



Tuesday 11th February 2020
543/A3/JJA

FAO: Kate Beswick
Public Rights of Way & Access Service
Kent County Council
Invicta House
Maidstone
Kent
ME14 1XX

By Email only

Dear Ms Beswick

RE: Application 19/01788/AS

Land between Appledore Road and Woodchurch Road Tenterden, Kent

Hybrid application for:

a) Outline permission for the development of up to 250 residential dwellings (40% affordable) including the creation of access points from Appledore Road (all modes) and Woodchurch Road (pedestrian and cycle only), and creation of a network of roads, footways, and cycleways through the site. Provision of open space including children's play areas, community orchards, sustainable urban drainage systems, landscape buffers and green links all on 12.35 ha of the site. (Matters for approval: Access)

And

b) Full planning permission for the change of land use from agricultural land to land to be used as a country park (8.66 ha), and land to be used as formal sports pitches (3.33 ha), together with pavilion to serve the proposal and the surrounding area. Including accesses, ancillary parking, pathways, sustainable urban drainage systems and associated landscaping.

We have been passed a copy of your letter dated 27th January in response to the consultation on the above planning application. We note your concerns in relation to the existing Public Right of Way AB12 and the DMMO application (Definitive Map Modification Order) received by KCC for additional PROWs within the site. We would like to take this opportunity to set out our proposals in more detail and address those concerns and have attached a layout plan showing the proposed footpath/cyclepath routes through the development accordingly.

At the outset, we should emphasise that the field is private land used for grazing with only limited access across PROW AB12 and anyone accessing any other land is illegally trespassing. Our client does not accept the routes subject to the DMMO application and will be strongly opposing the DMMO application as and when it is considered by KCC. Notwithstanding that, our client is eager to engage with KCC and ABC to provide, through the proposed development, pedestrian and cycle routes that would give local residents appropriate and enhanced enjoyment of the site.

In relation to PROW AB12 itself, we have sought to keep any alterations to the form and ambience of the existing route to a minimum as shown dotted purple on the layout plan. As agreed during pre-application discussions with ABC, the access points for the PROW onto Woodchurch Road and Appledore Road remain unchanged, as does the definitive route of the PROW.

The impact of the proposed development on those using the footpath has been carefully considered within the LVIA at Viewpoints 1,5, 9a, 9b, 13 and 18 for the operational stages of the project and the long term effects are generally assessed as beneficial due to improvements to the path, landscape and amenity within the Country Park as well as to its connectivity to other paths.

We note your request for improvements to the route and would be happy to discuss these further

with you and incorporate them in the development. We would be happy to surface the route if this is required, although there are two locations where we feel this would be inappropriate (the area surrounding a veteran tree at the southern end, as this would disturb the root protection zone, and the section alongside the pavilion, as this would maintain the rural character of the location). Likewise, we would be happy to consult with KCC's PRow team throughout any future construction works and to look to try and ensure that where possible, diversions and closures are kept to a minimum - where unavoidable, temporary PRow diversions will be agreed with KCC PRow officers.

In addition to the improved PRow AB12 route, we are seeking to add a further 2.5km of footpaths and cyclepaths through the development. These routes are broadly comparable to those proposed in the DMMO application but have been designed to be safer, more sympathetic to the land and more amenable to local residents.

We have also incorporated an alternative access point to Woodchurch Road which we trust will address your comments on the safety of the existing access point. The alternative access location is considered safer in our Transport Consultation response included in the Stage 1 Road Safety Audit. It gives better sight lines and level access to Woodchurch Road, allows cycle access to the development, and has been designed to meet the requirements of the Equalities Act 2010.

We would be happy to discuss our proposals with you further and to liaise with you and with ABC to secure delivery of the proposals through a suitable condition should the planning permission be granted.

We look forward to hearing from you.

Yours sincerely



JUDITH ASHTON
Judith Ashton Associates

Encl Masterplan with existing, proposed and claimed footpaths overlaid

cc Rio Daniel - Wates Developments Limited
Mark Davies – Ashford Borough Council