
Subject: FW: Proposed Appledore Road Development

From: richard@consultqrd.co.uk <richard@consultqrd.co.uk>

Sent: 14 January 2022 10:28

To: Judith Ashton <judith@judithashton.co.uk>

Subject: FW: Proposed Appledore Road Development

Hi Judith,

Email from Graham below

I'm not quite sure on the appropriate process for sharing the emails with the appeal/ABC.

Kind regards

Richard

Richard Grady
Director
Consult QRD

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From: Graham Smith <graham@stephensmaguire.com>

Sent: 14 January 2022 10:23

To: richard@consultqrd.co.uk

Cc: tenterdentownfc@gmail.com; Mike Carter <mike@churchviewland.co.uk>; tevis knight <Tevis.knight@hotmail.co.uk>

Subject: Re: Proposed Appledore Road Development

Morning Richard

My comments were factual and so I have no issue with them being shared

Thank you for asking

Regards

Graham

On 14 Jan 2022, at 09:38, richard@consultqrd.co.uk wrote:

Thanks Graham,

Would you be happy for me to share this in connection with the appeal?

Alternatively, it would be useful for the Borough Council to understand this position. Surprisingly, there appears to be some confusion about whether the pitches would (in principle) accommodate the clubs' needs. I am in correspondence with the relevant officers and could forward your email.

Kind regards

Richard

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From: Graham Smith <graham@stephensmaguire.com>

Sent: 13 January 2022 14:10

To: richard@consultqrd.co.uk; tenterdentownfc@gmail.com; 'Mike Carter' <mike@churchviewland.co.uk>

Cc: 'tevis knight' <Tevis.knight@hotmail.co.uk>

Subject: Re: Proposed Appledore Road Development

Thanks Richard

I am aware of the issues being raised by all parties as am receiving, as a local resident, updates as they are submitted

It is unquestionable that there is a need for additional grass pitches in Tenterden. The lack of good quality grass pitches has been a cause of much consternation and concern throughout the Town for over 20years. This manifested itself with the junior club (the Tenterden Tigers) at the time being forced to play games and train at pitches outside of the town, in Biddenden (now Rolvenden)

Despite best endeavours from both Borough and Town councils, this need, registered with both the Kent FA and Ashford BC (within the Pitch Strategy document) has not been resolved.

As to the specific siting of any potential new pitches this has been largely out of the hands of the local clubs. Whilst they have actively considered sites as and when they have potentially become available, this has been on the basis of their suitability for football use. The clubs all recognise that there are considerable ecological and environmental issues with any site, be that a brownfield or greenfield site and it is down to the experts to consider whether the benefits outweigh the disadvantages and whether, therefore, development can take place. I can see no reason why this site should be any different when viewed purely as a football pitch site

I hope this assists with your enquiry

Regards,

Graham Smith



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From: richard@consultgrd.co.uk <richard@consultgrd.co.uk>

Date: Thursday, 13 January 2022 at 13:36

To: tenterdentownfc@gmail.com <tenterdentownfc@gmail.com>, Graham Smith <graham@stephensmaguire.com>, 'Mike Carter' <mike@churchviewland.co.uk>

Cc: 'tevis knight' <Tevis.knight@hotmail.co.uk>

Subject: Proposed Appledore Road Development

Dear Stuart.

I hope all is well.

In the light of your most recent email (below) I wanted to draw your attention to the Town Council's submission to the Appledore Road appeal.

There are a number of inaccuracies related to Appellant's proposals – most notably the incorrect assertion that the developer would not be building the proposed sports facilities and instead just providing the land (see pages 32 & 33 of the attached document) and the suggestion that there is insufficient detail related to the design and specification of the sports pitches (see page 32).

To clarify the first of these points, the proposed Sports Hub would be funded and delivered by the developer in the earliest phase of development, without recourse to external funding. Furthermore, on the second point, Sport England is satisfied that the level of detail provided is appropriate (see attached email).

However, the main area that may be of interest to the football clubs is on Page 17 (Balance of Benefit and Harm). Rather than agreeing that there is a need for additional pitches in Tenterden, the Town Council describes the provision of sports pitches as a "Harm" with the explanation that "oversupply would remove the existing ecosystem". As per the Playing Pitch Strategy and our earlier discussions there is clearly an existing undersupply of pitches in the town. The proposals would address that issue rather than resulting in any oversupply.

I've copied this email to Graham Smith and Councillor Mike Carter as I have been in correspondence with both on this matter.

Kind regards

Richard

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Director
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