

Land off Appledore Road Tenterden Growth and Community Services Assessment

Wates Developments Ltd

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1.0 Introduction

- 1.1 This report has been prepared by Lichfields, on behalf of Wates Developments Limited (“Wates”). It presents an assessment of the proposed development at the land off Appledore Road, in the context of Tenterden’s current facilities and service provision, and their ability absorb or adapt to the town’s future growth. The report therefore seeks to address Policy HOU5 criteria (a) of the adopted Local Plan (2019) as well as consider the local benefits that might accrue from growth in Tenterden.

The site and proposed scheme

- 1.2 Wates’ proposed development includes up to 145 homes (50% of which being affordable housing), a 8.66ha country park including play areas and a new sports hub to include football pitches and new club house/pavilion, as shown in Figure 1.1. Figure 1.1 shows the illustrative masterplan for the scheme, in the context of the existing built up area of Tenterden along Appledore Road and Woodchurch Road. The site extends to 24.34ha and is immediately adjoining the existing settlement boundary.

Figure 1.1 Illustrative Masterplan for Land off Appledore Road



Source: Wates Developments/Re-Format

Policy HOU5

- 1.3 The Ashford Local Plan (2019) sets out a policy-based approach to windfall housing development (i.e. on sites unallocated in the plan). It identifies that there are (paragraph 6.41):

“...a number of rural settlements which play a service centre role in that they contain a number of services such as a primary school; a GP service; a community venue (such as a pub or a village hall); shops which are able to meet a range of daily needs and a commuter-friendly bus or train service. These locations are considered suitable for infilling and edge of settlement growth which is of an appropriate scale in relationship to the settlement size and availability of services”

- 1.4 Settlements containing these facilities are considered suitable for appropriately-scaled infilling (Policy HOU3) or extension (Policy HOU5) and such settlement are therefore listed within the Policy. Policy HOU5 states that:

“Proposals for residential development adjoining or close to the existing built up confines of the following settlements will be acceptable: ... Tenterden (including St Michaels)... providing that each of the following criteria are met:”

- 1.5 Policy HOU5 proceeds to identify six criteria (a-f) for proposals to be acceptable. Criterion (a) relates to settlement growth and service provision stating:

(a) “the scale of development proposed is proportionate to the size of the settlement and the level, type and quality of day to day service provision currently available and commensurate with the ability of those services to absorb the level of development in combination with any planned allocations in this Local Plan and committed development, in liaison with service providers.”

- 1.6 This report provides evidence addressing that criteria (a) if HOU5, with the other criteria – (b) walking distance to services, (c) safe access, (d) maximising use of sustainable transport modes, (e) natural environment and heritage assets, and (f) quality of design – addressed within other parts of this planning application submission, as set out within the planning statement.

- 1.7 Policy HOU5 provides the policy mechanism by which windfall schemes will be assessed in the context of Policy SP2 within the Ashford Local Plan. Policy SP2 sets out the housing requirement for the plan period and notes that suitable windfall proposals will contribute towards meeting that target. In that context Policy SP2 states:

“Windfall housing development will be permitted where it is consistent with the spatial strategy outlined above and is consistent with other policies of this Local Plan, in order to ensure that sustainable development is delivered.”

- 1.8 The detailed provisions of Policy HOU5 seek to ensure that windfall development on the edge of settlements will be “*proportionate*” and gives a criteria-based approach to assessing how windfall housing fits in with the spatial strategy outlined in Policy SP2. Therefore proposals which accord with HOU5 can be considered consistent with the spatial strategy (the spatial strategy is not a pre-defined filter to narrow/prevent entry into Policy HOU5 from windfall sites, provided they are at settlements listed in the policy).

Assessing the proposed scheme against Policy HOU5(a)

- 1.9 Policy HOU5 criteria (a) essentially sets out a number of ‘tests’ to ensure developments, adjoining the settlements listed in the policy, are proportionate to the settlement and commensurate to its service provision, therefore being able to absorb the associated housing growth without undue harm or excessive impact.

- 1.10 To demonstrate the development’s conformity to Policy HOU5, requirement (a) can be broken down into its distinct components as follows:

- 1 Demonstrating the scale of development is proportionate to:
 - a the size of the settlement; and
 - b the level, type and quality of day to day service provision.
- 2 Demonstrating the scale of development is commensurate with the ability of services to absorb the level of development:
 - a alongside other commitments/allocations; and
 - b in liaison with service providers.

1.11 In the supporting text associated with Policy HOU5, Paragraph 6.57 asserts that the services which should be referred to are primary school places, GP provision and local community facilities. The services which we have assessed within this report are:

- 1 primary school capacity;
- 2 secondary school (and post-16) capacity;
- 3 GP provision;
- 4 local recreational facilities;
- 5 a vital and viable high street with a range of shops and community venues such as pubs.

1.12 The ‘services’ considered in this report are in line with and in fact go beyond this list to consider other local services also referred to in the supporting text (e.g. at paragraph 6.41). Policy HOU5(a) has therefore informed and shaped the scope of this report, which is provided to directly address the component requirements

1.13 No specific guidance on which ‘service providers’ should be contacted is provided within the plan. However, in producing this evidence, the applicant has had discussions and correspondence with the following stakeholders:

- 1 Kent County Council as the local education authority responsible for school provision.
- 2 Tenterden Schools Trust as the multi-academy trust running the four schools in Tenterden; Homewood School, St Michael’s Primary, Tenterden Junior School and Tenterden Infant School.
- 3 Sport England as the national body responsible for grassroots sports provision in England; and
- 4 Ivy Court Surgery as the GP Surgery serving Tenterden.

Findings in relation to previous scheme

1.14 An earlier version of this report was originally produced in December 2019 for the purposes of accompanying an application for a larger scheme comprising 250 homes (19/01788/AS) on the site. Permission was refused for this scheme in September 2020.

1.15 In respect of Policy HOU5(a) the Committee Report on the larger scheme stated that:

“Policy HOU5 (a) requires that the scale of development proposed is proportionate to the size of the settlement and the level, type and quality of day to day service provision currently available and commensurate with the ability of those services to absorb the level of development in combination with any planned allocations in the Local Plan and committed development in liaison with service providers.”

The applicant's case is that (a) the current scale of existing services provision in Tenterden would be suitable to meet the needs arising from the proposal in combination with other development and (b) the development would generate additional infrastructure requirements which could be dealt with through section 106 planning obligation contributions as requested by consultees such as for primary education, community learning, youth services, libraries, social care, allotments and additional capacity in general practice health premises. I do not dispute that suggestion and so I have no objection to the proposal in terms of the ability to meet criterion HOU5(a)." (emphasis added) (Committee Report on 19/01788/AS, September 2020, para 61 – our emphasis)

1.16 In the overall conclusion regarding the site, the Committee Report goes on to state:

"I have no objection to the proposal in terms of the ability to meet criterion HOU5(a) the current scale of existing services provision in Tenterden would be suitable to meet the needs arising from the proposal." (Committee Report on 19/01788/AS, September 2020, para 134 – our emphasis)

1.17 This report has been updated to reflect the smaller scheme now proposed (for 145 homes) and more recent data which has become available since the December 2019 report was produced. Given this is significantly smaller than the previous scheme it is considered that the Council's previous findings in relation to HOU5(a), as set out above, equally apply to this smaller scheme. There has been no substantive change in circumstances in Tenterden which could lead a decision maker to a different conclusion.

Scope of report

1.18 The assessment that follows in this report seeks to provide evidence on the impact in terms of scale, local service provision and likely economic benefits of Wates' development of 145 homes at Appledore Road. In particular it considers and addresses the criteria contained in Policy HOU5(a). It is set out as follows:

- **Section 2** provides an overview of the existing size, characteristics and services of Tenterden, providing the baseline against which to consider the impact of the development.
- **Section 3** provides analysis on the proportionality of up to 145 new homes in Tenterden in the context of the existing town.
- **Section 4** provides assess the ability of day-to-day services to absorb the pressures arising from the development and considers what impacts there may be.
- **Section 5** assesses the potential wider social and economic benefits of growth on the Appledore Road site to Tenterden and the economy of Ashford Borough.
- **Section 6** draws the above together, concluding on how the scheme is adjudged to accord with the Local Plan Policy HOU5(a).

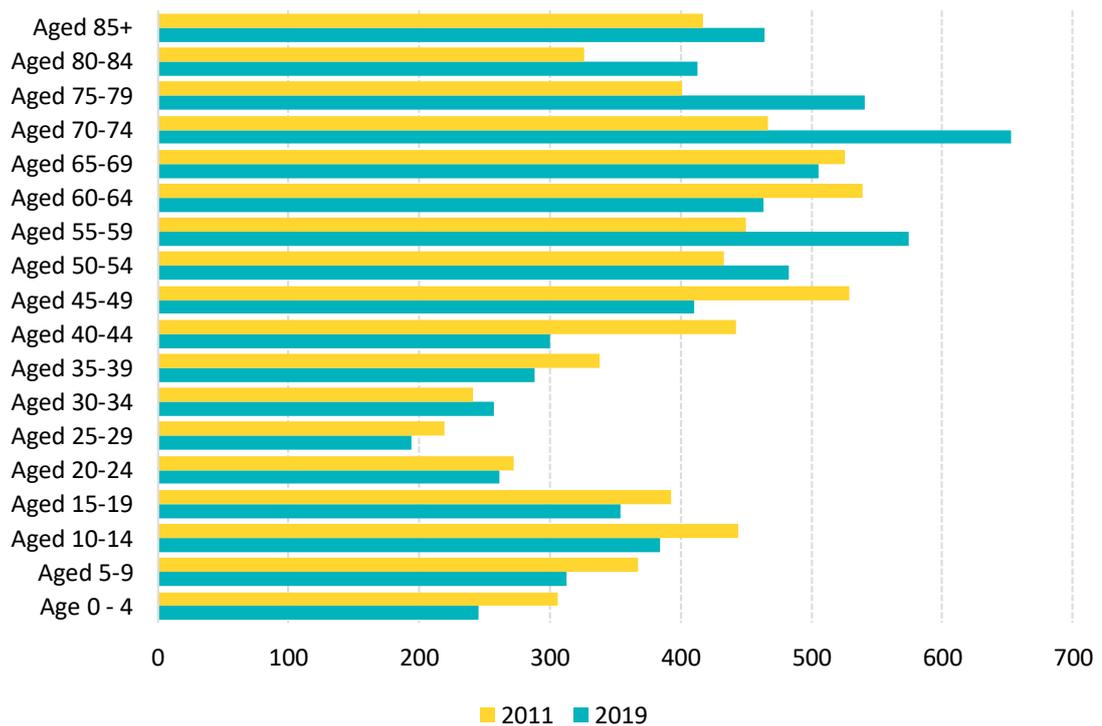
2.0 Tenterden

2.1 Tenterden is the second largest settlement in Ashford Borough and is the Borough’s only other town outside of Ashford. The Ashford Local Plan (2019) identifies it as playing a “*main rural service centre role for much of the south-western part of the borough*” and describes it as “*an attractive, historic town which is relatively well served by shops and services...*” (para 2.49). The town serves a wider rural hinterland and is well connected to larger settlements with regular bus services to Ashford, Maidstone, Tunbridge Wells and Hastings.

Existing size and characteristics

2.2 As at 2019, using the latest available data from Government’s Office for National Statistics (ONS), Tenterden town was estimated to have a population of 7,102 people.¹ This is a slight reduction from the population recorded in 2011 of 7,110. Figure 2.1 illustrates that in those eight years the population profile has been significantly ageing in the town, with fewer people in most age groups 49 and under (including children), suggesting fewer families in the town, and a significant increase in age groups 50+. These changes in population size and structure are likely to be a consequence of the low levels of growth the town has experienced and illustrates a degree of ossification in the town.

Figure 2.1 Population Profile of Tenterden 2011 and 2019



Source: ONS Small-Area Mid-Year Population Estimates

2.3 A population in Tenterden town of 7,102 represents 5.5% of the total population of Ashford Borough estimated as 130,000 people in 2019.

2.4 Specific up-to-date data on the number of homes in the town is not available from Government data at a comparable date and geography. However, in 2011 there were 3,622 dwellings in

¹ ONS Small-Area Mid-Year Population Estimates 2019 – Geography of ‘Tenterden Built-up Area’

Tenterden parish², the majority within the town itself. Between 2011 and 2020 there has been some housebuilding in the area, with TENT1a now being largely complete (with 218 out of 249 homes completed - 20 homes in 2017/18, 112 in 2018/19 and 86 in 2019/20), 36 retirement homes at Oak Tree Court, Smallhythe Road (in 2018/19). The AMR and Land Registry indicate there have been 18 other new build completions (individual dwellings or small sites) in this period and therefore we estimate that Tenterden comprises approximately 3,900 dwellings as of mid-2020.

- 2.5 A dwelling stock of 3,900 for the Tenterden area represents 7.0% of the total dwelling stock of 55,811 in Ashford Borough.³

Existing day-to-day services

- 2.6 Tenterden is well served for day-to-day services. It is the Borough's second settlement and has a breadth and quality of services which reflects its role as a town which serves a much wider rural hinterland within this part of Kent and parts of neighbouring East Sussex. This includes a wide range of day-to-day services, which are also complemented by several higher order and occasional services (such as the leisure swimming pool and a theatre) as well as a rich cultural and tourism offer (such as the Tenterden Museum and the Kent & East Sussex heritage railway).

- 2.7 Focussing on day-to-day services, Tenterden (including St Michaels) contains the following:

- 1 One GP surgery, the Ivy Court Surgery⁴ which in February 2021 completed the building of brand new larger premises, with ten registered GPs;
- 2 Three primary schools: Tenterden Infant School, Tenterden Church of England Junior School and St Michaels Church of England Primary School;
- 3 Homewood School and Sixth Form, providing secondary and 16-18 education; and
- 4 Several sports and recreational facilities⁵, including:
 - a Tenterden Leisure Centre with sports hall; a leisure swimming pool; a gym (100 fitness stations) and fitness studios.
 - b Tenterden Recreation Ground with pavilion, grass pitches; tennis courts and children's play facilities. Tenterden Bowls Club also have a facility at the recreation ground.
 - c A range of sports facilities available for community hire and use at Homewood School and Sixth Form Centre including: grass pitches (including those at Appledore Field); sports hall; studios and a new floodlit 3G football pitch.
 - d The London Beach Health Club and Spa providing a gym (30 fitness stations); swimming pool; golf course; and studios.
 - e St Michaels Recreation Ground providing grass pitches.
 - f Tenterden golf club, with an 18-hole course and club house.
- 5 A number of community centres/spaces for hire including: The Pavilion; Tenterden Town Hall; Highbury Hall; Methodist Church Hall; St Andrews Parish Centre; St Michaels Village Hall; St Mildred's Church Hall; The Glebe Hall; The Scout Hut; Zion Baptist Church Hall and Trinity Baptist Church Hall.

- 2.8 These existing day to day services are plotted on the map below (Figure 2.2).

² Census 2011 – Table QS418EW – Dwellings; parish2011: E04004860: Tenterden

³ Council Tax Base statistics 2020 - <https://www.gov.uk/government/statistics/council-taxbase-2020-in-england>

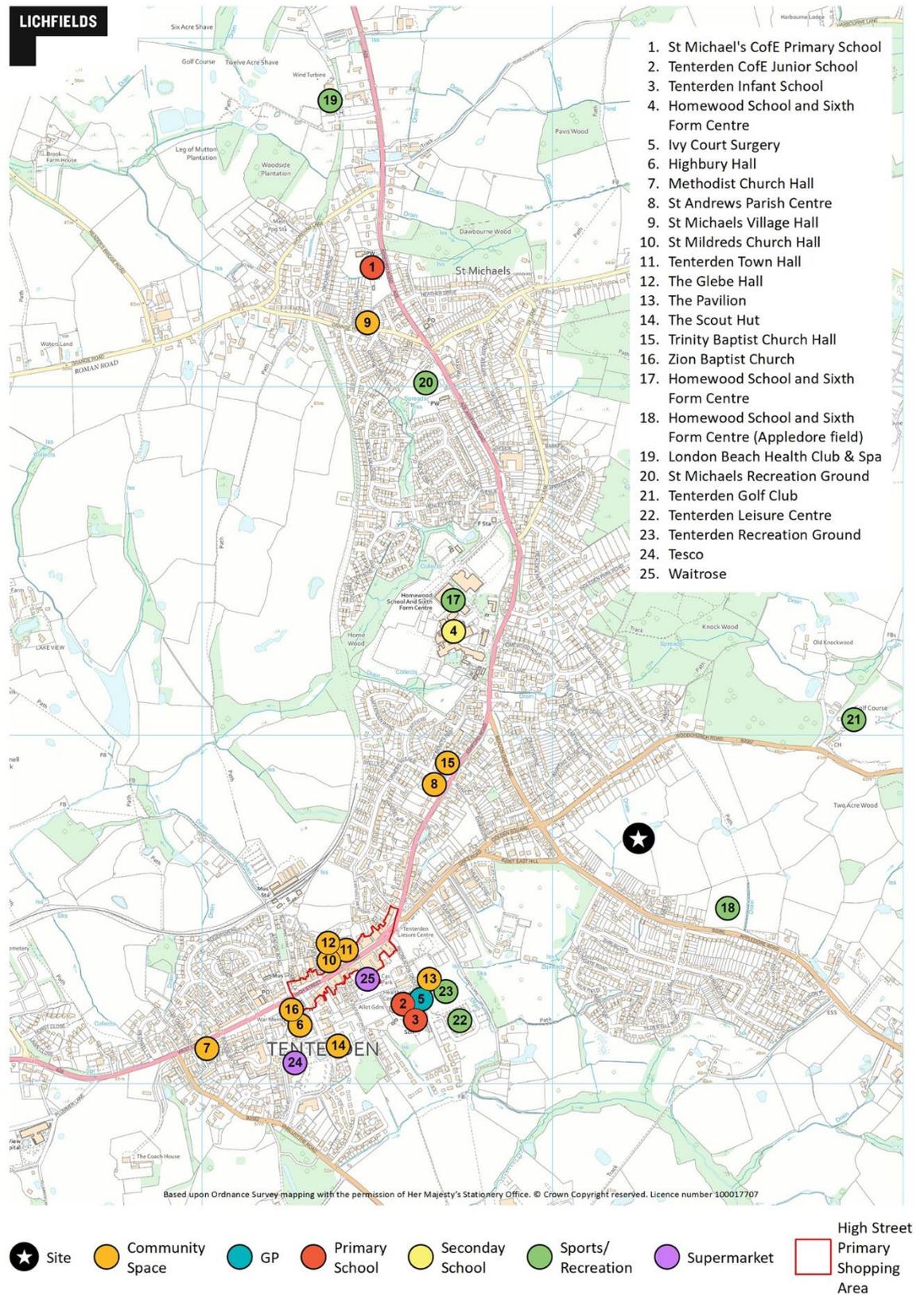
⁴ See website at http://www.ivycourtsurgery.co.uk/?page_id=65 which lists four GP partners and six associate GPs

⁵ Sport England Active Places Database, 2019

- 2.9 In addition to the above community day-to-day services, Tenterden High Street accommodates shops and services which fulfil a variety of retail needs for local people. There are two large supermarkets, Tesco and Waitrose, providing convenience goods shopping (c.2,860 square metres and 2,740 square metres of floorspace respectively⁶). These are both accessible to pedestrians from the High Street. They also each have good vehicular access and large car parking facilities.
- 2.10 The High Street is home to many restaurants, cafes and pubs providing a strong food and beverage offer. There are also hair and beauty salons, banks, numerous financial and professional services, a vet, a dental surgery and Tenterden has multiple petrol stations.
- 2.11 Tenterden has a relatively large and reasonably well-functioning stretch of shops, making it an important local retail destination. However, while pre-pandemic it continued to see a reasonably low level of vacancy in the centre, Tenterden has seen some change in the types and quality of retailers over recent years. The Ashford Retail Needs and Leisure Assessment (2015) noted that respondents to the stakeholder survey identified ‘fewer charity shops in prominent retail positions’, ‘more smaller independent and specialist shops’ and ‘increased choice/range of shops’ as the main improvements people wished to see for the High Street. Since 2015 there has been a further increase in the number of charity shops, with the Retail Study identifying five within its audit undertaken in 2014 and more recent retail audit data from Experian GOAD from 2017 showing this had increased to 11. The likely long-term impacts on the high-street and its businesses of the Covid-19 pandemic are not yet clear.

⁶ VOA property information search

Figure 2.2 Map of existing facilities in Tenterden



Source: GPs – nhs.uk; Schools – compare-school-performance.gov.uk; Sports facilities – Sport England (activeplacespower.com)

Committed housing growth

- 2.12 Policy HOU5(a) requires any assessment of the ability of day-to-day services to absorb growth to be undertaken ‘in combination’ with other Local Plan allocations and committed developments. In Tenterden this includes several other schemes as set out in Table 2.1.

Table 2.1 Committed housing growth in Tenterden

Site	Planning Status	Units	Mix
Tenterden Southern Extension Phase A (TENT1A)	Allocation + Planning Permission (Granted 2014) Under Construction	Total: 249 Outstanding (at 2020): 31	185 houses; 64 flats (35% affordable)
Tenterden Southern Extension Phase B (TENT1B/S24)	Allocation	Total: 225 Outstanding (at 2020): 225	TBC
Pope House Farm (S60)	Allocation + Planning Permission (Granted July 2019 - 18/00759/AS).	Total: 30 Outstanding (at 2020): 30	TBC
Land South of Tilden Gill Road	Planning Permission (Outline granted on Appeal Apr 16 – RM approved July 2019)	Total: 100 Outstanding (at 2020): 100	Proposed 85 houses; 15 flats
Total Outstanding (committed future growth):		387	

Source: Lichfields analysis of Ashford Local Plan and Ashford Annual Monitoring Reports 2017/18, 2018/19 and 2019/20

- 2.13 Overall, existing un-built committed housing growth in Tenterden totals 387 units (as at mid-2020, the most recent period). Combined with the up to 145 units proposed at Appledore Road, total growth which Tenterden’s local day-to-day services would need to absorb, brings a total of 532 homes.

3.0 Proportionate Growth

3.1 This section demonstrates that the Appledore Road development is proportionate to the size of the settlement and the services it currently contains.

3.2 Policy HOU5a sets out that “*the scale of development proposed is proportionate to the size of the settlement and the level, type and quality of day to day service provision currently available*”. This policy stands to be applied by testing that: firstly, the scale of the growth the scheme would contribute to corresponds with and is generally in-line with the current settlement size and any reasonable expectations for growth; and secondly, that the scale of development, and the size of settlement it would lead to, corresponds with the services in Tenterden and what might reasonably be expected as the level, type and quality of services in such comparably sized settlements.

Proportional to settlement size

3.3 The first part of the HOU5a ‘proportionate’ test requires the scale of development to be proportionate to the size of the settlement. This means growth should be reasonably related to what might be expected, given the existing size of the settlement. Tenterden is the second largest settlement in Ashford Borough and is a main rural centre; it is an area where sustainable growth can be accommodated and would be anticipated.

3.4 At up to 145 homes, the Appledore Road development would be an increase of 3.8% on the 3,900 homes which already make up the settlement. In isolation this is a relatively small rise. As outlined in Section 2.0, the combined committed outstanding developments (including 145 dwellings at Appledore Road) total an expected 532 homes, equivalent to an overall level of growth of 13.6% delivered over the 10 remaining years of the Core Strategy period. Even if looking over the Core Strategy period 2018 to 2030 and taking account of recent completions in Tenterden over the last two years, total growth would total 775 homes, equivalent to a level of growth of 20.9% over the Core Strategy period⁷. In that context we have looked at several metrics to consider the degree to which 145 homes at Appledore Road, and an overall growth level of 13.6% from 2020 onwards or 20.9% over the Core Strategy period 2018-30, would be proportionate as follows:

- 1 For both the 2018-30 and 2020-30 period this level of growth is lower than the Local Plan’s proposed growth for Ashford Borough. From 2020 onwards the Local Plan proposed growth of 20.6% (based on 11,492 new dwellings⁸ between 2020 and 2030 against a 2020 dwelling stock of 55,811), compared with 13.6% for Tenterden. Over the 2018 to 2030 period the growth rate for Ashford Borough is 24.1% compared with 20.9% over the same period for Tenterden⁹. It is below the Borough average but demonstrates that such a scale of growth is not unfamiliar to the wider Ashford area.
- 2 The level of growth is also lower (proportionately) than that planned for in a number of smaller settlements in the Borough, for example Charing (with 291 new dwellings compared with a stock of 1,298¹⁰, equating to 22.4% growth) and Hamstreet (140 dwellings compared with a stock of 611 dwellings, equating to 22.9% growth).

⁷ Comprising 238 completions 2018-20 (198 at TENT1A and 36 at Oak Tree Court and 4 completions at Shrubcote/Appledore Road), plus 387 units from allocations yet to be completed at 2020 plus 150 units at Appledore Road (yielding 775 total), as a proportion of the estimate c.3,700 dwellings in Tenterden as at 2018.

⁸ 13,118 dwellings 2018 to 2030, less actual completions for 2018/19 and 2019/20 (880 and 746 respectively, as shown in the 2019/10 Ashford AMR) gives 11,492 remaining for the final 10 years of the plan period (2020-30).

⁹ Based 13,118 new dwellings between 2018 and 2030 against a 2018 dwelling stock of 54,353 across the Borough.

¹⁰ Source: Census 2011 KS401EW Dwellings, household spaces and accommodation type for Parish.

- 3 Similarly, the proposed growth within the Local Plan for Ashford Town is c.33%, based on the percentage of total planned supply that is in and on the edge of Ashford compared to its existing size. Whilst Ashford, as the main town and focus for growth, would be reasonably expected to accommodate a relatively greater proportion of growth, this puts into context that a growth rate of 13.6% for 2020 onwards or 20.9% for 2018 onwards in Tenterden is broadly in-keeping with the overall growth trends in the area whilst reflecting its role as the second settlement within the Borough.
- 4 Government is targeting the delivery at a national level of c.300,000 dwellings per year. Over a notional 10-year period this represents an 12.3% increase in housing stock overall for the country and over a notional 15-year period this represents growth of 18.5%. Whilst the projected growth of 13.6% (over 10 years) or 20.9% (over the Core Strategy period) in Tenterden is marginally higher than this, the 300,000 dwelling estimate is a national average and would therefore vary from place to place, with it expected that less affordable and stronger market areas (such as in Tenterden) would take proportionately more growth. 13.6% growth is not considered to be disproportionate to what Government is aiming for in areas across the country.
- 5 Looking at proposed growth in similar size towns in Kent shows 13.6% growth over 10 years or 20.9% growth over the Core Strategy period in Tenterden would be not be unprecedented and may be seen in some circumstances as modest. For example, Paddock Wood, in Tunbridge Wells Borough, a town of c.7,800 people and c.3,250 homes¹¹ already has 1,000 homes committed in the development pipeline, with a further up-to 4,000 proposed as part of the emerging draft Local Plan.¹² This would equal growth of between 30.7% and 150% over 15 years. Similarly, Kings Hill, a town of c.8,800 population with c.3,230 homes¹³ is allocated to see a growth of 965 homes over 15 years in the submission version of the Tonbridge and Malling Local Plan; growth of 29.8%. Whilst these refer to slightly longer timeframes than we have assessed for Tenterden (15 years compared with 10 years, reflecting the larger allocations and longer build out periods) they nevertheless demonstrate that by comparison a 13.6% growth rate for Tenterden over 10 years or 20.9% over the Core Strategy period could be considered modest.

3.5 Each of these metrics illustrate that the scale of growth (13.6% over 10-years or 20.9% over the Core Strategy period) that might arise in Tenterden, including the Appledore Road scheme, would be proportional to the size of the settlement. It would not be out of keeping with a variety of expected and reasonable estimates for scale of growth in a town such as Tenterden over a medium term horizon (10-15 years) and is also proportionate with the scales of growth for Ashford Borough and nationally.

3.6 Furthermore, whilst the proportionate test within Policy HOU5a is directed to the existing size of the settlement, such a scale of growth in Tenterden would also be proportionate to the spatial strategy and the split of growth between different settlements envisaged by the Local Plan. The Local Plan envisages almost three quarters of the Borough's growth to occur in Ashford Town, and only c.4.5%¹⁴ to occur in Tenterden. The inclusion of the Appledore Road scheme would marginally increase that percentage to c.5.5% in the context of the Borough's overall growth.

¹¹ 2011 census KS401EW and KS101EW using built up area boundary definitions

¹² <https://www.kentonline.co.uk/tunbridge-wells/news/council-faces-difficult-decisions-over-plan-for-2-800-homes-205408/>

¹³ ONS Mid-Year Estimates for Built up area boundaries 2017 & Census 2011 KS101EW for dwellings, plus c.550 completions in Kings Hill since 2011 – see https://www.tmbc.gov.uk/_data/assets/pdf_file/0007/618892/Final_SA_Report.pdf page 24

¹⁴ Based on overall growth identified in the Local Plan 2030 Appendix 5 Housing Trajectory which shows c.13,500 dwellings total across the 2018-30 period of which c.625 are in Tenterden. With the inclusion of Appledore Road the total for Tenterden would be brought to 775 over the 2018-30 period (this is lower than the 532 quoted in Section 2 as this 532 figure excludes completions seen in Tenterden in 2018/19 and 2019/20).

Proportional to service provision

- 3.7 The second part of the HOU5a ‘proportionate’ test requires the scale of development to be proportionate to the level, type and quality of day-to-day services. As set out above (in Section 2.0), Tenterden is a main rural centre that is well served by shops and services. These are all near to, and easily accessible from, the Appledore Road site (see Figure 2.2). Tenterden evidently has a full range of services catering for day-to-day needs, and on its own merits is of a level, type and quality which shows Tenterden to be a sustainable location for growth. To consider whether the scale of growth is proportionate to the service provision currently, we have undertaken a benchmarking exercise against other similar and larger towns to assess how relatively well served Tenterden is for services, and the degree to which a larger Tenterden (i.e. one with the scale of growth envisaged) would continue to have a commensurate range of services for such a settlement of that size. This analysis is shown in Appendix 1.
- 3.8 When comparing Tenterden to other similar sized towns in Kent, our analysis shows that towns with larger populations than Tenterden still have similar facilities, suggesting Tenterden is already relatively well serviced for settlement of its size; the day-to-day facilities and services Tenterden has are commensurate to those that might be expected to support a larger population, for example¹⁵:
- 1 Edenbridge has a population of 8,172 (1,054 more people than Tenterden). Edenbridge does not possess a secondary school, which Tenterden does. It has one GP surgery with ten doctors, similar to Tenterden’s provision. It does not have as much convenience shopping, with Waitrose, Costcutter and Tesco Express on Edenbridge High Street equivalent to only approximately half of the convenience floorspace in Tenterden. Comparing sports facilities, both settlements have a leisure centre. However, using gym stations within those centres as a proxy for the level of provision, Edenbridge’s is small, containing 36 fitness stations, compared to Tenterden leisure centre’s 100 stations¹⁶. Whilst it has a larger population, Edenbridge seems less well-equipped with day-to-day services than Tenterden.
 - 2 Paddock Wood is also similar in size (a population of 7,840; 722 people more than Tenterden). Paddock Wood has primary and secondary school provision and a GP with 7 doctors, similar to the provisions in Tenterden. Putlands centre only provides 32 gym stations¹⁷ but Mascalls Academy and Memorial Recreation Ground provide other spaces for sports and recreation. Paddock Wood has a smaller high street retail offer compared to Tenterden, in terms of both convenience floorspace and number of shops in general. Paddock Wood therefore has a slightly larger population but similar provision of services and a smaller centre.
 - 3 Otford has a very similar population to Tenterden but offers no secondary school, nor registered sports facilities. It also does not have a supermarket, other than a mini-market/off licence shop. With regard to GPs, Otford has one Practice with 7 doctors, similar to Tenterden. Otford has fewer facilities than Tenterden, highlighting how Tenterden is very well served for services for a settlement of its size.
 - 4 Pembury had a population c.1,000 lower than Tenterden (6,128 people). It has a relatively large primary school but does not have a secondary school or Sixth Form in Pembury itself – though there are a number of schools nearby, in and around Tunbridge Wells. It has some shops and services, mainly concentrated in the south of the village but does not have the quantity and range as Tenterden as there is no obvious stretch of high street. Pembury has one GP surgery with four GPs. The surgery is almost half the size of that in Tenterden.

¹⁵ Unless otherwise referenced all population estimates are from 2011 census using ONS built up area (BUA) boundary definitions

¹⁶ Sport England Active Places Database, 2019

¹⁷ Sport England Active Places Database, 2019

5 Hoo St Werburgh also has approximately 1,000 fewer people than Tenterden (6,113 people). It has a primary school and secondary school, with a Sixth Form, in the village, and other schools also nearby in neighbouring locations such as Chattenden. It has similar provision of schools to Tenterden. Hoo has two doctors' surgeries, The Elms Medical Centre, with 4 GPs and St Werburgh Medical Practice with one GP (but a relatively large practicing nurse team). Hundred of Hoo Sports Centre provides 40 fitness stations. This provision is significantly less than in Tenterden.

3.9 Benchmarking Tenterden against these other settlements, it appears to have a range and degree of day-to-day provision commensurate with a settlement larger than its current size. Settlements with larger populations are functioning with similar, or less, facilities than Tenterden already contains, suggesting that Tenterden is well served for its size and that the broad range of services could sustain a larger settlement. This demonstrates that a larger Tenterden by c.550 new homes would still have a commensurate level of service provision, and therefore that the scale of growth is proportionate to that level, type and quality of day-to-day service provision.

Other sites considered against Policy HOU5

3.10 We note that a small number of other sites have been considered against Policy HOU5 and provide a reasonable barometer for how to apply the proportionate test in practice. Of particular note is an application for 21 units at Farley Close, Shadoxhurst (17/01888/AS) which was dismissed on appeal in April 2019 but still provides useful context for what can be considered 'proportionate'.¹⁸ The planning inspector found the development to be acceptable owing in part to the existing service provision being suitable to meet day to day needs, stating in respect of policy HOU5 (para 12):

"Based on the evidence before me, I find that the existing service provision is suitable to meet day to day needs. I acknowledge that a number of sites which include residential development have been recently consented¹⁹ (both prior to and after the decision was made on this planning application). Nevertheless, I am not presented with substantive evidence which persuades me that the level type and quantity of the existing services could not absorb the 21 dwellings proposed (in combination with planned allocations and committed development put to me)."

3.11 That Inspector found that a development of 21 dwellings, combined with other growth of 64 dwellings, totalling 85 dwellings growth was in accordance with HOU5, and as such proportionate. Shadoxhurst has an estimated dwelling stock of 518 dwellings²⁰ meaning that 16.4% growth was considered proportionate, even in a much a smaller settlement, further down the settlement hierarchy and with far fewer services. This further supports a view that 20.9% growth (2018 onwards) or 13.6% growth (2020 onwards) in Tenterden can be seen as proportionate, particularly given Tenterden is a much larger settlement.

A proportionate level of growth

3.12 The first part of Policy HOU5 requires proposed developments, when considered alongside other committed growth, to be proportionate to the existing settlement; i.e. corresponding in size or amount to what could reasonably be expected or envisaged, given comparison to other metrics. In summary, growth to the level proposed if the Appledore Road scheme came forward is not inappropriate or out of proportion to the existing size of Tenterden, the services on offer in Tenterden, nor in comparison to growth/services in other settlements that are similar in

¹⁸ Appeal Decision APP/E2205/W/18/3213898

¹⁹ The Inspector lists these recently consented decisions as: 12/00418/AS (4 homes), 14/00254/AS (17 homes), 15/01496/AS (19 homes), 16/01841/AS (12 homes), 18/00483/AS (refused) and 18/00572/AS (12 homes).

²⁰ Census 2011 dataset KS401EW Household spaces and Dwellings for the Shadoxhurst built up area (BUA) geography

nature. There are a range of evidenced comparators which indicate and illustrate that the level of growth is proportionate.

4.0 Impact on Day to Day Services

- 4.1 Policy HOU5a requires developments coming forward under the policy to not only be proportionate to the scale, type and quality of service provision, but also be “*commensurate with the ability of those services to absorb the level of development*”. This section considers the impact of the new development on the day-to-day services in Tenterden. Acknowledging that there will be some effect, the applicant team has liaised with service providers to ascertain current capacity and whether existing facilities (or future plans that are in place or could be put in place to future proof service provision) would be able to accommodate any pressures from growth.

Schools

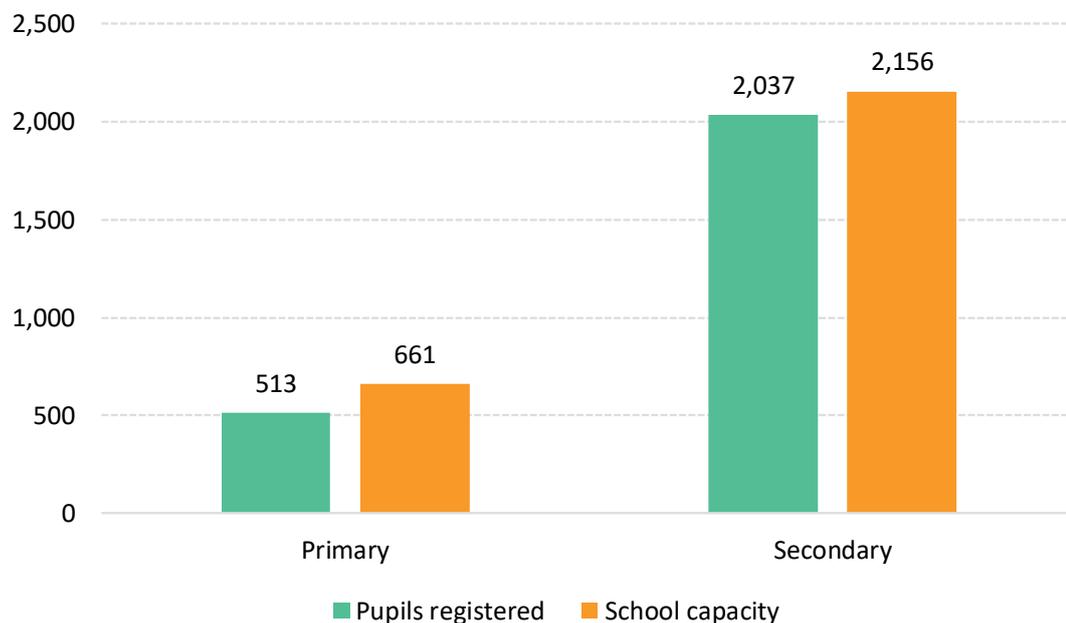
- 4.2 Policy HOU5a applies at the settlement level. Kent County Council (KCC) plan for school capacity across different geographies based on school catchment and planning areas. Whilst these are different, for completeness we have considered school provision across both Tenterden and wider areas.

Current school capacity

- 4.3 For **primary school** provision, Tenterden’s three primary schools (Tenterden Infant School, Tenterden Church of England Junior School and St Michaels Church of England Primary School) provide a significant number of primary school places in the local area. School census data indicates, based on pupil roll numbers for 2019/20, across these three schools there is a large amount of capacity in primary school provision, equating to c.22% of the pupil admission number capacity (see Table 4.1). This compares with c.5% capacity KCC seek to maintain in order to provide flexibility and choice. Equivalent figures from KCC²¹ (see Appendix 2), indicates for the Tenterden North and South Planning Areas have a combined capacity for 1,113 pupils, as of 2019/20 with an anticipated surplus of around 200-250 per year between 2020/21 and 2024/25, equivalent to c.25%. There is significant existing primary school capacity across Tenterden and the wider the area.
- 4.4 For **secondary school** provision Homewood School and Sixth Form, provides secondary and 16-18 education in Tenterden. It is a large school and currently has a small percentage of surplus places for new pupils equating to 6% (see Figure 4.1). Equivalent figures from KCC (source) indicates for the Tenterden and Cranbrook Non-selective group (which comprises Homewood School and High Weald Academy) a capacity for 2,700 pupils in 2019/20, with a surplus of 763 spaces indicating 1,937 pupils enrolled (equivalent to c.28% capacity). Across the ‘Ashford Selective’ secondary group (which covers Tenterden, where residents attend a selective school) there is current capacity for 1,958 pupils however a shortfall of 50 spaces. Overall there is significant existing secondary school capacity across Tenterden and the wider the school planning area.
- 4.5 This represents the baseline position (e.g. how much capacity is available currently). When considering forecasts of pupil numbers (e.g. as within KCC’s ‘Commissioning Plan for Education Provision in Kent 2021-25’), it is this baseline capacity, inclusive of 5% surplus, that is used as the starting point for considering future pupil numbers (e.g. from housing growth and/or birth rates).

²¹ Commissioning Plan for Education Provision in Kent 2021-25, approved January 2021 - https://www.kent.gov.uk/data/assets/pdf_file/0005/104675/Commissioning-Plan-for-Education-Provision-in-Kent-2021-to-2025.pdf

Figure 4.1 Graph showing surplus capacity in Tenterden Primary and Secondary School/ Sixth Form as of 2019/20 school year



Source: Government 'Get information about schools' <https://www.get-information-schools.service.gov.uk/?SelectedTab=Establishments&SearchType=Location> (March 2021)

Impact from development and ability to absorb growth

- 4.6 The development at the land at Appledore Road will have some impact on schools' capacities as it will bring more school-aged children to the area. KCC previously estimated that a development of 250 homes would produce an additional 70 primary school pupils and 50 secondary school pupils; reducing this pro-rata on the basis of a smaller scheme of up to 145 units would suggest the smaller scheme would be expected to generate 41 primary school pupils and 29 secondary school pupils. On its own merits, there is sufficient capacity at the moment to accommodate such growth within school capacities in Tenterden (as above).
- 4.7 However, this should be considered both in combination with other wider growth in the area, as well as forecasts of future cohort sizes. In order to consider the impact of the development and wider growth we have looked at a number of forecasts and estimates as follows:
- 1 Tenterden Schools Trust (TST) calculated forecasts for the capacity across their Tenterden schools, reflecting the *previous* larger (250 units) Appledore Road scheme and others coming forward across Tenterden (see Appendix 3). On this basis we have adjusted the forecast on the basis that the smaller scheme (for up to 145 units) is expected to generate 28 fewer primary pupils and 20 fewer secondary pupils, which is shown in Table 4.1.
 - 2 KCC's Appledore Road school capacity assessment (see Appendix 2). Again this was based on the *previous* larger (250 units) scheme and therefore we have adjusted the forecast based on the reduction in pupils expected from the smaller scheme, which gives outputs as shown in Table 4.1. It should be noted that whilst this identifies shortfalls, it assumes that a 5% surplus on capacity is maintained at all times.
 - 3 KCC's Commissioning Plan for Education in Kent 2021-25²¹ which has forecasts for primary provision (page 56), for non-selective secondary schools and for selective secondary schools (page 59). These forecasts exclude Wates' Appledore Road scheme (as it is not a commitment) and as such we have added in the pupil yield as above.

4.8 A summary of these pupil forecasts is shown in Table 4.1 below.

Table 4.1 Pupil capacity forecasts, incorporating planned housing and the Appledore Road development

	Tenterden Schools Trust		Kent County Council – Appledore Road Developer Contribution Assessment		Kent Commissioning Plan (with Appledore Rd incl.)	
	Area studied	Capacity	Area studied	Capacity	Area studied	Capacity
Primary	Tenterden	Surplus at 2024 of 43 places	Tenterden South Planning Area	Shortfall at 2023 of 11 places	Tenterden North and South PA	Surplus at 2024/25 of 203 places
Secondary	Tenterden	Shortfall at 2024 of 237 places	Ashford South and Cranbrook non-selective and Ashford selective PA	Surplus at 2023 of 82 places but shortfall at 2028 of 58 places	Tenterden and Cranbrook non-selective	Surplus at 2026/27 of 608 places
					Ashford selective	

Source: Tenterden Schools Trust and Kent County Council

- 4.9 Whilst each purport to do the same thing, the outcomes are slightly different illustrating the inherent difficulties of forecasting impacts from growth on school provision. TST set out that there is capacity in primary schools in the local area in Tenterden to accommodate all planned developments, up to at least 2024 (including the previous larger Appledore Road scheme). KCC also show a surplus capacity in primary schools at present, but a shortfall occurring with the inclusion of new development; albeit the forecasts in the commissioning plan suggest this might be closer to a neutral position.
- 4.10 In relation to secondary schools, whilst TST forecast a shortfall at Homewood specifically, KCC estimate this is much more modest over the longer term and that all secondary school pupils can be accommodated in available school places until 2027 within the school planning area; suggesting other secondary schools nearby will be able to accommodate some of the shortfall.
- 4.11 Kent Commissioning Plan for Education acknowledges that in a number of major expansion programs are currently in place across the county. Kent has invested heavily in the school estate in view of housing forecasts and is committed to working closely with District and Borough Councils, dioceses, developers, established schools and sponsors of new schools to ensure that school places are delivered in the right location at the right time.
- 4.12 Overall, there appears to be some short-term capacity to accommodate new pupils from current planned developments and the education commission acknowledges local schools need to prepare for an increase in the number of pupils. In addition, Wates will mitigate the impacts on schools from the development via Section 106 funding to increase capacity and through liaison with TST and KCC as the education service providers there has been no indication that the scale of pupil growth from this and wider growth could not be accommodated through appropriately planned capacity enhancements. Through this, we conclude that schools as a day-to-day service will have the ability to absorb the impacts from the development.

Liaison with service providers

- 4.13 KCC and TST both provided analysis based on a variety of assumptions for the school's provision in Tenterden and the wider school planning area. KCC specifically provided a developer contribution assessment on schools for the Appledore Road development based on

the previous larger 250 unit scheme which we have used for the basis of re-assessing impacts associated with the new smaller 145 unit scheme.

- 4.14 As outlined above, the analysis sets out that there are some surplus school places in Tenterden to accommodate new developments but that this is limited in the longer term. As such, the education body intends to increase capacities of schools due to known, wider spread and necessary growth.

GP provision

Current and planned GP capacity

- 4.15 Ivy Court GP surgery is the doctors surgery which serves Tenterden. It was rated ‘Outstanding’ by the Care Quality Commission in 2018, providing health care for the local population and a wider area. The surgery has 14,538 patients registered. With 10 GPs as of 2020, the surgery has a ratio of 1 GP per 1,454 people²². A standard benchmark often used for considering the scale of provision is 1 GP per 1,800 population²³, meaning there is a surplus available (c.3,500) before this benchmark is reached. Because this ratio relates to the number of GPs and patients at the practice in 2020, people who moved into new developments in Tenterden (primarily Tent1A, which saw over 200 units built by 2019/20) up until this date are already accounted for. This suggests a comfortable surplus in capacity even after recently completed development is accounted for. This is because the surgery has expanded its number of GPs recently in turn helping increase its capacity.
- 4.16 The GP is accepting new patients and an expansion of the surgery, with all new facilities, was completed in February 2021 providing a modern and large surgery (LPA ref. 18/01196/AS) to serve Tenterden and the surrounding area
- 4.17 The expansion has provided new facilities and additional floorspace for the GP surgery, including around 14 rooms available as consulting rooms. This indicates that the surgery easily has the physical capacity to expand the number of GPs significantly, if required by enhanced patient roll numbers. By way of illustration 14 GPs which would give capacity for 25,200 patients – around 11,000 more than the current number of registered patients.
- 4.18 The expansion of the surgery has been pursued in the context of a need to provide additional space for the ever-expanding role that the surgery has to provide. With the inevitability of at least some future expansion in Tenterden, the redevelopment will ensure the surgery is able to absorb growth and continue to serve its local catchment population in the surrounding area.

Impact from development and ability to absorb growth

- 4.19 There is currently sufficient surplus capacity (c.3,500 patients) to accommodate current planned development in Tenterden with a comfortable surplus available to meet demand arising from the Appledore Road scheme. At a notional average household size of 2.35 persons²⁴ planned development in Tenterden (amounting to 532 units once Appledore Road is included) would be expected to generate an additional c.1,250 people. On this basis there would still remain a surplus in the existing capacity once all developments are accounted for, with even further capacity to increase the number of GPs operating from the recently expanded Ivy Court Surgery to meet any demand.

²² See NHS Practice Level data <https://digital.nhs.uk/data-and-information/publications/statistical/general-and-personal-medical-services/30-june-2020>

²³ This assumption is used to determine the NHS Healthy Urban Development Unit (HUDU), based on guidance from the Royal College of General Practitioners.

²⁴ E.g. see Ashford SHMA Update (2015) – Figure 15

Liaison with service providers

- 4.20 From communication with the Practice Manager at Ivy Court Surgery undertaken in 2019 (when the previous larger Appledore Road scheme was proposed), the surgery has communicated that it can accommodate significant growth. The surgery is currently operating with spare capacity and the new premises, recently completed, provide additional capacity on top of this. The comments confirmed that the previous larger proposed scheme at Appledore Road would not impact upon the surgery's capacity and there is no evidence that this position would be different based on the smaller scheme, particularly given the increase in number of GPs at the surgery seen recently.

Community space, sport and recreation

Current/planned community space provision

- 4.21 Tenterden has a leisure centre with a swimming pool, studios, courts and a gym with 100 fitness stations²⁵. Homewood Sixth Form and St Michael's Village Hall both provide sports halls which sports clubs can utilise. St Michael's recreation ground is open to the public for use of its grass pitches and Tenterden recreation ground also has grass pitches and courts. Tenterden has a golf club which offers memberships as well as the option to pay and play for one off use. London Beach Health Club and Spa contains a gym with 30 stations and swimming pools (for members), as well as putting on a variety of health and fitness classes. There is therefore a generally strong offering of sports facilities.
- 4.22 Ashford Borough Council's Playing Pitch Strategy and the Tenterden Town Council Sports Facilities Strategy both identify a need for more football pitches and a new clubhouse and changing room building to serve Tenterden. Ashford Borough Council's Open Space Strategy also identifies any provision at Tenterden as offering the potential to be an import local hub, combining informal open space, play and sport. The creation of a 'Strategic Hub' is identified as emerging Strategic Recommendation SRR 2.
- 4.23 This evidence suggests that while there is some provision at present, more is needed overall. The development at Appledore Road will help alleviate some of this need, as outlined below.

Impact from development and ability to absorb growth

- 4.24 As part of this development, sports facilities will be provided, including publicly available sports pitches (totalling 3.33ha) and an 8.66ha country park. Alongside the pitches, a new pavilion with good changing facilities, storage and a Club Room is to be built. This will replace and improve the current amenities. As a result, the development will have a positive impact on the area's sport and recreation spaces. The additional demand generated from the new development will be absorbed by the new facilities and the generally good existing provision.

Liaison with service providers

- 4.25 Sport England has provided an assessment, in consultation with the Football Foundation on behalf of the FA, of the proposal against Sport England policy and concluded that they are supportive of the development at Appledore Road and the changing rooms comply with Football Foundation standards, as does the size of the proposed pitch. See the Sports Facilities Supporting Statement, produced by Consult QRD, accompanying the application for further information.

²⁵ Sport England Active Places Database, 2019

Retail shops and services

Current provision

- 4.26 Tenterden has a relatively large and attractive high street. To support our assessment we have obtained an Experian GOAD report, which details the provision and types of retail outlets within Tenterden based on a survey. The high street has a range of shops, providing a good comparison-shopping environment. There are shops in most retail categories selling clothes, jewellery, gift, health and beauty supplies, electronics, furniture and household items, and sports goods.
- 4.27 In terms of convenience retail, customers have two large supermarkets in walking distance, both over 2,500 square metres²⁶ – Tesco and Waitrose – and there is also a farm butcher on the high street.
- 4.28 The high street has 25 cafes, restaurants, bars or pubs offering a strong food and beverage provision and enabling the evening economy by having places to dine out. The financial and professional service sector is also strong with a number of the large retail banks occupying premises as well as a solicitor and a choice of estate agents. The high street houses a selection of local services such as hair and beauty salons. This mix of uses suggests the high street caters for the local population's needs well.
- 4.29 The Council's Retail Needs and Leisure Assessment (2015) sets out that Tenterden high street comprises a good mix of independent and specialist businesses, trading alongside some high street brands. The report also confirms the mix of uses and relative isolation from Ashford Town Centre allows the centre to maintain a strong local catchment.
- 4.30 The vacancy rate, according to 2016 GOAD data, was 6%, significantly lower than the national average – approximately 12%. The Council's Retail Needs and Leisure Assessment (2015) states that vacancy levels have hardly changed since 2012 and that vacancies are often only short term as there is high demand for units on the high street. This highlights that the high street is largely vital and viable, albeit the retail assessment does indicate some concerns that the quality of retail offer has been in decline, with increased numbers of charity shops (see above).
- 4.31 There are a number of parking spaces along the High Street, providing shoppers with convenient car parking facilities, as well as regular bus stops, demonstrating the high street is accessible by public transport. There are also a number of dedicated car parks off the high street that provide ample parking for shoppers, albeit those living at Appledore Road would be within walking distance of the shops.
- 4.32 Overall, the provision of retail shops and services in Tenterden is good and the high street clearly functions well, with a range of provision which would be befitting of a much larger market town. However, equally there are some indicators that the quality of offer has declined, and that would be consistent with wider challenges facing the country's high streets.

Impact from development and ability to absorb growth

- 4.33 In the wider context of the perceived declines in high street retailing, owing to key drivers of change in customer shopping habits, such as technology and online retail and a greater focus on convenience, Tenterden has upheld an impressive low vacancy rate. There is demand for local shops and services and Tenterden has a relatively large and varied high street able to support this and welcome more customers.

²⁶ VOA (correct as of June 2019)

- 4-34 The introduction of new people to the area, including particularly families and younger people of a working age, will be key to ensuring the vitality and viability of the high street is maintained and enhanced. Residents of the new housing will generate ongoing spending on household goods such as food and drink, fuel, furnishings and clothing, as well as in other areas such as transport, recreation and leisure.
- 4-35 Section 5.0 quantifies the amount of new spending which will be brought to the area by new households and demonstrates how it can have a positive effect on the provision of shops and services. However, overall there do not appear to be any significant gaps or deficiencies in current day-to-day shops and services which mean that Tenterden would be unsuited to accommodate the scale and level of growth proposed across the development sites, including Appledore Road.

Liaison with service providers

- 4-36 Throughout the design and promotion of the earlier Appledore Road scheme, the applicant, Wates Developments, kept the Tenterden Chamber of Commerce aware of the development, including sharing early initial plans in August 2018. Further liaison has not taken place, but given the general good range and quality of retail and service offer within Tenterden, it is apparent that the day-to-day services provided by the town's businesses would be able to support and absorb (and likely welcome) the growth in population and wider spending arising.

5.0 Benefits of Growth to Tenterden

- 5.1 Policy HOU5 looks specifically to the proportionality of growth and the ability of the settlement's day-to-day services to absorb growth. The other side of the coin to Policy HOU5 is that growth can also bring about a number of benefits, which need to be weighed in the planning balance when considering how any given proposal will affect a settlement. This section presents some analysis demonstrating the potential benefits of growth to Tenterden.

Improving outcomes for Tenterden

- 5.2 Tenterden has seen little housing growth over a significant period, and this is reflected in the ageing population profile and marginally declining population size. There are numerous potential social and economic implications of this, including contributing towards perceived decline in the quality of the High Street, with potentially less spending and revenue flowing into the town, and also implications for the quality and role of the wider services which Tenterden is well served for, with fewer people to use and sustain those services.
- 5.3 To consider the outcomes for Tenterden of the potential scale of growth which would occur from these proposals, we have demographically modelled the likely population change associated with committed housing growth and the Appledore Road site²⁷. The methodology and outcomes are provided in Appendix 5 and Appendix 6. This shows that population would grow by 23% to 2030, reaching just over 10,000. In modelling this, it is clear that the following implications, outcomes and benefits could accrue to Tenterden:
- 1 **Reversing population decline** - In addition to recent total population decline, the role of Tenterden within Ashford Borough has also been proportionately reducing. Between 2002 and 2019 Tenterden's population declined as a proportion of Ashford's total, from 7.7% to 6.3%. The demographic modelling shows that by 2030 Tenterden would make up an estimated 6.9% of Ashford's population. In other words, whilst the town would now see growth, its population as a share of Ashford would still be below the proportion which it represented in 2002;
 - 2 **Rebalancing population profile** - Under all scenarios the number of older (65+) residents is expected to increase. However, the provision of more housing is correlated with additional growth in the number of children (0-17) and young working age adults (18-44). As a result, with additional housing growth a lower proportion of Tenterden's population will be over 65 by 2030, thus helping maintain a more balanced age profile in the town;
 - 3 **Meeting housing needs** – There will be housing need and demand in Tenterden in the future from both existing residents (e.g. young people forming new households) and new residents (through the churn of migration – within the settlement itself, from the surrounding area and to Ashford as a whole). The range of housing needs is likely to vary widely, from small housing suitable for couples and first-time buyers, larger family housing for those looking to move up the housing ladder, affordable housing and housing for older people (general market, e.g. bungalows and retirement housing, specialist housing e.g. sheltered/extra care, and care homes). A development of the scale as proposed (145 units) is able to provide a wide range of different sizes, types and tenures in response to local community needs (the precise mix will be determined at reserved matters stage, based on further evidence gathering and consultation with the Council); and

²⁷ Because the modelling has a base date of 2019 to accord with the latest ONS Mid-Year Population Estimates the exact number of new homes accounted for in the modelling is 627, comprising 95 completions in 2019/20 (as set out in the latest Ashford AMR), 387 units in committed supply with units outstanding as of 2020 (as set out in Table 2.1 of this report) and 145 units at Appledore Road.

- 4 **Maintaining vitality of the settlement** - Growth in population and particularly younger working age groups helps offset the potential impacts of ageing in Tenterden by ensuring enough children to support the school and ensuring enough local spending to help maintain the viability of shops and services. Whilst the settlement might currently be considered 'sustainable', it is necessary to ensure that the town *remains* sustainable in the future, in particular by ensuring the town's population does not stagnate or decline. Without further development the town's sustainability could decline, leading the town to fall into the 'sustainability trap'. This could lead to a scenario where "*...otherwise beneficial development can only be approved if the settlement is considered sustainable in the first place. Failure to overcome this hurdle essentially stagnates the settlement – freezing it in time – potentially for the life of the adopted development plan*"²⁸.

5.4 In summary, the growth and positive outcomes this additional development could bring to Tenterden is befitting and complementary to the role the settlement currently serves and can continue to successfully serve as a consequence of growth. It will assist in ensuring the settlement and its services can *remain* sustainable in the future and do not fall into stagnation or decline.

Economic Benefits of Appledore Road

5.5 In addition to the wider benefits that growth would bring to the socio-economic health and vitality of Tenterden, the development of up to 145 homes at Appledore Road can be expected to bring about a number of quantifiable economic benefits to Tenterden. These include economic benefits during the construction phase (e.g. direct and indirect jobs, economic output), benefits associated with new residents (local spending and jobs supported) and fiscal benefits.

Construction

5.6 During the construction phase, the development is expected to generate a number of economic benefits. These are based on the total amount of capital investment, which indicates the number of direct jobs likely to be supported (and how long for), the number of indirect jobs supported and overall economic output:

- 1 Based on estimated build costs for a development of this scale, the **total capital investment** associated with the scheme is expected to be **£23.3m**;
- 2 Based on the estimated construction period and the total amount spent on goods, materials and services per employee this investment is expected to support **103 FTE direct construction jobs per year** (over the build period). For these construction jobs, the amount of **gross value added** (economic output – the total value of the goods/services produced) is estimated to be **£7.3m per year**;
- 3 Generation of new construction jobs will generate indirect impacts throughout the wider economy through supply chains and local spending. During the construction phase this is estimated to be **156 FTE indirect/induced jobs per year**, with **£10.4m GVA per year**;
- 4 In total, this gives a combined impact during the construction period of 259 jobs and £17.8m GVA per year.

²⁸ Source: 'Living Working Countryside' The Taylor Review of Rural Economy and Affordable Housing, Lord Matthew Taylor, available at http://www.wensumalliance.org.uk/publications/Taylor_Review_Livingworkingcountryside.pdf

Resident expenditure

- 5.7 Development of new housing which allows new people, particularly younger people of working age, to move to Tenterden will be key in ensuring the shops and services within the town remain viable going forward. However, we can specifically quantify the amount of new spending which these new households can be expected to generate (including that which is retained locally) and in turn how many local jobs this can support:
- 1 Occupants of new housing are expected to spend a certain amount making it ‘feel like home’, on things like furnishings. Based on the average spend per household, we would expect occupants of the new development to spend **£798,000 of first occupation expenditure**, supporting **3 FTE jobs** locally;
 - 2 Residents of the new housing will also generate ongoing spending on household goods such as food and drink, fuel/power, furnishings and clothing, as well as in other areas such as transport, recreation and leisure. Based on average household spending for the socio-economic groups²⁹ associated with the new housing, these new households would be expected to generate gross expenditure of £5.4m annually. Taking into account the proportion of residents who are new to the area and the amount of this spending which would be expected to be retained locally (i.e. specifically in/around Tenterden) is **£2.0m net per year**;
 - 3 This **local spending** will in turn be expected to support jobs in sectors such as retail, leisure, hospitality and catering. The total number of jobs – locally – which are expected to be supported by this is **20 FTE**. This brings the total number of jobs supported by first occupation expenditure and ongoing expenditure in the local area to 23 FTE.
- 5.8 In addition, there will be direct fiscal benefits to the Council of new residents in Tenterden. Based on current Council Tax rates for Tenterden, the new development would be expected to generate **£278,000 of Council Tax receipts annually**, or £1.1m over 4 years. That will include precept amounts for Tenterden Town Council, going specifically towards the running of the Town Council and local projects.

²⁹ Residents of the new market housing are expected to fall into the output area classification (OAC) supergroup ‘suburbanites’, whilst those in affordable housing are likely to fall into the OAC supergroup ‘hard-pressed living’.

6.0 Conclusion

- 6.1 Policy HOU5 provides a criteria-based approach to bringing forward windfall developments within and on the edge of existing settlements, ensuring they are sustainable, do not have unacceptable adverse impacts and reflect the role, scale and capacity of those settlements. This report sets out an assessment of Wates' Appledore Road scheme in respect of how it specifically meets the criteria set out in Policy HOU5 criteria (a) by providing an analysis of the size and scale of Tenterden and its facilities and services and how development at Appledore Road is commensurate with these.
- 6.2 The first part of policy HOU5(a) requires developments, in combination with other planned growth, to be proportionate in size to the settlement and proportionate to the level, type and quality of day-to-day service provision. The Appledore Road scheme of up to 145 homes would represent growth of 3.8% in Tenterden, or 13.6% when combined with other committed growth over the 2020-30 period (20.9% over the Core Strategy period 2018-30, once recent completions are taken into account). This is commensurate in scale to the overall level of growth planned across the Borough, the level of growth Government is seeking nationally and the level of planned growth which is being seen at other similar towns in Kent; such a scale of growth is proportionate to the size of the settlement. Similarly, Tenterden is well served for day-to-day services, providing a range of facilities that would not be out of place in a much larger town; the scale of growth is demonstrably proportionate to the nature of its service provision.
- 6.3 The second part of policy HOU5a requires developments to be commensurate with the ability of day-to-day services to absorb the level of growth. Our analysis demonstrates that the existing service provision is suitable to meet the day-to-day needs of the new development at Appledore Road, in combination with other development. Having discussed provision with service providers, it is considered the increase in population would not have a harmful impact on the ability of facilities and services to support the population. Where particular impacts are identified, Wates are committed to addressing the need for additional mitigation and infrastructure provision via Section 106, and initial liaison with service providers has concurred that such an approach would be appropriate; there are no fundamental barriers to enhanced provision being able to accommodate the growth proposed. In particular Ivy Court Surgery is already undergoing expansion, Tenterden Schools Trust has indicated plans can be put in place to address additional pupil numbers (if appropriately funded), sports facilities will be improved through the new facilities provided by the development itself, and the high street will benefit from additional expenditure and new customers to help to maintain its vitality and viability.
- 6.4 The growth which the development could bring to Tenterden is complementary to the role the settlement currently serves and will encourage it to continue to successfully serve the population. It will also bring social and economic benefits to Tenterden and Ashford Borough. The development presents the opportunity, to reverse population decline, rebalance the population profile, meet housing needs and secure positive gains such as jobs, increased expenditure and securing the vitality of the settlement.
- 6.5 Overall it is concluded that the Appledore Road scheme as proposed fully accords with Policy HOU5 criteria (a). The new development would be proportionate to the existing settlement and in line with Tenterden's ability to absorb the growth within its day-to-day services via existing provision or appropriately secured mitigation and enhancements. We note that in the Committee Report relating to Wates' previous larger (250 unit) scheme at the same site it was concluded that the Policy HOU5(a) had been satisfied and this conclusion still stands for the purposes of the now proposed smaller scheme for up to 145 units.

Appendix 1: Facilities and services table

Settlement	Pop. (2011 Census)	Health Services		Leisure/Recreation				Schools		Retail/Services		
		Total GPs	Patient Roll per GP	Leisure Centre	Gym Stations	Swimming Pool	All-weather pitch	Primary School Capacity	Secondary School Capacity	Super-markets	Retail data from most recent retail study on the Council's website	Retail Ranking (Venuescore rank 2016/17)
Edenbridge	8,172	One GP surgery with 10 doctors	1,239 enrolled patients per GP	Yes	36	Yes	Yes	570	N/A	Waitrose, Costcutter and Tesco Express	Total units: 89 Vacancy rate: 14.6%	2,815
Paddock Wood	7,840	One GP surgery with 7 doctors	1,772 enrolled patients per GP	Yes	32	No	Yes	630	1,450	Tesco Express	Total units: 62 Vacancy rate: 3.2%	2,171
Otford	7,155	One GP surgery with 7 doctors	2,168 enrolled patients per GP	No	N/A	Yes	N/A	420	N/A	No	Data not given in retail study for Otford	Not ranked
Tenterden	7,118	One GP surgery with 8 doctors	1,782 enrolled patients per GP	Yes	100	Yes	N/A	843	2,156	Tesco and Waitrose	Total units: 72 Vacancy rate: c. 5%	633
Pembury	6,128	One GP surgery with 4 doctors	1,220 enrolled patients per GP	No	N/A	N/A	N/A	510	N/A	Tesco	Data not given in retail study for Pembury	Not ranked
Hoo St Werburgh	6,113	Two GP surgeries – one with 4 doctors and one with one doctor	4,266 enrolled patients per GP (average)	Yes	40	Yes	Yes	500 + Hundred of Hoo Academy: 1,610 (all through)	See below	Co-Op and Spar	Total units: 30 Vacancy rate: no figure given	Not ranked

Appendix 2: KCC Education Capacity Assessment

KCC developer contribution assessment for Primary Education

District:	Ashford	1-bed:	0
Site:	Site off Appledore Road, Tenterden	Houses:	250
Plan ref:		Flats:	0
Date:	10/04/2019	Total units:	250

Current and forecast pupils on roll for schools within

Tenterden South planning area

DfE no.	School	2017-18 (A)	2018-19 (A)	2019-20 (F)	2020-21 (F)	2021-22 (F)	2022-23 (F)
2287	Rolvenden Primary School	106	104	112	112	114	109
3144	Tenterden CE Junior School	231	235	233	216	206	193
2290	Tenterden Infant School	140	132	121	126	126	124
3346	Wittersham CE Primary School	125	130	117	111	107	109
Current and forecast pupils on roll (excluding the expected pupil product from all new developments)		602	601	584	565	553	535
Required capacity to maintain 5% surplus capacity		634	633	614	595	582	563

Current and forecast capacity for schools within

Tenterden South planning area

DfE no.	School	2017-18 (A)	2018-19 (A)	2019-20 (F)	2020-21 (F)	2021-22 (F)	2022-23 (F)
2287	Rolvenden Primary School	103	103	103	103	103	98
3144	Tenterden CE Junior School	240	240	240	240	240	240
2290	Tenterden Infant School	180	180	180	180	180	180
3346	Wittersham CE Primary School	140	140	140	140	140	140
Current and forecast capacity (1)		663	663	663	663	663	658

(1) including expansion projects at **existing schools** that have successfully passed through statutory processes but may not yet be complete

Expected pupil product from new developments within:

Tenterden South planning area

Planning reference	Development	Houses	Flats	Primary product
AS/14/01420	Land south and east of Tilden Gill Road Tenterden (S106)	82	10	0
AS/14/00757	Land south west of Rcreation Ground Road and Smallhythe Road Tenterden	186	35	55
AS/13/00755	Halden Field Tenterden Road Rolvenden	36	0	10
Previously assessed developments in the area		304	45	65
This development		250	0	70

Assessment summary

Detail	2017-18 (A)	2018-19 (A)	2019-20 (F)	2020-21 (F)	2021-22 (F)	2022-23 (F)
Surplus / (deficit) capacity (excluding the expected pupil product from all new developments)	29	30	49	68	81	95
Expected pupil product from previously assessed developments	65	65	65	65	65	65
Surplus / (deficit) capacity including the expected pupil product from previously assessed developments	-35	-34	-16	3	16	30
Expected pupil product from this development	70	70	70	70	70	70
Surplus / (deficit) capacity including the expected pupil product from previously assessed developments and this development	-105	-104	-86	-67	-54	-40
Expected pupil product from this development that on current plans for school provision cannot be accommodated	70	70	70	70	70	70

Background notes:

Pupil forecasts 2018 (base + migration) employed from September 2018. Incorporating roll data from Schools Census Autumn 2017. Data from the Health Authority includes pre-school children born up to 31st August 2017. Forecasts use trend data over the previous three years.

Expected pupil product from new developments within the planning area

Where a section 106 agreement has been secured for a development (indicated by code S106 in brackets), the expected pupil product from that development has been shown as zero. This indicates that the pupil product need arising from the development has been mitigated by the developer.

KCC developer contribution assessment for Secondary (Years 7-11) Education

District:	Ashford	1-bed:	0
Site:	Site off Applodre Road, Tenderden	Houses:	250
Plan ref:	0	Flats:	0
Date:	10/04/2019	Total units:	250

Current and forecast pupils on roll for schools within		Ashford South & Cranbrook non-selective and Ashford selective planning areas										
DfE no.	School	2017-18 (A)	2018-19 (A)	2019-20 (F)	2020-21 (F)	2021-22 (F)	2022-23 (F)	2023-24 (F)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)
4003	High Weald Academy	293	248	264	263	271	250	264	250	244	244	242
5408	Homewood School and Sixth Form Centre	1,697	1,688	1,713	1,741	1,765	1,824	1,862	1,834	1,806	1,797	1,772
4092	Highworth Grammar School	997	1,039	1,039	1,005	1,003	1,007	1,007	990	992	992	990
4528	Norton Knatchbull School	888	911	901	908	867	869	868	869	856	857	856
Current and forecast pupils on roll (excluding the expected pupil product from all new developments)		3,875	3,886	3,907	3,916	3,906	3,949	4,001	3,959	3,897	3,890	3,860
Required capacity to maintain 5% surplus capacity		4,079	4,091	4,113	4,122	4,112	4,157	4,211	4,167	4,102	4,095	4,063

Current and forecast capacity for schools within		Ashford South & Cranbrook non-selective and Ashford selective planning areas										
DfE no.	School	2017-18 (A)	2018-19 (A)	2019-20 (F)	2020-21 (F)	2021-22 (F)	2022-23 (F)	2023-24 (F)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)
4003	High Weald Academy	750	750	750	750	750	750	750	750	750	750	750
5408	Homewood School and Sixth Form Centre	1,960	2,000	2,030	2,030	2,010	2,010	1,980	1,950	1,950	1,950	1,950
4092	Highworth Grammar School	954	980	1,006	980	980	972	946	920	920	920	920
4528	Norton Knatchbull School	900	930	960	929	898	867	806	745	745	745	745
Current and forecast capacity (1)		4,564	4,660	4,746	4,689	4,658	4,599	4,482	4,365	4,365	4,365	4,365

(1) Including expansion projects at existing schools that have successfully passed through statutory processes but may not yet be complete

Expected pupil product from new developments within:		Ashford South & Cranbrook non-selective and Ashford selective planning areas		
Planning reference	Details	Houses	Flats	Secondary product
AS/19/00025	Land between railway line and, Willesborough Road, Kennington, Kent	518	170	28
AS/18/01861	Land at Playing Fields and Linden Grove Primary School, Stanhope, Kent	117	54	7
AS/19/00052	Land south of Captains Wood, Land at Cheesemans Green, Cheesemans Green Lane, Kingsnorth	11	6	1
AS/18/01822	Land at Court Lodge, Pound Lane, Kingsnorth	700	200	38
AS/18/01801	Land between Pealers and Oakleigh, Church Road, Smeeth, Kent	31	0	2
AS/18/01550	The Gables, Mock Lane, Great Chart, Ashford, Kent, TN23 3DS	0	14	0
AS/18/01592	Ashford Golf Complex, Bears Lane, Bethersden, Ashford, Kent, TN23 3BZ	10	0	2
AS/18/01554	Sand pit to the south of 200 and east of 198, Sandyhurst Lane, Boughton Aluph, Kent	18	0	1
AS/18/01508	Recreation Ground between Halstow Way & Noakes Meadow, Ashford, Kent TN23 4EX	0	11	0
AS/18/01402	Eastern part of, Site of Pluckley Brickworks, Station Road, Pluckley, Kent	7	0	1
AS/17/00388	Land r/o 2 to 16 Longfield off Quarry Wood Aldington Kent	4	0	0
AS/18/01273	Land r/o 17 Towlands Close Biddenden	12	0	2
AS/18/01168	Brundrett House, Tansley Lane, Ashford, TN23 1PN	0	144	2
AS/18/00748	Land North east of Toke Farm and east of Minden Cottage Ashford Road Great Chart Kent	22	0	1
AS/18/00759	Land to the South of Sicklefield House Ashford Road St Michaels Ashford	30	0	6
AS/18/00644	Land to the North of St Marys Close and East of Ashford Road Hamstreet Kent	80	0	16
AS/18/00652	Land south of Park Farm East Hamstreet Bypass Kingsnorth Kent	328	25	17
AS/18/00584	Site of Former Klondyke Works Newtown Road Ashford	0	52	1
AS/18/00572	Delcroft Woodchurch Road Shadoxhurst Ashford Kent TN25 1 LE	13	0	3
AS/18/00518	The Old Railway Station Headcorn Road Biddenden Ashford	15	0	3
AS/18/00413	Lenacre Hall Farm, Sandyhurst Lane, Boughton Aluph Ashford	21	0	1
AS/18/00321	Phase 2 Old Clockhouse Green, Canterbury Road, Challock	15	0	1
AS/18/00262	Land between Ransley Oast and Greenside, Ashford Road, High Halden	39	0	8
AS/18/00236	Land East of East Mountain Lane and Canterbury Road Kennington Kent	625	0	31
AS/18/00029	Land South of Swan Head, Maidstone Road, Charing	135	0	7
AS/18/00098	Waterbrook Park, Waterbrook Avenue, Swington, Ashford	400	0	20
AS/18/00056	Land between A2070 and Railway north of, Warehorne Road, Hamstreet, Kent TN26 2JR	70	0	14
AS/17/01913	Land between 82-120 Front Road Woodchurch	10	0	2
AS/17/01926	Land rear of Charing Motors Ltd, Northdown Service Station, Maidstone Road, Charing, Kent	17	0	1
AS/17/01868	Land rear of St Mary's Church, Church Hill, High Halden	31	0	6
AS/17/01613	Lenacre Hall Farm, Sandyhurst Lane, Ashford	89	0	4
AS/17/01646	Former Goods Yard, Bramble Lane, Wye	14	0	1
AS/17/01511	Godinton House, Godinton Road, Ashford	29	0	1
AS/17/00538	Former Precinct 13, Ashford Road, High Halden	3	6	1
AS/16/01512	Hinxhill Park land between Hinxhill Road and Hythe Road, Willesborough (S106)	195	8	0
AS/17/01118	Prince Albert, 109 New Street, Ashford	0	14	0
AS/17/00944	Orchard Farm, Canterbury Road, Kennington	19	0	1
AS/17/00952	Land East of Hope House, Ashford Road, High Halden (S106)	28	0	0
AS/17/00567	Former Wye College, High Street, Wye	13	25	1
AS/17/00505	Yew Tree Park Homes, Maidstone Road, Charing	20	0	1
AS/17/00258	Land at rear of Rose Cottage Farm, North Street, Biddenden (S106)	45	0	0
AS/17/00032	Land off Chessenden Lane, Smarden	20	0	4
AS/16/01841	Land between The Hollies and Park Farm Close, Woodchurch Road, Shadoxhurst (S106)	12	0	0
AS/16/01412	Saxon Heights, land between Aldington Fresh Foods and Brockenhurst Roman Road, Aldington	11	0	1
AS/16/01271	Courtlands Church Hill, Bethersden, Ashford	15	0	3
AS/16/01198	Former Kent Highways Depot, Ashford Road, High Halden (S106)	25	0	0
AS/16/01157	Former Pledges Mill and South Kent College Site and land south of junction of Beaver Road (S106)	0	116	0
AS/16/00981	Former Travis Parking (North) Victoria Crescent, Ashford	0	10	0
AS/16/00986	Former Travis Parking (South) Victoria Crescent, Ashford	0	14	0
AS/16/00045	Land between Smarden Charter Hall and Weathercock Pluckley Road, Smarden	44	6	0
AS/15/01671	Former Powengen Site, Victoria Road, Ashford (S106)	25	387	0
AS/14/01420	Land south and east of Tilden Gill Road Tenderden (S106)	82	10	0
AS/14/00757	Land south west of Recreation Ground Road and Smallhythe Road Tenderden (S106)	186	35	0
AS/13/00755	Halden Field Tenderden Road Rolwenden (S106)	36	0	0
TW/19/00280	Land Adjacent To The Old Parsonage Balcombes Hill Goudhurst Cranbrook Kent	8	6	1
TW/19/00106	OS Plots 2430 3828 3943 & Part 3118 Bodiam Road Sandhurst Cranbrook Kent	8	0	1
TW/19/00308	OS Plots 7755 And 7946 Sissinghurst Road Sissinghurst Cranbrook Kent	40	2	6
TW/18/03976	Land At Ockley Road And Heartenoak Road , Ockley Lane, Hawkhurst, Cranbrook, Kent	62	0	9
TW/18/03409	Land Rear Of Field House Standen Street Benenden Cranbrook Kent	9	0	1
TW/18/01063	Land off Fieldways & Copthall Avenue, Hawkhurst, Cranbrook, Kent	43	2	7
TW/18/00521	Land North of Cobnut Close Sissinghurst	9	0	1
TW/18/02571	Turnben Hartley Road Cranbrook Kent TN17 3QX	30	0	5
TW/18/02165	Land to the East of Heartenoak Road Hawkhurst	23	1	3
TW/18/02225	Physons, Queen Street, Sandhurst, Cranbrook	23	2	4
TW/17/03780	Brook House, Cranbrook Road, Hawkhurst, Cranbrook, Kent, TN18 5EE	0	14	1
TW/17/02980	Strealey, Horns Road, Hawkhurst, Cranbrook	27	6	4
TW/17/02765	Land at Triggs Farm, Cranbrook Road, Goudhurst, Cranbrook	11	0	2
TW/17/02192	Springfield Nurseries, Cranbrook Road, Hawkhurst	24	0	4
TW/16/504891	Land at Walkhurst Road, Benenden, Cranbrook	10	0	2
TW/16/503953	Cranbrook Engineering Site & Wilkes Field, Cranbrook	17	10	3
TW/16/502860	Brick Kiln Farm, High Street, Cranbrook	180	0	27
TW/16/502246	Garages, Frythe Road, Cranbrook	3	0	0
TW/16/500797	Woodham Hall, Rye Road, Hawkhurst	15	0	2
TW/15/500949	Walkins & Dancopter, Conghurst Lane, Hawkhurst, Cranbrook	3	0	0
Previously assessed developments in the area		4,735	1,356	331
This development		250	0	50

Assessment summary

Details	2017-18 (A)	2018-19 (A)	2019-20 (F)	2020-21 (F)	2021-22 (F)	2022-23 (F)	2023-24 (F)	2024-25 (F)	2025-26 (F)	2026-27 (F)	2027-28 (F)
Surplus / (deficit) capacity (excluding the expected pupil product from all new developments)	485	569	633	567	546	442	271	198	263	270	302
Expected pupil product from previously assessed developments	331	331	331	331	331	331	331	331	331	331	331
Surplus / (deficit) capacity including the expected pupil product from previously assessed developments	154	238	302	235	215	111	-60	-133	-68	-61	-29
Expected pupil product from this development	50	50	50	50	50	50	50	50	50	50	50
Surplus / (deficit) capacity including the expected pupil product from previously assessed developments and this development	104	188	252	185	165	61	-110	-183	-118	-111	-79
Expected pupil product from this development that on current plans for school provision cannot be accommodated	0	0	0	0	0	0	50	50	50	50	50

Background notes:

Pupil forecasts 2018 (base + migration) employed from September 2018. Incorporating roll data from Schools Census Autumn 2017. Data from the Health Authority includes pre-school children born up to 31st August 2017. Forecasts use trend data over the previous three years.

Expected pupil product from new developments within the planning area

Where a section 106 agreement has been secured for a development (indicated by code S106 in brackets), the expected pupil product from that development has been shown as zero. This indicates that the pupil product need arising from the development has been mitigated by the developer.

Appendix 3: Tenterden Schools Trust Pupil Forecasts

ROLL NUMBERS INFORMING BUDGETS

"Numbers anticipated including other developments but not Appledore Road"

	Actual		Actual							Capacity
	Oct-16	Oct-17	Oct-18	Oct-19	Oct-20	Oct-21	Oct-22	Oct-23	Oct-24	Capacity
Infant School										
Year R		34	47	42	48	48	52	55	58	
Year 1		47	36	51	45	49	50	52	55	
Year 2		59	49	38	51	48	51	51	54	
	160	140	132	131	144	145	153	158	167	180
Junior School										
Year 3		57	59	51	50	55	58	59	65	
Year 4		57	58	60	53	52	57	59	62	
Year 5		57	58	60	60	55	52	57	62	
Year 6		60	60	60	60	60	57	52	60	
	224	231	235	231	223	222	224	227	249	280
St Michael's										
Year R		14	15	25	19	22	23	22	25	
Year 1		20	17	17	25	20	23	23	23	
Year 2		24	19	18	17	25	21	24	25	
Year 3		26	19	19	19	18	26	22	24	
Year 4		19	21	18	20	20	18	26	23	
Year 5		31	20	21	19	21	20	19	27	
Year 6		22	28	20	21	19	21	21	20	
	161	156	139	138	140	145	152	157	167	209
Total Primary Numbers	545	527	506	500	507	512	529	542	583	669
Homewood										
Year 7		308	361	391	390	400	400	410	420	
Year 8		366	306	355	391	392	401	401	410	
Year 9		341	360	312	355	392	392	402	401	
Year 10		350	322	363	312	357	393	393	402	
Year 11		343	344	318	363	366	358	393	395	
Year 12		216	187	195	190	230	230	230	250	
Year 13		140	140	140	145	160	170	170	170	
Year 14		34	21	15	15	10	10	10	10	
	2173	2098	2041	2089	2161	2307	2354	2409	2458	2250
Total		2625	2547	2589	2668	2819	2883	2951	3041	2919

Note:

KCC Appledore Road Pupil Generation

Primary Pupils: 70

Secondary Pupils: 50

Appendix 4: KCC Developer Contributions Correspondence

From:Planning Help
Subject:

Hi Mark

We have noted the above Screening application, and thought to advise of the likely KCC contributions arising. Whilst we have been liaising directly with Judith Ashton, following recent discussions between Ashford Borough and KCC Waste Disposal is now a particular issue, and is now included below.

- Primary: £831 per applicable flat & £3324 per applicable house ('applicable' means: all dwellings except 1 bed of less than 56sqm GIA, and sheltered accommodation)
- Secondary: £1029.00 per applicable flat & £4115.00 per applicable house
- Libraries: £210.29 per household
- Adult Education: £34.45 per household
- Youth: £27.91 per household
- Social Services: £77.58 per household + 3 Wheelchair adaptable home delivered as part of the on-site affordable homes
- Waste: £237.54 per household
- Broadband: The Department for Culture, Media and Sport requires fibre to the premise/gigabit capable fibre optic connection for all. It is requested any Planning Consent provides 'fibre to the premise' (gigabit capable) to all buildings (residential, commercial, community etc).

This is a current assessment; final assessment will be undertaken at the date of planning application. Final requirements may vary due to ongoing planning applications in the vicinity, changes in forecasts, rolls, build costs, projects etc.

Please do advise if you require anything further.

Regards

Allan Gilbert | Development Contributions | Economic Development | Kent County Council | 2nd Floor Invicta House, Maidstone, Kent ME14 1XX | Tel: 03000 417075 | www.kent.gov.uk

Appendix 5: Modelling assumptions

Table A.6.1 Summary of modelling inputs and assumptions

Input	Assumption/Source
Base Population	The population of Tenterden, by sex and single year of age is taken from the best-fit of LSOAs to Tenterden Parish for 2017 - These LSOAs are the LSOAs Ashford 013A, 013C, 013D, 013E, 013F and 014C. The total population of this area amounts to 8,079 in 2017, 8,077 in 2018 and 8,162 in 2019.
Birth and deaths	The total fertility rate (TFR) and standardised mortality ratio (SMR) for Ashford from the 2016-based* sub-national population projections (SNPP) are applied.
Migration	For in-migration (from the UK and overseas), it is assumed that Tenterden accommodates a proportional share of projected migration to Ashford as set out in the 2016-based SNPP based on the proportion of the district's population it represents as of 2019 (6.3%). For out-migration, age-specific migration rates are applied based on the 2016-based SNPP for Ashford.
Population not in households (communal establishment population)	The number of people under age 75 living in communal establishments is taken for Tenterden (best-fit LSOAs) and held constant over the projection period. For over 75s the rate (as a %) of people not in household is taken from the 2016-based household projections for Ashford. This method is consistent with the approach adopted by ONS (previously MHCLG) in preparing household projections.
Household Formation Rates	Rates by sex and age are taken from the household projections for Ashford (Stage 1 2016-based Household Projections).
Second homes/vacancy rate	The proportion of homes without any usual residents is taken from the 2011 Census for Tenterden (this was 5% as of 2011).

*Note: Modelling was originally undertaken in 2019 for the purposes of accompanying the earlier application for the larger 250 unit scheme. Since then ONS has published its 2018-based sub-national population projections however the analysis for Tenterden has not been updated on the basis that the 2018-based projections project only a 1.6% difference in Ashford's total population by 2030 compared with the 2016-based projections.

Appendix 6: Model Outputs

Table 6.2 Outputs - PopGroup modelling for Tenterden (2019-30), including 145 units at Appledore Road and other commitments

	2019	2030	Change	% Change	Age structure - 2019	Age Structure - 2030
0-17	1,327	1,901	574	43%	16%	19%
18-44	1,607	2,882	1,275	79%	20%	29%
45-64	2,299	2,259	-40	-2%	28%	23%
65+	2,929	2,990	61	2%	36%	30%
Total	8,162	10,032	1,870	23%	100%	100%
Ashford projected		144,712				
Tenterden share		6.9%				

Source: Lichfields analysis using PopGroup

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