

Culture and the Environment

Comments regarding proposed development

Application 19/01788/AS

Outline application for up to 250 dwellings

Full application for Country Park, sports pitches, pavilion, access points

Appledore Road, Tenterden

Requirements for Culture provision

1.1. The following comments are in response to previous dialogue and the recent documents of July 2020:

- Draft Sports Facilities Operator Appointment Plan (subject to review of parties), July 2020
- Draft Community Use Agreement, July 2020
- The Land Trust, planning response, July 2020
- Section 106 drafting rider for sports facilities, July 2020
- JAA response to ABC, July 2020

Sports provision

1.2. As previously discussed, sport is to be provided on site.

1.3. The proposal by the developer is for 3.33ha grass pitches, which includes replacement of 1.34ha for loss of existing provision. It is noted the scheme does not include lighting.

1.4. The layout has been informed by a set of plans prepared by 'the Club' (presumably Tenterden Tigers), indicating what they were looking for.

1.5. The sports statement and appendix detail the pitches and pavilion proposed.

1.6. We would like some clarity on what will be school provision, and what will be used by local clubs and how community use will be secured.

1.7. At a later stage we will need to agree a Community Use Agreement for the facility, and note the draft provided.

1.8. The building needs to be FA/Governing body compliant in terms of changing facilities for all and accessible.

1.9. The proposed development involves the loss of existing provision; the planning condition must allow for the compensatory provision to be available for use, with suitable vehicle access, before the loss of existing provision, so as to avoid the loss of sports provision at any time.

Informal/natural provision

1.1. No further comments. As previously discussed, to be provided on site in line with policy, with minimum capital investment of £90,500, commuted maintenance sum as based on the open space SPD.

1.2. The calculations are based on the current open space SPD and require indexation.

Play

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1.3. No further comments. As previously discussed, to be provided on site as one play space minimum area of 0.29ha, with minimum capital contribution of £135,250, and commuted maintenance sum as based on the open space SPD.

1.4. The calculations are based on the current open space SPD and require indexation.

Allotments

1.5. No further comments. As previously discussed, off-site contribution required, minimum capital contribution of £64,500 and commuted maintenance sum of £16,500.

1.6. The calculations are based on the current open space SPD and require indexation.

Strategic Park

1.7. No further comments. As previously discussed, off-site contribution required, minimum capital contribution of £36,500 and commuted maintenance sum of £11,750.

1.8. The calculations are based on the current open space SPD and require indexation.

Ecology & biodiversity

1.9. Our comments remain unchanged; we expect a net gain in terms of biodiversity and loss of landscape features. We note that comments from KCC and KWT are contradictory, providing uncertainty on the impact on biodiversity and net loss.

Management

1.10. We are still awaiting confirmation of the Land Trusts expertise in managing similar sporting facilities and how the local community will benefit from the facilities, beyond any identified club as prime user.

1.11. We require a S106 trigger whereby the governance, management and maintenance of the open space and sports provision, has been contractually agreed in writing with a suitable organisation (such as the Land Trust as currently proposed) and any sub-operator(s), prior to first occupation.

Arts & Voluntary Sector

1.12. As previously discussed, the St Mildred's Church project has been identified as suitable for both the arts and voluntary sector contributions, £84,600 and £21,750.

1.13. The S106 request for the arts sector will be directed to fund the arts and cultural capital equipment costs (staging, lighting, sound, box office, and front and back of house systems) needed to realise the space as an open, welcoming and professional venue for all. The voluntary sector contribution is justified towards supporting the operational development to manage the project ambitions. This includes development of an arts and cultural programming committee, with a small arts commissioning pot, as well as provide the required training and volunteer development.