

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Fwd: TDRA Objection for Limes Land Appeal  
**Date:** 08 February 2022 17:17:51

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Dear Caroline

Please see text of speech made today at Limes Land Appeal by Bruce Nepp on behalf of Siggie Nepp (Planning Secretary, TDRA).

Regards  
Siggie

On behalf of the residents, the Tenterden and District Residents Association (TDRA) would like to raise the following key objections for this application:

The Applicant seeks to have the site approved as a 'Windfall Site' over and above the sites approved in the Ashford Borough Local Plan 2030. As far as we can see, 'Windfall' is defined as sites which become available unexpectedly and are not considered as part of the Borough Local Plan. As this site has been specifically considered and deemed unnecessary to meet the 2030 requirements of the Borough, as well as numerous previous application dismissals, we cannot see how it can be classified or justified as 'Windfall'.

It appears there are a significant number of fundamental inconsistencies within the evidence provided by the appellant and their partners, which would be misleading to decision makers and residents alike.

Within the Borough Plan, there are key relevant specific criteria under Housing Policy HOU5, as follows:

**1. The need to be proportional to the size of the settlement**

The Local Plan was compiled in full recognition of the ambitions of Ashford town to expand significantly over the period, with plenty of available land in various directions from the town centre.

The growth objectives for Tenterden recognised the limitations on extending the footprint of the town, and the limited capacity to cope with housing and population above that growth level. For the Applicant to represent this changed percentage as proportional is unacceptable and should be rejected.

**2. Conservation and enhancement of the natural environment and**

## **preservation or enhancement of any heritage assets in the locality**

We question the applicant's assertion that 'no heritage assets will be directly affected by development within the application site'. The historic landscape character of the site is acknowledged as one "exhibiting considerable time depth and coherence" with no historic boundary loss and the survival of medieval landscape features, including hedgerows; veteran trees; ponds and trackways. It is felt that this ancient mosaic, in combination with unimproved or semi-improved neutral and acid grassland, renders the site historically important locally, regionally and nationally.

### **3. Ecology**

The EPR surveys state 'Semi-Improved Neutral Grassland', Rush dominated Semi-Improved Neutral Grassland and Semi-Improved Acid Grassland as of local importance. However, there is evidence to suggest that 'Unimproved Neutral Grassland' of County and even National importance also exists.

In terms of methodology, additional equipment is required for identifying myotis bat species, which does not appear to have been deployed.

The Invertebrate Scoping Study was conducted for a single day for a 50—acre site. This is unacceptable and further surveys should have been carried out.

A detailed Arboriculture Report is required for the entire site demonstrating root protection allowances, particularly for identified veteran trees and habitat opportunities.

It has been confirmed that the population of Great Crested Newts is so significant it could potentially be of County Importance.

A large number of species have been recorded and shared with KMBRC, including a minimum of 15 'Red List' birds of primary conservation concern. There is no mention of these species within the documents, therefore the data appears to be out of date, or there could be the possibility that this data has been overlooked. Clearly the application should be considered against both accurate and up to date data, neither appear to be fully provided for. Time should be allowed for careful and detailed evaluation, including the obtaining of professional, independent reports where necessary.

### **4. Heritage**

The historic landscape character of the site is acknowledged as one exhibiting considerable time depth and coherence.

The historic reports fail to identify the catastrophic impact on ancient and veteran trees, some of which have not been protected with adequate root protection areas.

Planning documents refer to the Tenterden Conservation Area Appraisal which was carried out in 1995 and clearly prioritised grassland in the AONB; it did not properly assess the historic landscape of Limes Land. Unfortunately, the CAA failed to record Gallows Green or indeed the ridge and furrow which is clearly visible. It is therefore misleading to quote from a 26-year-old document. ABC has confirmed that a review of the Conservation Area is now overdue and that the heritage features on Limes Land will be taken into consideration during a review.

It is unfortunate that the reports and developer appear to consider that only 'built heritage assets' are important. A large expanse of sub-surface heritage will be decimated if development is permitted. It is important to note that Historic England affords equal protection to both built and landscape/archaeological assets.

Paragraph 189 of the NPPF confirms that heritage assets range from sites and buildings of local historic value to those of the highest significance. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. The heritage assets on Limes Land, whether surface or sub-surface, cannot be replaced and are representative of the human impact on the local area. Residents believe that these heritage assets are important and should be conserved.

## **5. Transport and Access**

We question the car use assumptions made, believing that car usage will be significantly higher than forecast causing higher levels of air pollution and traffic congestion on surrounding roads. The traffic survey was apparently carried out during a school holiday period, and we feel does not present a realistic set of recordings taking into account the higher volumes of traffic generated by the "school run" and other associated vehicles such as school buses etc.

We are concerned about the potential impact to adjacent road junctions by the proposed vehicular access points to the site.

We are concerned about the impact to traffic flows; likely build-up of congestion and visual impact caused by the 'Choker' traffic calming solution and main access points proposed. Appledore Road is a historically important tree lined avenue leading to the town. It is proposed to remove several established trees that form part of the distinctive landscape and historical feature along Appledore Road, and in addition further visual harm would occur with the introduction of unsightly bollards and signage required by the 'Choker' measure which would degrade the setting significantly.

We are concerned about the formalisation of a pedestrian access point at Woodchurch Road at the junction of public footpath A812, this access point is currently dangerous as it is located on a blind bend at the top of Woodchurch Road hill.

## 6. Hydrology

We are concerned about the extensive disruption and alteration to the complex natural water system on the site. This will negatively impact wildlife habitat (including many protected species) and is likely to overload the currently inadequate sewer system, particularly along Woodchurch Road which currently suffers regular localised flooding and pollution. We are concerned about surface water drainage from the proposed development polluting the fragile natural water system, predominantly draining to the Tilder Gill behind Shrubcote.

## 7. Proposed Section 106 Draft Agreement

Is the Applicant offering to build the Sports Pavilion and associated pitches or only to provide the land encompassing this proposal? The cost for providing these facilities will be considerable so there is no guarantee that local authorities or other bodies will be able afford to build them.

It is not clear if the developer is offering to provide the proposed planting for the Country Park and public open space.

The maintenance costs of the sports facilities are detailed in the QRD report and highlight the huge scale of commitment required. Detailed maintenance agreements for perpetuity are required for the pavilion, car park, pitches, country park, SuDs and other leisure facilities there have stated in their application.

It is unlikely that a levy on the proposed dwelling units will be affordable, and so again this burden is likely to move to Tenterden Town Council or Ashford Borough Council whose budgets are already incredibly stretched and, in our view, would be unaffordable.

On behalf of our residents, we would ask you to take the above objections into account and reject this appeal.

# STUDIO 9010

Architecture + Interiors

**Siggi Nepp** BA (Hons) DipArch ARB RIBA  
Director





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