

**Closing Statement to Inquiry by Albert Poole, Rose Cottage,
Appledore Road, Tenterden 18th February 2022**

Town and Country Planning Act 1990 (As Amended)

Land between Appledore Road and Woodchurch Road Tenterden,
Kent

ABC Planning Application Reference 21/00790/AS

APP/E2205/W/21/3284479

I am grateful to the Inspector for allowing me to provide a closing statement following my involvement in the Inquiry on matters relating to the impact of the proposed development on Rose Cottage, Marne House and my family.

In summary the main issues I raised at the outset and in the Q and A sessions on Heritage and Drainage were with respect to

- (1) Location of Gallows Green**
- (2) Protected Oak Tree 313**
- (3) Hedgerow north of Rose Cottage**
- (4) Proposed Roadway near the southern boundary in terms of privacy and security**
- (5) Potential flooding, SUDS and Natural Spring fed pond in Rose Cottage Garden**
- (6) Privacy**
- (7) Landscape Buffer**

Gallows Green

I listened carefully to Heritage representative who responded to all my questions. However, I respectfully disagree with the conclusion relating to the location of Gallows Green.

Protected Oak Tree 313

I believe the appellant through their representative have accepted that the Root Protection Area of this tree should be increased to 13.56 metres subject to confirmatory measurement of trunk diameter. However, the issue of the offset has not been accepted, but will be addressed by ABC in reserved matters.

The tree protection plan should be amended to reflect agreed RPA.

It is accepted that the SUDS feature to the north of Tree 313 will be revised to prevent damage to the tree roots.

Hedgerow

I am disappointed that this hedgerow will be removed. This will impact our privacy.

Proposed Roadway

As it stands in the design the close proximity of this roadway will create significant impact on the privacy and security of Rose Cottage and Marne House.

Noise and Dust associated with this construction site will need to be addressed.

Flooding and SUDS

With regard to the issue of potential flooding of our properties I was given some comfort by Mr Maynard of RSK, but was disappointed that there was no specific offer of indemnity against loss through flooding if 7.10 of the conclusions is not met. ie. the safe management of surface water runoff.

Spring fed pond in Rose Cottage Garden

I still have concerns about the impact of groundworks near this pond but I am satisfied that the overflow from the pond will be included in the scheme.

Buffer and Privacy

I appreciate that the Inspector has given the opportunity to express my concerns and the responses have been helpful.

However, I believe that the landscape buffer around Rose Cottage and Marne House does not mitigate the impact of design of the development and particularly the close proximity of the road. The buffer falls well short of those provided to other properties neighbouring the site and I hope that the inspector can take this into consideration in his assessment.

Albert Poole

Rose Cottage

18th February 2022