

Planning and Development



ASHFORD
BOROUGH COUNCIL

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Mrs Judith Ashton
Judith Ashton Associates
Maytham Farmhouse
Maytham Road
Rolvenden
Cranbrook, Kent
TN17 4QA

Our Ref: 21/00790/AS
Date: 14 May 2021

Dear Mrs Judith Ashton,

Town and Country Planning Act 1990 (as amended) Application for Outline Planning Permission

Location: Land between Woodchurch Road and, Appledore Road, Tenterden, Kent

Proposal: 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 orchards, sustainable urban drainage systems, landscape buffers and green links all on 12.35 ha of the site. (Save for access, matters of appearance, landscaping, layout & scale reserved for consideration') 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.

Thank you for your application dated 30 April 2021 which I received on 30 April 2021. I have examined your application forms and the accompanying plans and documents and am satisfied that the application is valid and has been registered under the reference 21/00790/AS.

Please quote this reference number on any correspondence or when contacting my department.

If however, on further examination additional information is required or a discrepancy is found, the application may be invalidated and we may write to you again.

A receipt for any fee you submitted will be sent under separate cover.

Would you please check the details of the application above and let me know if any of the details are incorrect. If I do not hear from you before **28 May 2021**, I shall assume that the above information is correct.

Please note that all information you provide on the application form and in any accompanying documents will normally be published on the Council's website.

Only the applicant's personal details such as telephone and email contact details, and signatures, will be routinely blanked out.

If you have provided information in support of this application which you regard as sensitive or confidential, and which you do not wish to be published as set out above, please tell us immediately so that we may make the necessary amendments.

A copy of the application is on our website <http://planning.ashford.gov.uk>. You may wish to view the website to see that all of the application has been displayed correctly. The application details are published for the purpose of planning matters only. They should not be used for any mailing or other lists without being filtered against the Mailing Preference Service Consumer File. Details of how to obtain the MPS Consumer File can be found on the website, www.mpsonline.org.uk. Use of the details without such filtering constitutes an offence under the regulations of the Advertising Standards Authority, and can result in penalties.

For some applications it is necessary to display a site notice for a period of 21 days in order to comply with the statutory regulations for the publicity of planning applications. In the absence of the display of the site notice for the required period of time, a decision cannot be made. Due to the current situation regarding social distancing and only travelling for essential purposes, officers at the present time are not putting up site notices. We are therefore asking applicants/agents to do this if it is possible, where applicable. I will provide further instructions in due course if a site notice is required on your application.

To assist with the progression of the application, as agent/applicant, you are advised to check the consultation responses as and when they are uploaded onto the website, and to contact the Case Officer to discuss what action, if any, you need to take as a result.

A decision on your application is likely to be made by **12 August 2021**. If this is not going to be possible I will write to you letting you know the new date and asking you to agree it. If you do not wish to allow further time and you have not received a decision in writing you may appeal to the Planning Inspectorate.

Any appeal must be made on a form which can only be obtained from The Planning Inspectorate, Room 307 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Telephone 0117 372 6372).

You may require a separate consent under the Building Regulations. If you wish to check whether this is so please contact one of the Building Control Officers in my department by telephoning 01233 330282.

Yours sincerely

Mark Davies

for Strategic Development and Delivery Manager

Ashford Borough Council (ABC) is the data controller for the personal information you provide in this form. ABC's Data Protection Officer can be contacted at FOI@ashford.gov.uk. Your information will be used to process planning applications and processing is being conducted relying upon the public interest legal basis. Given the statutory status of the Register of Planning Applications, relevant regulations, and the public interest in making information on the processing of applications available, all information you provide on the application form and in any accompanying documents will normally be published on the council's website. Only telephone numbers, email contact details, and signatures, will be routinely blanked out. Personal sensitive information which is deemed necessary for the processing of the application will also not be published in the public domain but may be available in a redacted format on request. Your information will be retained as a permanent record on the planning register. Personal data will be held for as long as the application or any subsequent appeal is being considered. For more information on your rights please see the council's privacy statement <https://www.ashford.gov.uk/>