**Ashford Borough Council and Wates Developments Limited**

**27th January 2022**

**S.78 Planning Appeal**

**Land between Appledore Road and Woodchurch Road**

**Tenterden, Kent**

 **Appeal Ref APP/E2205/W/21/3284479**

**List of Appeal Drawings**

**For Determination and for Information**

*Hybrid Application comprising:*

*‘‘a) Outline application for the development of up to 145 residential dwellings (50% affordable) including the creation of access points from Appledore Road (1 x all modes and 1 x emergency, pedestrian, and cycle only) 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 orchard, sustainable 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 drainage systems and associated landscaping*

The appeal drawings:

1 It is agreed that the appeal drawings for determination comprise:

21037- RFT - 00 - 00 - DR - A – 0100 rev P02 - Site Location Plan

21037 - RFT- 00 –XX- DR - A – 101ReV P05 - Detailed application identification plan[[1]](#footnote-1)

403.06269.00058.landscape1 Rev 1 - Landscape masterplan for the whole [[2]](#footnote-2)

(the plan is illustrative and is approving no details with regards to the extent of the outline area as show on drawing  21037 - RFT- 00 –XX- DR - A – 101ReV P05)

403.06269.00058.landscape 2 Rev 1 - Landscape masterplan for the country park and sports facilities [[3]](#footnote-3)

(the plan is illustrative and is approving no details with regards to the extent of the outline area as show on drawing  21037 - RFT- 00 –XX- DR - A – 101ReV P05)

403.06269.00058.landscape 3 - Landscape masterplan for the pavilion area [[4]](#footnote-4)

(the plan is illustrative and is approving no details with regards to the extent of the outline area as show on drawing 21037 - RFT- 00 –XX- DR - A – 101ReV P05)

403.06269.00058.landscape 4 - Landscape masterplan for the orchard

(the plan is illustrative and is approving no details with regards to the extent of the outline area as show on drawing  21037 - RFT- 00 –XX- DR - A – 101ReV P05)

TGMS1044.18-1 rev 8  - Proposed and Existing Levels – Fields F10 and F14

7657 03 01 rev E - Block Plan - Proposed Clubhouse Building - Land at Appledore Road Tenterden

7657 03 02 rev F - Floor Plan - Proposed Clubhouse Building - Land at Appledore Road Tenterden

7657 03 03 rev G - Elevations - Proposed Clubhouse Building - Land at Appledore Road Tenterden

ITL9289-GA-100  - Proposed site access arrangement, pedestrian, cycle, and emergency access at land adjacent to number 13 Appledore Road

ITL9289-GA-102 - Proposed site access arrangement, school land

ITL9289-GA-105 - Appledore Road, proposed extension of 30mph speed limit and location of traffic calming measures

ITL9289-GA-106 - Appledore Road, proposed extension of 30mph speed limit and location of traffic calming measures (Detail 1 of 3)

ITL9289-GA-107  - Appledore Road, proposed extension of 30mph speed limit and location of traffic calming measures (Detail 2 of 3

ITL9289-GA-108 - Appledore Road, proposed extension of 30mph speed limit and location of traffic calming measures (Detail 3 of 3

ITL9289-GA-113 - Proposed site access arrangement, pedestrian, and cycle access from Woodchurch Road

ITL9289-GA-114 - Proposed internal street design towards sport pitches F

RSK-C-ALL-05-03-01 Rev P07 - Proposed Surface Water General Arrangement

(Sheet 1 of 2)

(the plan is illustrative and is approving no details with regards to the extent of the outline area as show on drawing  21037 - RFT- 00 –XX- DR - A – 101ReVP05)

RSK-C-ALL-05-03-02 Rev P07 - Proposed Surface Water General Arrangement

(Sheet 2 of 2)

(the plan is illustrative and is approving no details with regards to the extent of the outline area as show on drawing  21037 - RFT- 00 –XX- DR - A – 101ReV P05)

RSK-C-ALL-05-05-01 - Rev P06 - Proposed SuDS Features & Overland Flow Routes

(the plan is illustrative and is approving no details with regards to the extent of the outline area as show on drawing  21037 - RFT- 00 –XX- DR - A – 101ReV P05)

RSK-C-ALL-05-07-01 - Rev P07 - Critical Hydrological Features

(the plan is illustrative and is approving no details with regards to the extent of the outline area as show on drawing 21037 - RFT- 00 –XX- DR - A – 101ReV P05)

RSK-C-ALL-01-02-01 Rev P06 - Existing ditch, ponds & drainage features

RSK-C-ALL-01-03-01 Rev P05 - Existing Overland Flow Routes and Catchment Areas

2 It is agreed that the following drawings were provided for information/illustration purposes only

TGMS1044.18-3 - Formation Isopachytes

21037 - RFT - 00 - ZZ - DR - A – 2500 rev P06 - Landscape Area Plan

21037 - RFT - 00 - 00 - DR - A - 0121 S2 rev P08 - Site Plan[[5]](#footnote-5)

403.06269.00058.landscape5 - Play area landscape detail

ITL9289-GA-101 - Proposed site access arrangement, land adjacent to number 13 Appledore Road Swept path analysis – pumping appliance

ITL9289-GA-103 - Proposed site access arrangement, school land - Swept path analysis – large refuse vehicle

ITL9289-GA-104 - Proposed site access arrangement, school land - Swept path analysis – pumping appliance

ITL9289-GA-109 - Entry / exit existing driveways on Appledore Road (Plan 1 of 4)

ITL9289-GA-110 - Entry / exit existing driveways on Appledore Road (Plan 2 of 4

ITL9289-GA-111 - Entry / exit existing driveways on Appledore Road (Plan 3 of 4)

ITL9289-GA-112 - Entry / exit existing driveways on Appledore Road (Plan 4 of 4)

ITL9289-GA-115 - Proposed internal street design towards sport pitches, forward and junction visibility

ITL9289-GA-116 - Limit of highway to be offered for adoption

ITL9289-GA-117 - Proposed internal street design towards sport pitches - Swept path analysis – large refuse vehicle

ITL9289-GA-118 - Proposed internal street design towards sport pitches - Swept path analysis – fire tender

ITL9289-GA-119 Rev A - Site layout swept path analysis – large refuse vehicle

ITL9289-GA-120 REV A  - Site layout swept path analysis – fire tender

RSK-C-ALL-05-04-01rev P05 - Proposed Foul Water General Arrangement

1. Whilst not cited on the decision notice this has been submitted to assist in differentiating between detailed and illustrative elements of the application and with the wording of conditions. It is agreed that determining the appeal on the basis of this plan does not prejudice anyone [↑](#footnote-ref-1)
2. Whilst Rev 1 was not cited on the decision notice it is agreed it was submitted during the determination process and determining the appeal on the basis of this plan does not prejudice anyone [↑](#footnote-ref-2)
3. Whilst Rev 1 was not cited on the decision notice it is agreed it was submitted during the determination process and determining the appeal on the basis of this plan does not prejudice anyone [↑](#footnote-ref-3)
4. Whilst was not cited on the decision notice it is agreed it was submitted during the determination process and determining the appeal on the basis of this plan does not prejudice anyone [↑](#footnote-ref-4)
5. Whilst Rev P08 was not cited on the decision notice it is agreed it was submitted during the determination process and determining the appeal on the basis of this plan does not prejudice anyone [↑](#footnote-ref-5)