

## 2.14 Drainage

The existing topography of the site and the ditch networks to the southern sector of the site all flow north to south and outfall from the site at three locations in Appledore Road.

Existing greenfield runoff rates have been calculated in these locations at 5 litres per second (L/s); 10.2 L/s and 7 L/s, given a peak surface water discharge from the developable areas of the site of 22.3 L/s.

With the entire development site located within the Environment Agency's Flood Zone 1 area the risk of flooding from fluvial sources represents less than 1 in 1000-year probability.

The existing hydrological features on site include several ponds and a complex system of ditch networks. This collects surface water from within the development area and offsite to the north, discharging these waters to the existing sewerage systems in Appledore Road.

Through the development, SUDs will be introduced along with improvement works to the existing surface water sewer in Appledore Road to reduce the existing surface water flooding risk in the area.



Environment Agency Fluvial Flood Map, site in Flood Zone 1



Existing pond with board walk



Existing drainage ditch



Local flood map showing the main rivers in the low lying valleys to the west and east of Tenterden, which drain into the River Rother.

## 2.15 Ecology / Biodiversity

Most of the site comprises large pasture fields enclosed by hedges with a sports pitch to the south. There are a small number of ponds across the site.

The local habitat and landscape are defined by:

- key habitat types: grasslands, woodlands
- Designated sites: local wildlife site, ancient woodlands
- Hedgerows
- Mature and veteran Trees
- Ecology and natural habitat

There are no statutory designated sites within 5km of the site. Knock Wood Local Wildlife Site (LWS) is located immediately north of the site, on the opposite side of Woodchurch Road. This is an area of Ancient and Semi Natural Woodland, which comprises a variety of woodland types, including large areas of abandoned and overstood Sweet Chestnut coppice. Two further LWS lie within 2km of the site, Ashenden Gill LWS and Heronden Woods and Pasture LWS.

The predominant land use within the site is pasture and the majority of fields are grazed by livestock. The grassland is semi improved and is diverse in grass plant species but poor in herbaceous plant species. The fields are neutral to weakly acid in character. The site supports an extensive network of hedgerows, some of which are ancient and support veteran trees either as maidens or as coppice stools. Most of the hedgerows are species-rich. There are seven ponds within the site which are generally in poor condition through overshadowing by Willow and other tree species, and so deficient in floating and marginal vegetation.

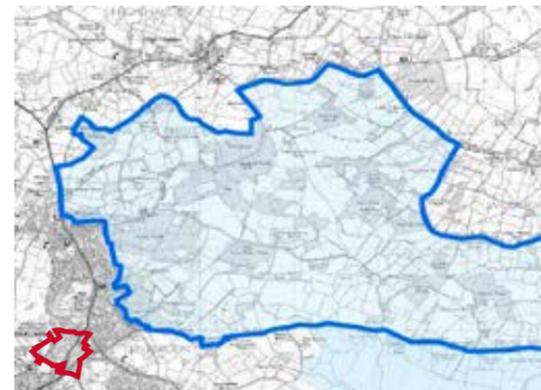
The site has been confirmed as supporting a medium population of Great Crested Newts, and breeding was confirmed in one of the on-site ponds. Bat activity across the site is generally low. This is likely to be because most of the site is grazed by livestock reducing the sward length and therefore

suitability for food source invertebrates. Bat activity was recorded along most boundary features with the greatest activity within the south of the site. While most of the bats recorded are the more common and widespread species, a small number of passes by the rarer bat species Nathusius Pipistrelle and Leisler's were recorded during survey work. The site supports a population of the common reptile species Slow-worm, Common Lizard and Grass Snake.

Reptiles were distributed across most of the site, although they were more frequently encountered within the west of the site suggesting more suitable habitat is present there.

Large areas of the site, mainly to the east and south, are unfavourable for reptiles because of the greater grazing pressure by livestock and mowing.

Juveniles were recorded for all three species, indicating all are breeding within the site. The site also supports breeding bird species such as Song Thrush, House Sparrow, Mistle Thrush, Starling, Herring Gull. Aside from corvids and Starling that were observed foraging within the grassland fields, the majority of birds were recorded along the field boundaries in hedgerows.



The Low Weald Woodland Biodiversity Opportunity Area lies to the north-east of the Site.



The map of Habitat and Features prepared by Ecology Solutions identifies the semi improved grasslands, ponds, hedgerows and wetland areas. Many of the hedgerows are in poor condition due to lack of management. However these form the basis for an interconnected network of habitats and landscape features.

## 2.16 Sports Provision

Playing Pitch Strategies (PPS) provide local authorities with a comprehensive understanding of the local supply and demand balance for outdoor sports pitches. In consultation with sports governing bodies, local clubs and Sport England, they provide an evidence base for current and projected needs for sports including cricket, football and rugby, helping to prioritise investment.

This review is based on the Draft ABC Playing Pitch Strategy 2017-30 (May 2017) as included on the Ashford Local Plan 2030 Examination Library (Ref: CBD02). The Strategy provides an Action Plan to address qualitative and quantitative issues based on an assessment of current and future supply and demand balance. The PPS aims to:

“Ensure that the current and future demand for sports and recreation are planned for holistically and that the needs of the current and growing population of Ashford Borough can be fully met.”

From a football perspective, the PPS identifies Strategic Priorities across the Borough, summarised below:

- 1 protect all pitches unless suitable equivalents or better replacements are provided
- 2 ensure formal Community Use Agreements are in place for all 3G pitches on education sites
- 3 support junior clubs with facility management and improvement and ensure security of tenure
- 4 engage with FA Pitch Improvement Programme resulting in improvements to playing fields
- 5 improve non-playing facilities, i.e. changing rooms, parking and access. The need for a new clubhouse in Tenterden is identified
- 6 development on the Jemmet Road site to meet Sport England Policy Exception 4 (replacement provision)
- 7 provide three new 3G pitches, including one at Homewood School in Tenterden

- 8 grass pitch shortfalls identified across the Borough:
  - a need for further junior 11v11 pitches in Tenterden. Identifies Homewood School (3G) and Appledore Road as venues
  - b shortfall of 9.5 junior 9v9 match equivalent sessions
  - c current demand for mini soccer pitches can be met through a combination of 3G pitches, improvements to existing sites and reconfiguration. Small projected shortfalls in the future.

The 3G pitch has been built at Homewood School, thereby delivering one of the key Tenterden priorities (7). However, the identified need for more grass pitch capacity (8a & 8b) and a new club house building remains (5). The development will address these outstanding Strategic Priorities, as well as being entirely consistent with Strategic Priority 1.

Finally, a potentially important issue for football in Tenterden is the Town Council’s plans for redevelopment of the Recreation Ground. The layout has yet to be finalised, but we understand that the future plans do not propose retention of the football pitch traditionally used by Tenterden Town FC.

The club is able to use the Homewood School 3G pitch as a home ground. However, this pitch and ancillary facilities do not comply with the Ground Grading criteria required for clubs at Step 7 of the National League System pyramid (Appendix 2). This would therefore prevent the club from being promoted to the Kent County Football League Premier Division if an alternative venue is not available.

Seven soil test pits (TP) were excavated to evaluate the soil type/structure of the proposed sports pitches.

Against this demonstrable need a convenient and practical layout needed to be found which did not compromise the AONB landscape, did not fragment residential development, but which created a valuable amenity for the town, in combination with other features. To achieve this the proposals leaned heavily on soil, agronomy, hydrology, and arboricultural surveys. The results of these are summarised in the supporting documents.



## 2.17 Constraints Summary

The site assessment for all the disciplines creates a well understood reading of the constraints that the proposals must respect, and an understanding of the positive aspects of the site context that can be enhanced and incorporated within the proposals.

- Key
-  High Point
  -  Local wildlife site ancient woodland
  -  Area of Outstanding Natural Beauty
  -  Approximate alignment of existing footpath
  -  Key trees of particular prominence or quality
  -  Area with vegetation of importance to bats
  -  Ponds of importance to wildlife
  -  Indicative areas of existing vegetation to be retained/enhanced due to its importance as screen/buffer/GI
  -  Listed building
  -  Ridge and furrow cultivated plot
  -  Conservation Area
  -  Boundaries that would benefit from buffer planting to enhance existing
  -  Boundaries with potential for more open interface
  -  Visual axes across site to St. Mildred's Church
  -  Existing Pitch to be relocated. Communal Sport Pitches
  -  Vista view out to ANOB from high point
  -  Overhead power cables to be diverted



## **3.0 Design Proposals**

# 3.1 Design Development Summary

Following Ashford BC decision to refuse their former application for a development of 250 dwellings, plus country park and sports facilities in September 2020, Wates invited Re-Format, SLR, Pegasus and Ecology Solutions to undertake a peer review of the scheme, and consider how it could be improved, and the reasons for refusal addressed.

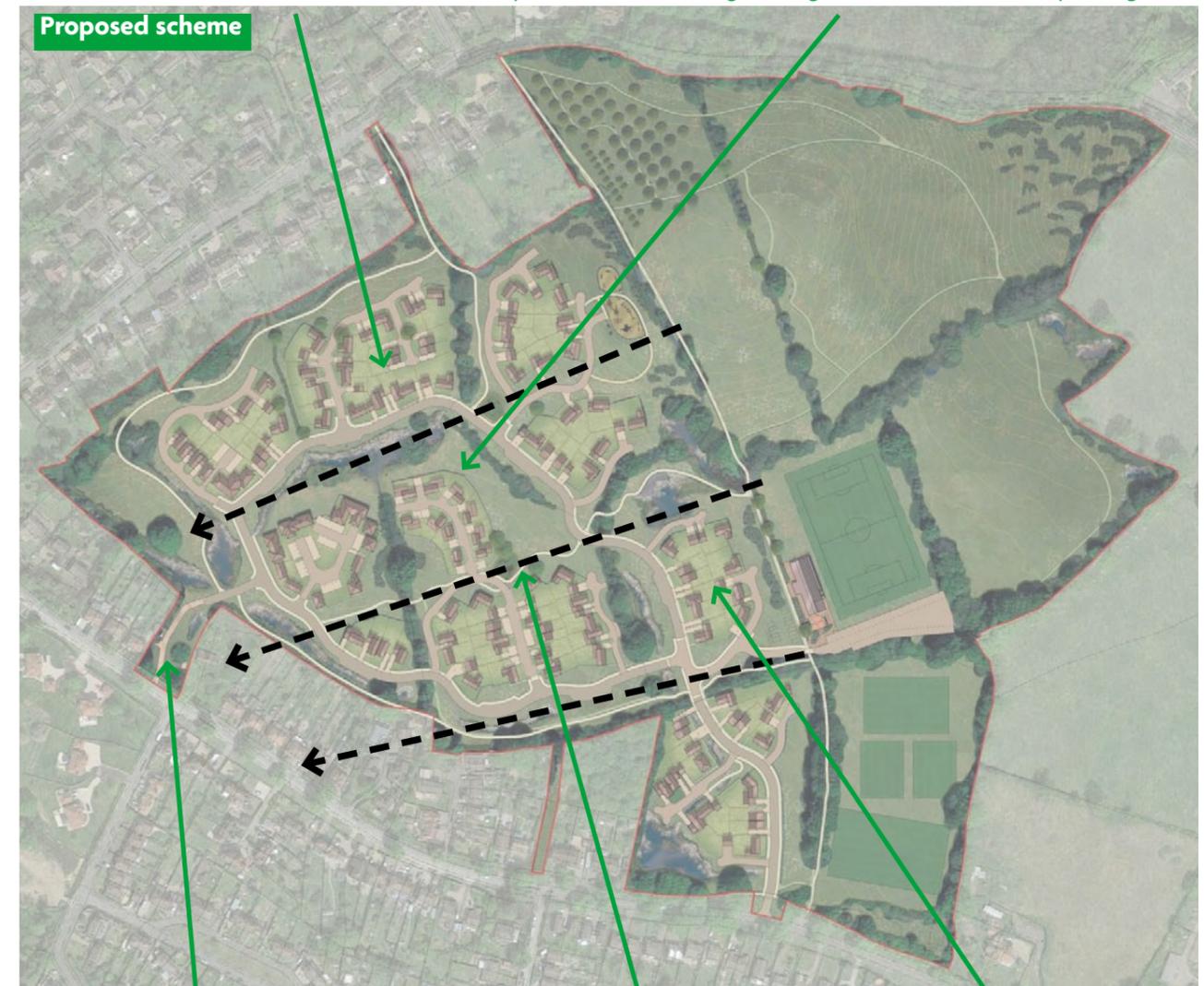
The resulting changes focus on retaining views to St Mildred's, creating a network of greenways and ecology corridors through the site and a considerable reduction in the approach to density. The result is a much more loose and natural development pattern with abundant greenspaces. Importantly no reduction in country park, sports pitches, orchards and green spaces has been made.

Reduced proposed tree cover because (a) it then allows retention of clear vistas towards St Mildred's and (b) it enhances the ecological value of the site (the masterplan is now more focused on grassland and wetlands rather than patches of trees) (c) we are emphasizing the historic field pattern rather than fragmenting this with additional tree planting.



ABC raised loss of trees to Appledore Road to impact street scene in conservation area

Improvement in views to St Mildred's Church required



Existing access used only for pedestrian, cycle and emergency access, meaning no change to street scene

Parcels developed to create open greenways with generous vistas through to St Mildred's

Density and design adjusts towards the country park to create a legible hierarchy of spaces and density variation

Unit no's reduced from 250 to up to 145.  
Net density reduced 26 dph creating a more appropriate edge of settlement density

## 3.2 Design Concept

Changing the western access adjacent to no's 13 Appledore Road from all modes to pedestrian, cycle and emergency only creates an important link providing new residents with a quick and attractive route to the town centre and access for existing Tenterden residents to the country park, play areas and sports facilities.

Four key greenways are created, both allowing views back to St Mildred's Church and creating generous landscape corridors which lead through to the country park and sports facilities. This key move to allow the landscape linkages and retained trees and hedgerow to drive the design response creates a genuine landscape lead masterplanning, sets landscape at the very heart of the scheme and allows further improvements to Net Biodiversity Gains.

A central looping parkland drive links parcels of homes which sit within the retained hedgerow pattern. This allows homes to front onto green space in the majority of circumstances, creating places to live and connect with the landscape.



## 3.3 Place Making

The central parkland road set up a simple and legible main access through the site, creating views out to natural greenspace all along its length. Small clusters of homes are fed from rural scale lanes, and broken with greenways that pull through the site to the country park.

Key arrival points and vistas along these greenways give a sense of connection to the natural greenspace and open up to the country park, rooting the scheme in the landscape.



## 3.4 Road Hierarchy

The scheme creates small housing clusters within the historic field demarcations. A new parkland road provides a connection to these clusters, crossing a series of new greenways. Access to these housing clusters from the parkland drive is via a minor rural scale lane and/ or mews streets, creating a legible hierarchy of roads for the proposals.

### Inspirations / design cues



#### Parkland road / main access road

The principal road is conceived as a notional parkland estate road, always with open space to one side and views to the greenways and country park.



#### Mews Street / minor access way

Where secondary roads create access to distinct parcels the design notion is that of a rural mews. ill defined road and pavement surfaces create a relaxed and pedestrian friendly space and create informality



#### Rural Edge / lane

Access particularly to the ends of the secondary road network is allowed to be progressively more informal. The notion of a soft gravel track is intended to create a real sense of rural connection to green spaces



## 3.5 Scale and Form

The scale of the development provides primarily 2 storey dwellings set within small clusters created by the natural landscape constraints of the field boundaries and existing drainage.

This creates small scale pockets of development that are modest in size with strong views and links to the green infrastructure.

A central dual fronted element of part single part 2 storey dwellings encompassing natural stonewall gardens opening onto the greenway creates a sense of openness.

Flats are proposed as 2.5 storeys with rooms in the roof, keeping a lower scale of development and locating these in the more connected settlement edge locations.



## 3.6 Mix / Tenure

The scheme delivers a range and mix of dwelling types and sizes to meet local needs. The specific range and mix of dwellings to be provided should be informed by proportionate evidence that is robust, up to date and provides an assessment of need.

The 2014 SHMA recommended indicative requirements of table 60 have been broadly followed as the below illustrative table:

	Private	Afford	Total
1 bed flats	4	20	24
2 bed flats / houses	20	27	47
3 bed houses	29	19	48
4 bed + houses	18	4	22
<b>Total</b>	<b>71</b>	<b>70</b>	<b>141</b>

Illustrative housing mix / tenure table



Illustrative housing mix / tenure plan

## 3.7 Parking

Guidance for car parking for residential development is contained within the Ashford Local Plan (Policy TRA3a), the Ashford Borough Council Residential Parking and Design Guidance (2010) and the Kent and Medway Structure Plan, Kent Vehicle Parking Standards (July 2006) SPG 4.

As the residential element is in outline, the parking provision is illustrative but would show a compliant provision dispersed to avoid car dominated frontages.



Illustrative housing mix / tenure plan

	no.	spaces per dwelling	total spaces
1 bed flats	24	1	24.0
2 bed flats / houses	47	2	94.0
3 bed houses	50	2	100.0
4 bed houses	22	3	66.0
tandem	80	0.5	40.0
visitor	141	0.2	29.0
<b>Total</b>			<b>353.0</b>

Illustrative parking table

## 3.8 Green Spaces & Ecological Opportunities

The proposals create a significant green space offer comprising of 8.66 hectares of Country Park including a 0.54 hectare orchard, 3.33 hectares of sports pitch provision, a 0.17 of formal play, and nearly 7 hectares of natural green space surrounding just 5.25 hectares of developable area.

Opportunities to provide ecological enhancements across the site have been considered at all stages of design and will include for large areas of enhanced grassland, strengthening of treelines and hedgerows, bolstering of the existing 'wet' habitats on site through the creation of new ponds and marginal vegetation.

The design has focused on both realising the overall ecological potential of the site as well as to create contiguous ecological corridors that span throughout the site connecting areas of dedicated green space with one another. Key to these enhancements will be long term management for biodiversity.

The ecological measures and landscaping to be implemented across the site will provide a substantial Biodiversity Net Gain, above that of the current baseline situation.



## 3.9 Density

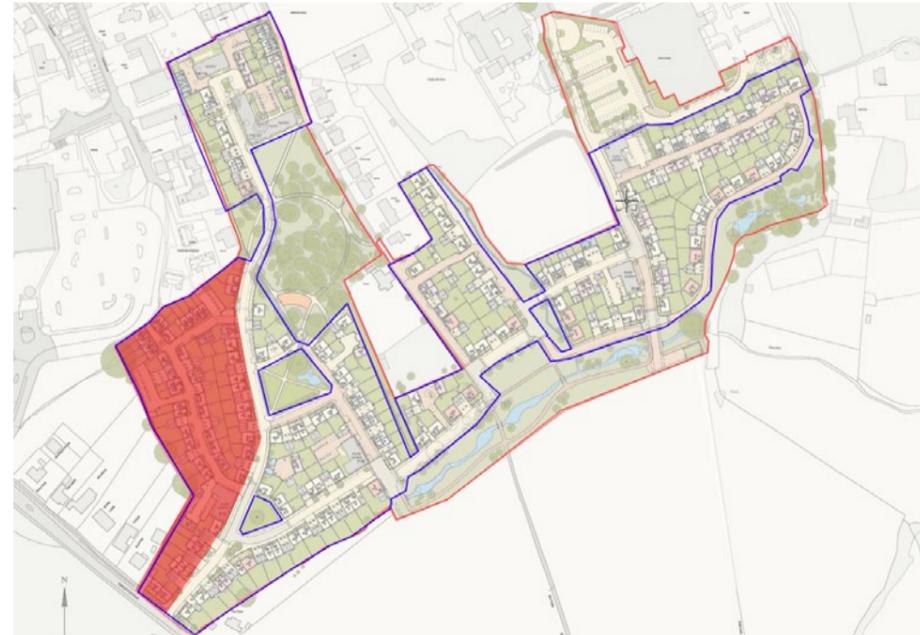
We have reviewed the density levels achieved in recent developments in 4 areas of Tenterden. The proposed development will result in the provision of up to 145 dwellings on a site of circa 24.34ha (60.15 acres). As 8.66 ha is set aside to accommodate the country park and 3.33ha for the sports facilities, the residual area of 12.35ha results in the provision of up to 145 dwellings on an area of circa 12.35ha, which would generate 11.74dph. This compares favourably with recent nearby existing development patterns on the edges of Tenterden which have generated a gross density of between 15 and 23 dph.

We have also looked to create parcel densities reflecting appropriate local patterns. Parcels more closely related to the edge of Tenterden are shown at around 40-45dph which reflect similar densities seen in recent local developments.

As parcels are developed further towards the edge of the development this density has been reduced dropping to 30-35dph and then 25-30 dph, which are generally lower than comparable densities, and will contribute to a sense of a new rural edge fronting the new country park.



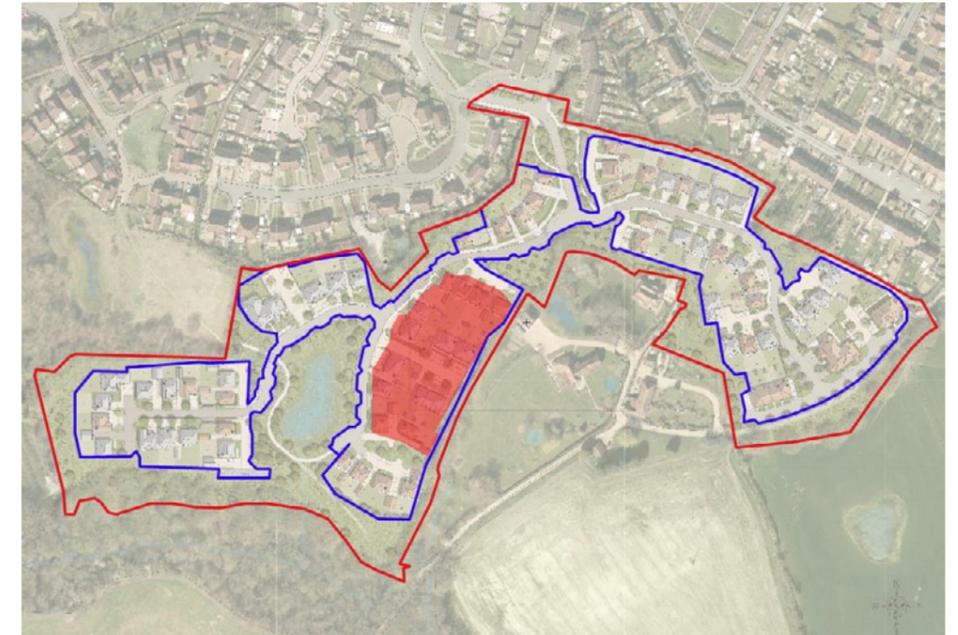
Comparison 1 - Tent 1



<p>Parcel density = 44.4 dph @ 1.33ha for 59 dwellings</p>	<p>Net density = 30.3 dph @ 7.03ha for 213 dwellings</p>	<p>Gross density = 20.8 dph @ 10.25ha for 213 dwellings</p>
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nb density calculated on counted units of 213 - not consented for 250 units

Comparison 2 - Gill Road



<p>Parcel density = 40.4 dph @ 0.47ha for 19 dwellings</p>	<p>Net density = 30.5 dph @ 3.27ha for 100 dwellings</p>	<p>Gross density = 18.3 dph @ 5.46ha for 100 dwellings</p>
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Comparison 3 - William Judge / Collison Close



<p>Parcel density = 30 dph @ 0.4ha for 12 dwellings</p>	<p>Gross density = 15.3 dph @ 3ha for 46 dwellings</p>	<p>* net density not shown as site offers no POS / amenity space</p>
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Comparison 4 - Colonel Stephens Way



<p>Parcel density = 32 dph @ 0.65ha for 21 dwellings</p>	<p>Gross density = 23 dph @ 4.15ha for 95 dwellings</p>	<p>* net density not shown as site offers no POS / amenity space</p>
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## 3.9 Density

The context of this edge of settlement location has informed the density. In addition to a net and gross overall density relating favourably to other edge of settlement examples in Tenterden. Density of parcels has been carefully set to decrease from the edge of settlement of 40-45dph down to the rural edge at 25-30dph with a net developable area of 5.25ha the net density for 145 dwellings is 27.62dph. This compares to higher densities of 30dph on recent nearby developments.

This parcel density, net and gross density provision has been created to reflect local context, and respond respectfully to its edge of settlement relationship.

KEY

Parcel density circa 40-45dph



Parcel density circa 30-35dph



Parcel density circa 25-30dph



Net density = 26.8 dph  
@ 5.25ha for 141 units



Gross density = 11.74 dph  
@ 12.35ha



## 3.10 Masterplan



## 3.11 Site Sections

These cross sections through the principle greenway provide an understanding of the generous spacing between dwellings, and creation of the continuous natural green and blue infrastructure as part of the landscape design.



Section AA



Section BB

## 3.12 Key View Photomontages

The revised masterplan has incorporated three key vistas through the development from footpath AB12. In each of these views, St Mildred's Church continues to be the focal point above a canopy of trees, and the views are framed by existing and proposed vegetation to the left and right, as well as new homes constructed from vernacular materials. In each view the proposed new homes only occupy part of the view, with mature vegetation and new open areas of meadow being equally visible. The aim of the design is thus to retain the distinctive visual elements of this part of the site, and to create a sensitive, appropriate and low density edge to the settlement.



View key

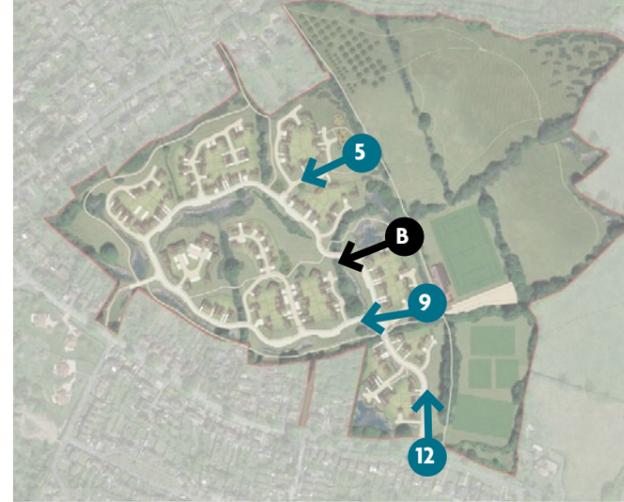


### 3.12 Key Views Photomontages - View 9



View from footpath AB12 towards St Mildred's Church, at the south of the site. The church would continue to be viewed in the context of tree canopies, with proposed new homes fronting on to the vista. This view would be part of the arrival experience for those entering the site on the main access, providing a clear sense of location and distinctiveness.

### 3.12 Key Views Photomontages - View B



View from the existing boardwalk on footpath AB12, looking towards St Mildred's Church. The proposed central greenway would afford sequential views towards St Mildred's Church, and the broad scale of the greenway would allow sufficient space not only for the retention of existing hedgerows and trees, but also for new habitats including ponds and meadows.

### 3.12 Key Views Photomontages - View 5



Glimpsed view from footpath AB12 towards St Mildred's Church, at north of site. A green way has been provided through the development to provide a respectful vista towards the church, and this greenway also creates a spacious, low density edge to the development in this location.

### 3.12 Key Views Photomontages - View 12



View from Appledore Road at the proposed site entrance. The proposed open area to the east of the access would ensure that the visibility of new homes in this view is balanced by views towards meadows and existing trees and hedgerows. This creates a clear sense of spaciousness which respects the rural edge location of the site.

### 3.13 Local Distinctiveness



## 3.14 Architectural Materials

### Architecture

Walling materials should be of local organic origins where possible, or other suitable materials.

- Brick as main walling material in Wealden red-brown.
- Wealden clay roofs and wall hanging tiles (often only to upper floor), timber weatherboarding painted or stained black or white, and brick could all be used to create distinctiveness.
- Timber fenestration should be white, black or grey with integrated (not appliqué) glazing bars.
- Use of painted render and timber weather boarding in feature buildings or short terraces.
- Rainwater goods in black, hidden or only in white if of high quality design or unpainted if galvanised steel or aluminium
- Front doors to be timber and unglazed where appropriate, with subtle detailing to create emphasis depending on house type.



## 3.14 Architectural Materials

### Hard surfacing

Hard surfacing would look to reflect materials used in Tenterden where possible, including sets, flags, cobbles, gravel.

- Limit the use of black macadam where possible to the main parkland road, lined with greenspaces and estate fencing
- Create edgings, creases and thresholds to better transition between core surfaces.
- Use of natural materials over man-made where possible.



## 3.14 Architectural Materials

### Boundaries

Demarcations between public, and private spaces should seek to reflect its rural context, and create soft , gentle relationships between these key interfaces.

- Public facing boundaries should be either hedges, ragstone walling or brickwalling.
- No rear boundaries should have closeboarded fencing or similar on show
- Boundaries separating the parkland road so seek to enhance the parkland setting with estate fencing, split chestnut post and rail etc.



## 3.15 Sustainability

The Sustainability and Energy Statement (supporting document) demonstrates that the proposed development will provide a highly sustainable development in terms of its economic, social and environmental sustainability.

The Sustainability and Energy Statement explains that the proposed development looks to facilitate a reduction in carbon dioxide emissions compared to the maximum permissible by the Building Regulations (Part L - 2013) through energy efficiency measures;

- A total reduction in (TER) carbon dioxide emissions of 31% from energy efficiency, low-carbon and renewable technologies will be achieved (based on Part L – 2013);
- The water use to each unit will achieve the enhanced standard required by the Building Regulations of 110 litres per person per day;
- 50% of the homes will be 'affordable' and will be designed to be indistinguishable from other homes;
- Mixed-tenure scheme provides a highly sustainable design with activity throughout the day;
- Outdoor space in the form of private gardens, terraces and private communal spaces as well as enhanced public open space, children's play areas and a community orchard;
- A new country park will be provided together with sport pitches and pavilion
- High standards of environmental construction with compliance to the Considerate Constructors Scheme, a Site Waste Management Plan and other construction management principles;
- Secured by Design principles will be followed;
- All dwellings units will be built in accordance with Part M4(1) of the Building Regulations).

The various options considered to achieve a 31% reduction in emissions across the site (based on Part L –2013) include:

- i) Solar Hot Water Panels to 23 detached houses – 22 panels + 300 PV panels across the site
- (ii) Photovoltaic Panels – 338 PV panels across the site
- (iii) Air Source Heat Pumps to 22 detached houses + 158 PV panels across the site
- (iv) Flue-Gas Heat Recovery – to all units < 105.0 m<sup>2</sup> + 256 PV panels across the site

The Sustainability and Energy Statement makes it clear that these are just examples of what could be utilised and that there are other options/ that other options may materialise as technology advances. The ultimate solution will depend on commercial availability, viability and the state of technology available when the reserved matters application is finalized.

## 3.16 Visualisations

View over ponds and greenway, with new housing fronting the new public green spaces. Simple brick or stone walls with grasslands abutting create a natural edge condition.



## 3.16 Visualisations

The central greenway would provide space for retained trees and hedgerows, as well as meadows and ponds. New homes use vernacular materials and provide informal surveillance to make greenways feel both characterful and safe.



## 3.16 Visualisations

The main greenway viewed looking north - east through to the country park. The landscape creates transparent and legible connections through the site and into the centre of Tenterden, using this natural green space as an important landscape linkage.



## 3.16 Visualisations

The sports pavilion and pitches.



## 3.16 Visualisations

Aerial view showing proposed development and country park with surrounding existing settlement patterns.



Tent 1 – Taylor Wimpey and  
Dandarra - 250 dwellings + further  
land allocated for 225 dwellings

Tilden Gill - Redrow  
100 houses in construction

## **4.0 Detailed Design Proposals**