

Appellant and TTC Diverged Views - Consultee Commentary and Level of Harm

Consultee Commentary

Wates Statement		Actual Consultee Statement
Consultee	Wates View of Response	TTC View of Response
ABC refuse officer	No Objection	No letter found lodged on planning portal
KCC footpaths officer	No Objection subject to conditions	Major impact of PROW AB70 on development with an Appeal to be heard by PINS
KCC Ecology	Objection – materially different from previous scheme	Objection. Biodiversity Loss
Southern Water	No objection subject to conditions	Study indicates that these additional flows may lead to an increased risk of foul flooding. Further investigation work required
High Weald Joint Advisory Committee	No objection	No objection, but with conditions
Kent Police	No objection	No objection, but with conditions
Ramblers' Association	Missing from Wates Document	Objection
Weald of Kent Protection Society	Missing from Wates Document	Objection
Kent Wildlife Trust	Missing from Wates Document	Objection. Loss of biodiversity
CPRE	Missing from Wates Document	Objection
TDRA	Missing from Wates Document	Objection
Limes Land Protect Group	Missing from Wates Document	Objection

Appellant and TTC Diverged Views - Consultee Commentary and Level of Harm

Balance of Benefit and Harm

Wates View		TTC Knowledge	
Issue	Benefit / Harm	Benefit / Harm	Explanation
Market Housing	Benefit	Harm	Unrelated to the needs of the town. Creates car dependent development. Unabsorbable oversupply. Small windfalls and allocated sites are sufficient.
Affordable Housing	Benefit	Neutral	Affordable housing from allocated sites is still be released and will do so well into the future.
Country Park / Countryside Open Space	Benefit	Harm	Manicured plot can never replace natural wild environment
Sports pitches	Benefit	Harm	Over supply, would remove existing ecosystem
Further publicly accessible incidental open space	Benefit	Neutral	The space already exists
Avoiding designated landscapes such as the High Weald AONB and creating a large open landscape buffer to the AONB	Benefit	Neutral	There is already a buffer, so no additional benefit would be created
Avoiding impacts on protected areas such as the Stodmarsh SPA	Benefit	Neutral	Irrelevant
Landscape enhancement and tree and shrub planting	Benefit	Harm	Removal of existing trees would remove the existing ecosystems that have evolved over centuries. Removal of hedges damages foraging of bats and is against the 1997 Hedge Act.
Ecological enhancements, resulting in a BNG Benefit	Benefit	Harm	Kent Wildlife Trust and other consultees have explained why biodiversity loss would occur.

Appellant and TTC Diverged Views - Consultee Commentary and Level of Harm

Improved links between the site and the wider area	Benefit	Neutral	Irrelevant. The links already exist
Managed positive surface water drainage strategy	Benefit	Harm	No comprehensive baseline has been created, therefore Wates do not understand the hydrology dynamics. Ground is impermeable.
Traffic calming introduced along Appledore Road	Benefit	Harm	Would damage the historic entrance into town, be unsightly and cause congestion
New bus stops on Woodchurch Road	Benefit	Neutral	Irrelevant as only 2.2% of residents travel by bus.
Provision of energy efficient homes exceeding policy requirements	Benefit	Harm	Does not future proof the dwellings with lack of government promoted energy efficient systems, nor adoption of new principles such as Passivhaus. We are in a climate emergency. Where are the sustainability qualities these buildings should directly address climate change concerns?
Short-term economic benefits from construction and employment spending	Benefit	Neutral	Trades people will come from all over Kent during the construction phase. They are not going to travel into town to buy a Costa coffee.
Long-term economic benefits from new residents spending in the local area	Benefit	Harm	There are very few job vacancies except for some hospitality. New employers do not gravitate to Tenterden. It would be safe to assume economically active adults will be car dependent and travel to employment centres such as Ashford.
Localised Impact on landscape character of area	Harm	Harm	Agreed. This is a significant designated local character area (LCA 23).
Localised impact on views from footpath AB12 and private residences	Harm	Harm	Agreed

Appellant and TTC Diverged Views - Consultee Commentary and Level of Harm

Mitigation actions for climate change	Missing Assessment	Harm	Serious omission by Wates not tackling the climate change emergency. Where it is possible to retro fit homes, the embedded cost is with the residents.
Sustainable transport	Missing Assessment	Harm	There is very little sustainable transport, just unsubstantiated claims of using bus and walking, when in reality this does not happen. A significant majority travel by car including to work in town, which will cause further congestion and gridlock.
ALP Vision and Strategic Policies	Missing Assessment	Harm	The proposal does not conform with the vision for Tenterden. Only small scale and absorbable windfalls should be considered.
Placemaking	Missing Assessment	Harm	Placemaking should be on brownfield sites, ideally in urban areas with access to sustainable transport hubs. Greenfields sites should be avoided
Residential amenity value and privacy	Missing Assessment	Harm	Serious impact on residential amenity value with loss of privacy. New residents able to look straight into Appledore Road properties due to the site's prominent elevated position