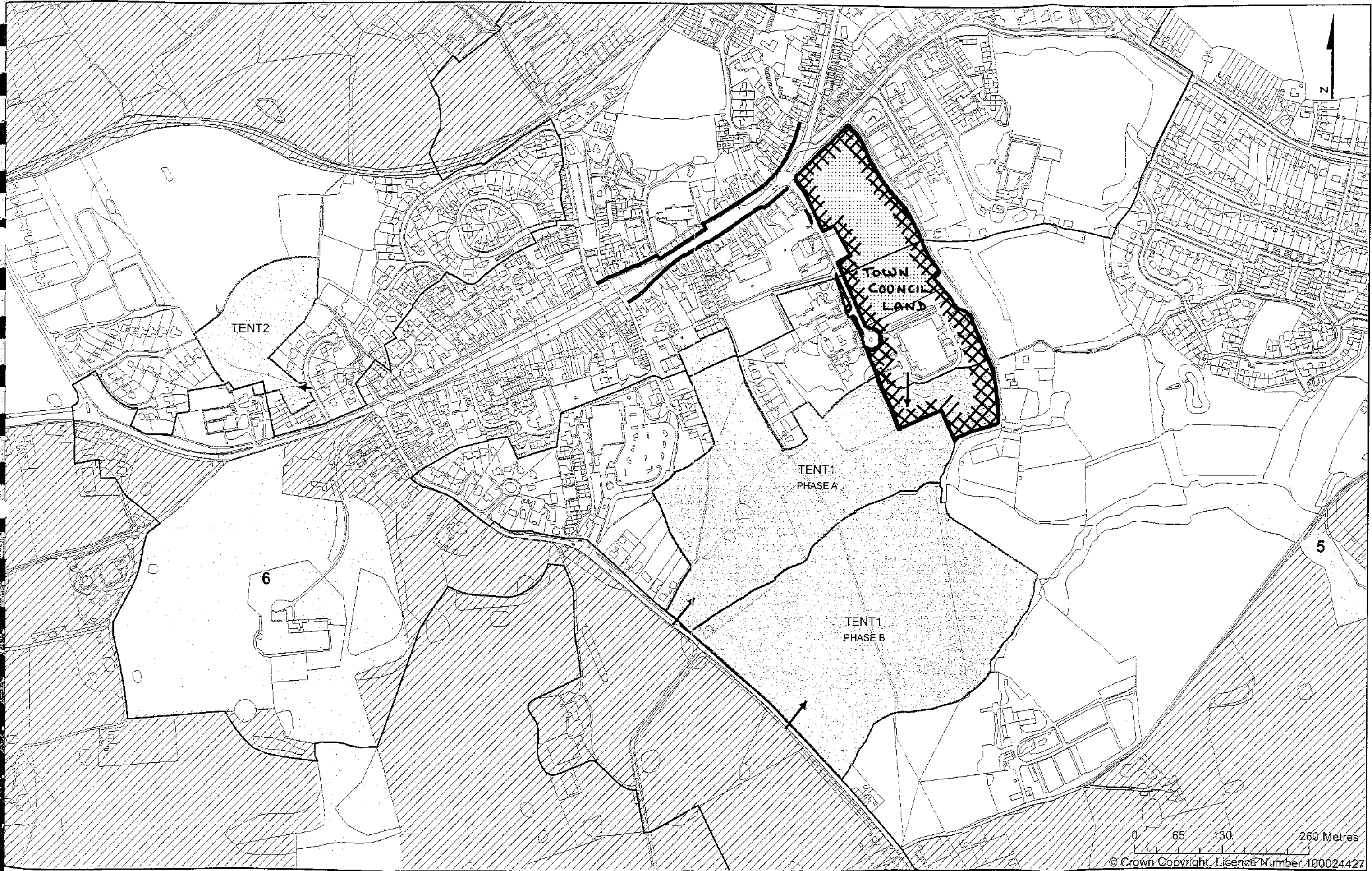
- (a) Tenterden & Rural Sites Development Plan Document. Proposed changes to the Publication Version of the DPD were considered. The committee supported all the narrative changes to paragraphs and policies; 4.13, 5.31, 5.40, 6.34 (policy b), 7.26, 7.31, 7.36, 7.45, 7.57, 7.82, 7.87, Policy TRS 6, Policy TRS12, Policy TRS16, Policy TRS17 & Appendix 3 (which now omitted Westwell Court).

In addition, Ashford Borough Council's attention was drawn to the previous detailed points as set out in the Town Council's comments of 10th August 2009 (as listed below) and asked which, if any, of the points would be incorporated into the Masterplan Development Brief to be prepared for the development of TENT 1?

- > Had 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 were not met by existing open space facilities)?
- > Had the Tenterden Primary School's lower playing field been removed from the development site TENT 1?
- > Guidance was still 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 was looking forward to the receipt of a Strategic Housing Land Availability Assessment (SHLAA) including an infrastructure assessment as set out in PPS3.
- > It was essential to provide a housing need analysis to ensure that appropriate provision was made for both local needs and affordable housing.
- > A site was 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. 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.

Tenterden Proposals Map

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