

**Appendix 1 – Tenterden Schools
Trust Letter Regarding Current
Use**

RG/1119/2022



Mr. R. Grady
Consult QRD Ltd.,
55 East Street
Faversham
ME15 8AF
8 December 2021

Appledore Road – Tenterden Schools Trust land

Dear Richard,

Further to our recent conversation, I would like to confirm Tenterden Schools Trust's position with regard to use of the football pitch at Appledore Road.

The football pitch has been little used by Homewood School since the 1970s, with no school day use for PE or school sport since those days. There have been very occasional Saturday school team fixtures across the years but not for the past ten years. The goalposts have since been removed and the site is no longer maintained as a playing field.

The primary reasons for this relate to the distance of the Appledore Road pitch from the main Homewood School campus, a distance of just under one mile. This distance results in it being impractical for the school to use the pitch due to timetable constraints. Additionally, there would be significant safeguarding issues associated with pupils travelling from the main campus to Appledore road and back.

Furthermore, the School has more than adequate outdoor sports pitches on the main campus, particularly since construction of the 3G Artificial Grass Pitch. This durable sports facility has proved to be invaluable to delivery of the School's PE and sport programme as well as competitive fixtures. It is also an important asset for the local community.

Turning to the matter of community use, whilst there was some historic use of the site, there has been none in the recent past. No Community Use Agreement exists and since removal of the goalposts and changes to the maintenance programme the pitch is not suitable or available for use by the wider community.

Yours sincerely


Mark Seymour
Chief Operating Officer



Chief Executive Officer: Mr S Reeves BEng (London) NPQH

ASHFORD ROAD, TENTERDEN, KENT, TN30 6LT • Tel: 01580 764222 • Email: info@tenterden-schools-trust.com

www.tenterden-schools-trust.com

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Registered Office: Ashford Road, Tenterden, Kent, TN30 6LT

**Appendix 2 – Natural Turf for
Sport Extract Detailing Pitch
Carrying Capacity**

RG/1119/2022

Table 1 Summary of pitch drainage types

Pitch type		Adult weekly use ¹¹ (hours)	Comparative capital and maintenance costs for different pitch types based on a senior football pitch (£) (Ex. VAT)		Maintenance	Advantages	Disadvantages
			Construction and / or Improvement works ¹² (including 12 months maintenance)	Ongoing annual maintenance costs ¹³			
1	Undrained	Under 2	15,000 up to 45,000 (Regrading)	5,000 – 10,500	Aeration and sand dressing when conditions allow.	Low capital cost.	Likely to be suitable only in naturally well-drained soils.
2	Pipe drained	2 - 3	40,000 (Drainage) up to 70,000 (Drainage + regrading)	5,000 – 10,500	Aeration and sand dressing when conditions allow.	Low capital cost. Drainage intensity can be increased later. Can be very effective in controlling shallow or rising groundwater.	Susceptible to cancellations in wet weather. Suitable only as a 'dry weather pitch.'
3	Pipe drained with mole drains	2 - 4	42,500 (Drainage + mole drains) up to 72,500 (Drainage + mole drains + regrading)	6,000 – 11,000	Aeration when conditions allow. Sand dressing not essential, but beneficial. Re-moling every 3 - 5 years.	Low capital and ongoing maintenance cost.	In dry weather, surface cracks can render pitches unplayable
4	Pipe drained with sand grooves	3 - 6	72,500 (Drainage + sand grooves) up to 102,500 (Drainage + sand grooves + regrading)	7,500 – 12,500	Aeration and regular sand top dressing (approx 60 - 80 tonnes per annum). Higher drainage rates mean that some irrigation may be necessary during dry periods.	Cost-effective way of improving drainage thereby allowing increased use without damage to the playing surface. Can be used to reinstate slit systems capped with topsoil. Lower cost and less susceptible to soil shrinkage problems.	Bands may be capped with topsoil more easily. Depth of bands limited and may not connect with drain trench backfill.
5	Pipe drained with slit drains	3 - 6	70,000 (Drainage + slit drains) up to 100,000 (Drainage + slit drains + regrading)	7,500 – 12,500	Aeration and regular sand top dressing (approx 60 - 80 tonnes per annum). Higher drainage rates mean that some irrigation may be necessary during dry periods.	Cost-effective way of improving drainage thereby allowing increased use without damage to the playing surface.	Slits can be capped and sealed with topsoil significantly reducing drainage rates. Surface may be uneven in the first season. Slits may open up during the summer due to soil shrinkage.
6 ¹⁴	Pipe drained with top soil and drainage layer	3 - 6	145,000 (Drainage + reuse of topsoil from site) up to 240,000 (Drainage + importation of topsoil)	5,000 – 10,500	Some increase in maintenance required. Aeration and sand dressing essential. Increased requirement for irrigation.	Increased drainage rates and wear tolerance. Can be constructed over poor subsoil material. With proper maintenance a hard wearing surface can be achieved.	Higher level maintenance required. Pop-up irrigation may be required.
7	Pipe drained with suspended water table	4 - 6	380,000 – 510,000	10,500 – 20,000	Higher levels of fertilizer and irrigation to maintain hard-wearing turf. Top dressing with rootzone-compliant material. Surface aeration work. Artificial upper rootzone reinforcement can be installed for greater durability.	Increased wear tolerance and the performance of play. Very high drainage rates achievable. With proper maintenance a very high standard of playing surface can result.	Regular high level of maintenance required. Pop-up irrigation system essential.

¹¹ These figures are a general guide. The playability of pitches depends upon a combination of prevailing weather conditions, physical characteristics of the soil profile and the standard of management provided. The usage levels shown will increase by approximately 50% for players 15 years of age and under.

¹² Estimated at 2011 rates including an allowance for professional fees and contingency. They exclude associated external works and site abnormalities which are site specific and subject to site survey.

¹³ Estimated at 2011 rates for situations ranging from where volunteer help is available (e.g. for mowing, fertilizer application, spiking and line marking) to all maintenance operations being contracted out.

¹⁴ Preferred option for school development projects where new buildings are constructed on existing playing fields, and new pitches are constructed where buildings have been demolished.

**Appendix 3 – Sport England
Comments on Recreation
Ground Proposals**

RG/1119/2022

From:Jo Edwards
Sent:17 May 2021 18:54:59 +0100
To:Planning Help
Cc:Alda Song
Subject:F.A.O. Alda Song App Ref: 21/00724/AS - Tenterden Recreation Ground - Sport England Ref: PA/21/EM/AF/58401

[CYBER SECURITY WARNING] This email is from an external source - be careful of attachments and links. Please remember your Cyber Security training and report suspicious emails.

Dear Alda,

Development of Tenterden Recreational Ground to provide new Youth Hub, sports facilities, play area, skate park, footpath network and car park improvements

Thank you for consulting Sport England on the above application.

Sport England – Statutory Role and Policy

The proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (particularly Para 97) and Sport England’s Playing Fields Policy, which is presented within its ‘Playing Fields Policy and Guidance Document’: https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy

Sport England’s policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply.

Sport England Policy Exceptions	
E1	A robust and up to date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.
E2	The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.
E3	The proposed development affects only land incapable of forming part of a playing pitch and does not: <ul style="list-style-type: none">▪ reduce the size of any playing pitch;▪ result in the inability to use any playing pitch (including the maintenance of adequate

	<p>safety margins and run-off areas);</p> <ul style="list-style-type: none"> ▪ reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality; ▪ result in the loss of other sporting provision or ancillary facilities on the site; or ▪ prejudice the use of any remaining areas of playing field on the site.
E4	<p>The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:</p> <ul style="list-style-type: none"> ▪ of equivalent or better quality, and ▪ of equivalent or greater quantity, and ▪ in a suitable location, and ▪ subject to equivalent or better accessibility and management arrangements.
E5	<p>The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.</p>

The Proposal and Impact on Playing Field

The proposal is as stated in the description of development. It would result in the loss of the existing senior 11v11 grass football pitch and its replacement by a MUGA, skate park, 4no tennis / netball courts, footpaths and landscaping. The application erroneously says that the existing football pitch is disused since the two local football clubs relocated to the 3G Artificial Grass Pitch (AGP) at Homewood School. That is not the case, the pitch at Homewood while used by the clubs for training is not large enough to meet the required minimum pitch size for senior match play in the leagues / divisions that the three senior Tenterden Town FC teams play in. These require a minimum 100m x 64m pitch as is provided on the recreation ground. The Homewood School pitch appears from the application documents for that facility and from Google Earth to be no more than 96m x 56m including run off areas (and 90m x 50m exclusive).

The Town Council's up to date website confirms that the football pitch at the recreation ground is reserved on Saturday afternoons for the use of Tenterden Town FC.



You are in: [Home](#) > [Hireable Spaces](#) > [Football Pitch](#)

Football Pitch

The football pitch is located on the southern part of Tenterden Recreation Ground, between the Leisure Centre and the Pavilion. It is reserved on Saturday afternoons for use by the Tenterden Town Football Club. The Pavilion can be hired for changing facilities.



Address

Recreation Ground Road, Tenterden

Owned/operated by

Tenterden Town Council

Charity Number

Contact

01580 762271

[Email Venue](#)

Assessment against Sport England Policy/NPPF

The Ashford Playing Pitch Strategy 2017 says at page 4, that, “there is a need to protect all existing football pitches across Ashford Borough. Unless suitable equivalents or better replacements are provided”.

This recommendation is contained in Recommendation 1 of the Action Plan for Football

DRAFT ASHFORD BOROUGH PLAYING PITCH STRATEGY

Table 4.1: Individual Sport Specific Action Plans

OBJECTIVE	RECOMMENDATION	STRATEGIC RECOMMENDATION
FOOTBALL		
PROTECT	Football 1.	All football pitches across Ashford Borough should be protected in the Local Plan suitable equivalent or better replacements are provided. No sites have been identified as lost as part of the Action Plan.
PROTECT	Football 2.	Ensure formal Community Use Agreements are in place with Education establishments.

The Council’s evidence base prepared in accordance with paragraph 96 of the NPPF does not provide evidence to support the loss of the existing pitch, therefore exception E1 of Sport England’s Playing Field Policy is not met.

It is also the case that the senior grass pitch at the recreation ground has been, and continues to be used, in combination with and in addition to the 3G pitch at Homewood School and specifically it is required for senior match play. The presence of the 3G cannot therefore be used retrospectively as ‘mitigation’ for the loss of the grass pitch under exception E4. If the applicant wishes to meet E4 then a new area of playing field of at least equivalent quality and quantity needs to be provided elsewhere within the town or its immediate vicinity in an accessible location before the existing pitch is lost.

The proposal also does not meet exception E5 since Sport England’s guidance https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy explains at paragraph 75, that the circumstances in which the loss of an area of playing field to an alternative use will not be acceptable include, where other users would be displaced without equivalent replacement provision.

Conclusion

In light of the above, Sport England **objects** to the application because it is not considered to accord with any of the exceptions to Sport England’s Playing Fields Policy or with Paragraph 97 of the NPPF.

Should the local planning authority be minded to grant planning permission for the proposal, contrary to Sport England's objection then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Secretary of State, via the National Planning Casework Unit.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agenda, report and committee date.

If you would like any further information or advice please contact me at the address below

Yours sincerely,

Jo

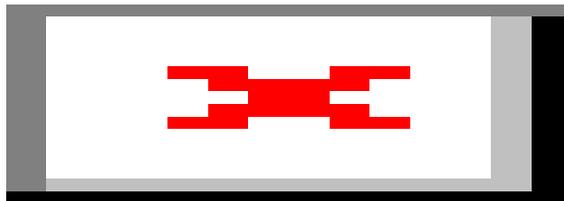
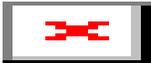
Jo Edwards
Planning Manager

T: 07826 354343

M: 07826354343

F: 020 7273 1704

E: Jo.Edwards@sportengland.org



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we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

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From: Jo Edwards [REDACTED]
Sent: 17 September 2021 10:43
To: Planning Help <planning.help@ashford.gov.uk>
Cc: Alda Song <[REDACTED]>
Subject: App Ref: 21/00724/AS - Tenterden Recreation Ground - Sport England Ref: PA/21/EM/AF/58401

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Dear Alda,

I refer to the agent's correspondence dated 1st July responding to Sport England's objection to this planning application.

I have reconsulted the Football Foundation and County FA on the content of that correspondence and reconsidered Sport England's records regarding the current application site, the 3G at Homewood School and other sites referred to therein.

On that basis, I am satisfied that neither Sport England, the FA or the Football Foundation have at any stage agreed to the loss of the full size senior grass pitch at the Recreation Ground and specifically, the Homewood 3G as mitigation for that loss. On the contrary, Sport England, the Football Foundation and FA have made clear that the loss would be unacceptable to Sport England at every stage without suitable, equivalent re provision in accordance with exception 4 of our Playing Field Policy and paragraph 99 (previously 97) of the NPPF.

With regard to the new grass pitches referred to in the agent's letter, I understand that this refers to the pitches constructed behind the tennis club at Rolvenden. Having referred to our records I can see that these pitches were provided to replace those lost in connection with the development of a nearby playing field site for housing. In those circumstances therefore, it is the case that neither one or both the replacement pitches here can be counted for mitigation for the loss of the Tenterden Rec pitch. I also note that the replacement pitches here are also not to full FA size (100m x 64m excluding run offs) and therefore in terms of senior match play for Tenterden Town FC, the same issue that relates to match play at the Homewood 3G, arises here.

Given the above, Sport England's position remains unchanged and we maintain our objection to the current planning application.

Yours Sincerely

Jo

Jo Edwards
Planning Manager

T: [REDACTED]

M: [REDACTED]

F: [REDACTED]

E: [REDACTED]



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From: Jo Edwards [REDACTED]
Sent: 16 December 2021 13:35
To: Alda Song [REDACTED]
Cc: Planning Help <planning.help@ashford.gov.uk>
Subject: App Ref: 21/00724/AS - Tenterden Recreation Ground - Sport England Ref: PA/21/EM/AF/58401

Dear Alda,

I understand that the LPA is currently reconsulting on this application following receipt of further information from the applicant's agent. While Sport England hasn't been notified of that re-consultation, I note that the additional information being considered includes a letter from the agent dated 27^h October 2021 that makes reference to Sport England's previous objections to the proposal.

In summary to recap, Sport England considers the proposal to be contrary to national and local planning policy and guidance including NPPF paragraph 99 and Sport England's Playing Field Policy. We also consider it to be contrary to Policies COM1 and COM2 of the Adopted Ashford Local Plan and the pre submission draft Tenterden Neighbourhood Plan June 2021 Policy TEN NP14 that also recognises in the supporting text that any proposal for the playing field will '*result in the need to relocate the only existing adult grass football pitch..*' (page 62).

The Council's Playing Pitch Strategy (PPS) published 2017 that provides a still up to date evidence base in accordance with paragraph 98 of the NPPF says that '*there is a need to protect all existing football pitches across Ashford Borough. Unless suitable equivalents or better replacements are provided*' and this is reiterated in table 4.1 of the Action Plan.

At point 4 of the agent's letter it is inferred that Sport England has misled the Town Council with regard to the Homewood School 3G not being a suitable replacement for the full size senior grass pitch on the Recreation Ground. Sport England strongly refutes that suggestion. I have looked back through all of our correspondence with the Borough Council on this matter since early 2018, while the planning application for the Homewood 3G was still being considered, and I am satisfied that at all times Sport England's advice has been unambiguous and wholly consistent. Indeed the planning application for the 3G was made by the school and there is no reason to believe that Sport England was aware of the Town Council's financial involvement. Furthermore, the application description of development and the officer's delegated report makes no reference to any connection between the 3G and the recreation ground pitch and the application was assessed in the relevant design and access statement (attached) and Sport England only for its accordance with exception 5 of our policy. It is therefore not the case that Sport England needs to recognise the investment made by the Town Council at the school and that is entirely irrelevant to the current application under consideration.

It is recognised that the Town Council enjoys substantial permitted rights under Part 12 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England)

(Amendment) Order. However, that does not oblige it to implement a scheme that is contrary to its own policy or, the Local Planning Authority to permit further works requiring express planning permission, that are also contrary to its own local plan policies as well as national planning policy and guidance.

The agent argues that the proposal is in accordance with policies COM1 and COM2 of the Local Plan.

Policy COM1 requires that; *In the Borough as a whole, the loss of existing community infrastructure will be resisted unless sufficient evidence has been submitted to demonstrate that they are no longer required or are obsolete and that suitable replacement provision is being provided or is located nearby*

No evidence has been provided that the senior grass pitch is no longer required, or is obsolete or that suitable replacement provision is being provided or is located nearby. Therefore, the proposal is not in accordance with this policy.

Policy COM2 requires that; *Existing open space, sports and recreational buildings and land should not redeveloped or used for other purposes, unless:*

- *An assessment has been undertaken which clearly shows the provision is surplus to requirements, or*
- *Any loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location, or*
- *The development is for an alternative sport and recreational provision, the needs for which clearly outweigh the loss.*

The Borough Council's evidence base provided by the PPS does not identify that the football pitch is surplus to requirements and neither does the Town Council's draft Neighbourhood Plan. There is no proposal to replace the grass pitch in a suitable location before the proposed development is implemented and no robust evidence has been produced to demonstrate that the benefits of the proposed development would outweigh its loss. In that regard, as a statutory consultee, substantial weight should be given to Sport England's playing field policy that requires in relation to exception 5 that the proposed development doesn't displace an existing user without equivalent replacement provision. On this basis Sport England considers that the proposal does not accord with COM2.

In conclusion therefore, Sport England **maintains its objection** to the planning application because it is not considered to accord with any of the exceptions to Sport England's Playing Fields Policy or Paragraph 99 of the NPPF

Should the local planning authority be minded to grant planning permission for the proposal, contrary to Sport England's objection then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Secretary of State, via the National Planning Casework Unit.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agenda, report and committee date.

If you would like any further information or advice please contact me at the address below

Yours sincerely,

Jo

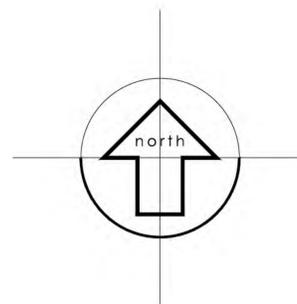
Jo Edwards MRTPI
Planning Manager

**Appendix 4 – Appledore Road
Sports Pitch Plans (2015)**

RG/1119/2022

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- ① new sports pavilion based on previous scheme by Lee Evans de Moubray
 - 4No changing rooms
 - 2No officials change
 - 100m² social space with kitchen & stores
 - boxing club
 - storage inc ground maintenance team
- ② parking for 70 cars with drop off area
- ③ new access road
- ④ 1No senior pitch (105.00 x 68.00m)
- ⑤ 1No 9 v 9 pitch (73.15 x 45.72m)
- ⑥ 1No 7 v 7 pitch (54.86 x 36.58m)
- ⑦ 2No 5 v 5 pitch (36.58 x 27.43m)

A	Club house and parking position amended	R.F	28-10-15
Rev	Details	Name	Date

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SURVEYING
ARCHITECTURAL DESIGN
PROJECT MANAGEMENT

Client
Tenterden Tigers Football club

Project
Proposed Club House & Sports Ground
Appledore Road
Tenterden

Drawing Name
Proposed Layout Plan

Option 1

Status
Preliminary

Scale
1:500

Date
May 2015

Drawn By
R.F

Checked By

Job Number
MC15051

Drawing No
002

Revision
A

Site Layout Plan
scale 1:500 @ A1



**Appendix 5 – Appledore Road
Sports Pitch Plans (Draft
Neighbourhood Plan)**

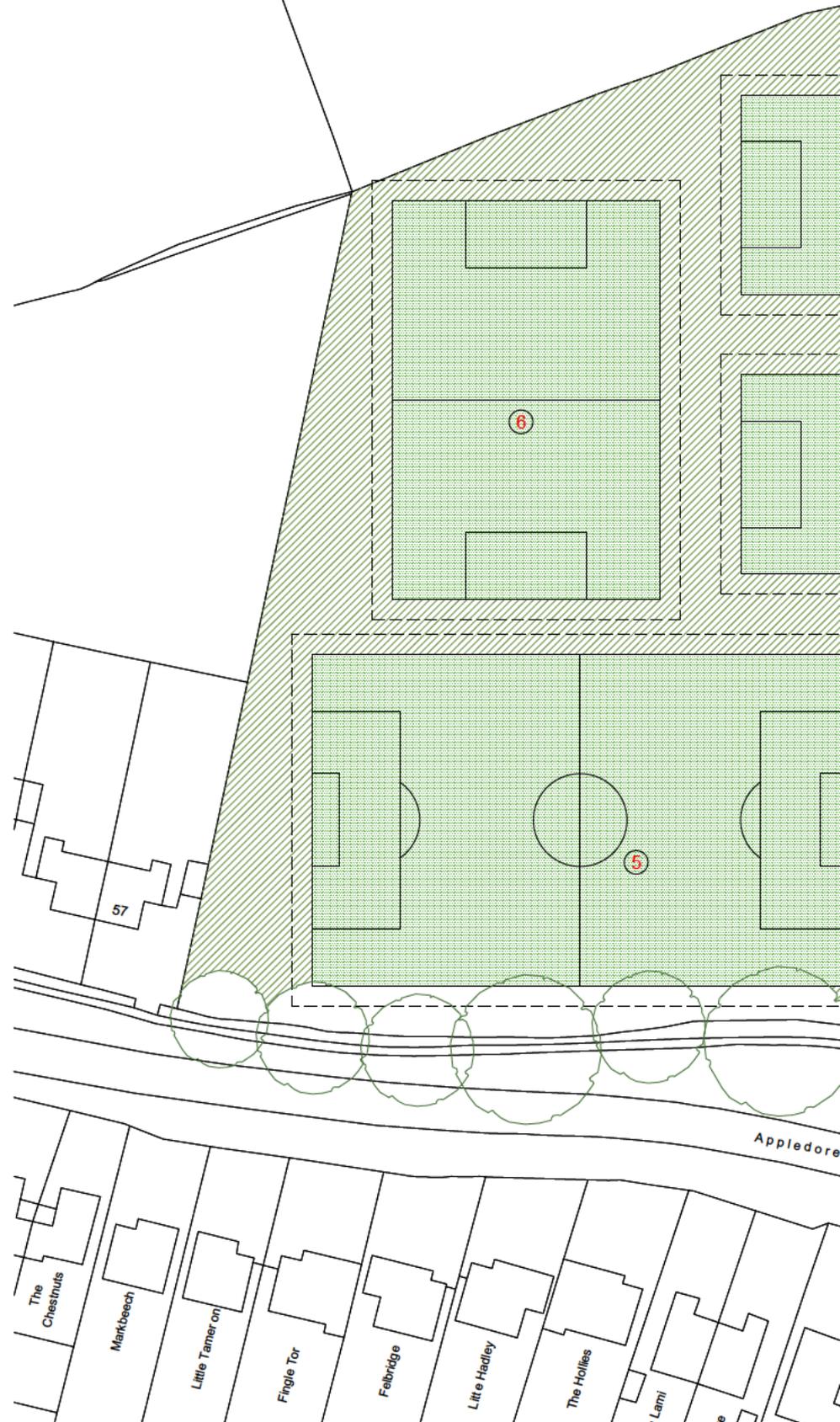
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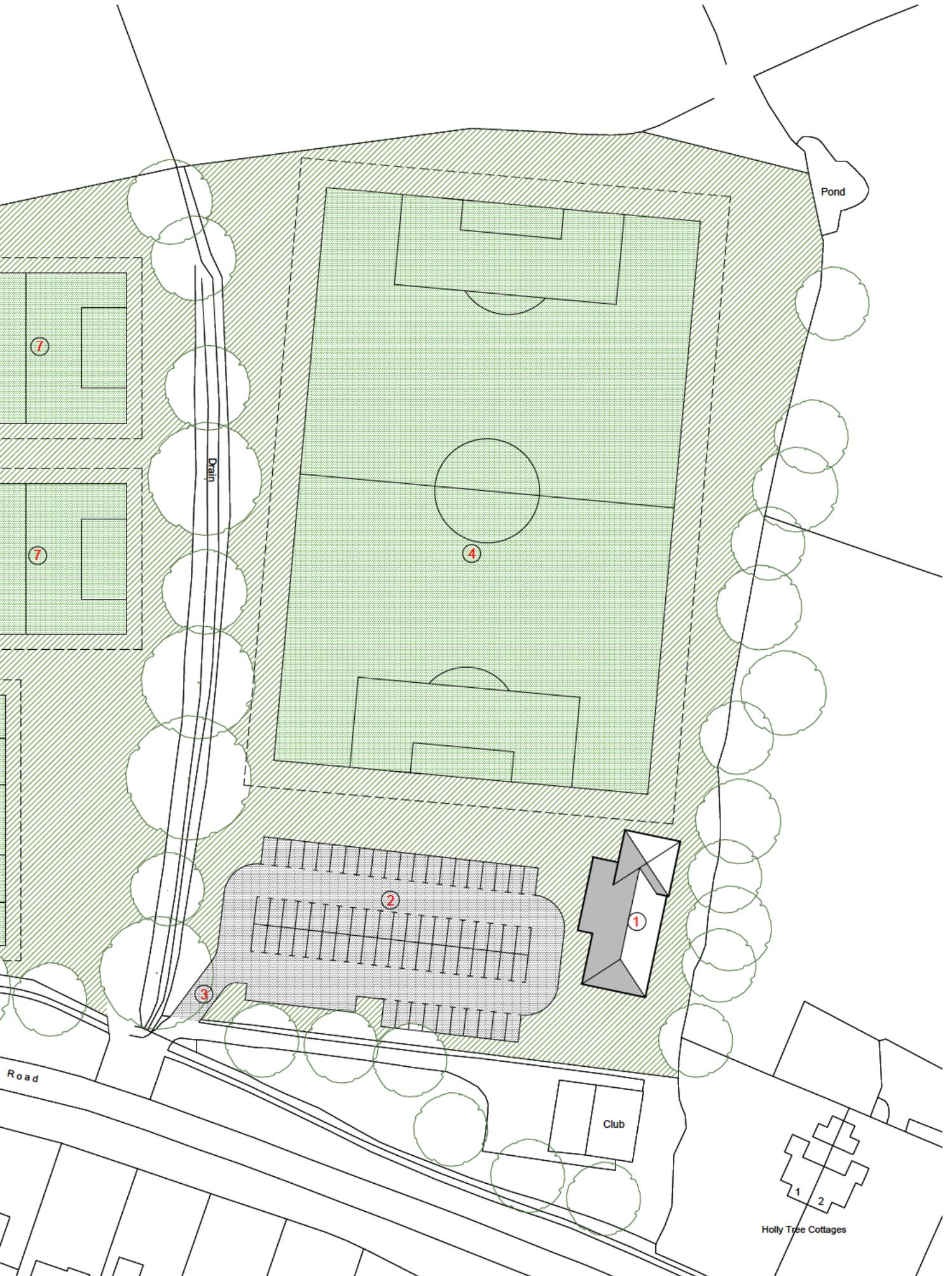
Appendix 3

Feasibility Study of Sports Pitch Layout at Appledore Road

This layout is for illustrative purposes only. The final layout would take due consideration of environmental factors.

- 1 new sports pavilion based on previous scheme by Lee Evans de Moubray
 - 4No changing rooms
 - 2No officials change
 - 100m² social space with kitchen & stores
 - boxing club
 - storage inc ground maintenance team
- 2 parking for 70 cars with drop off area
- 3 new access road
- 4 1No senior pitch (105.00 x 68.00m)
- 5 1No 9 v 9 pitch (73.15 x 45.72m)
- 6 1No 7 v 7 pitch (54.86 x 36.58m)
- 7 2No 5 v 5 pitch (36.58 x 27.43m)





**Appendix 6 – Tenterden Sports
Review Minutes (February 2021)**

RG/1119/2022

TENTERDEN SPORT, LEISURE AND COMMUNITY FACILITIES REVIEW



NOTES OF A MEETING ON THURSDAY, 18 FEBRUARY 2021

Present: Cllr. P. Clokie (ABC), S. Parker (Footballers), G. Smith (Footballers), Cllr. M. Hill (KCC), M. Carter (TTC), K. Mulholland (TTC), J. Nelson (TTC) and A. Sugden (TTC). Mr. P. Burgess (Town Clerk)

1 APOLOGIES FOR ABSENCE.

Cllr. K. Walder (TTC), Mr. L. Mayatt (ABC), Mr. S. Harris (ABC) and Mr. M. Seymour (TST).

2 INTRODUCTIONS.

None.

3 ELECTION OF CHAIR.

Cllr. K. Mulholland was elected as Chair.

4 MINUTES.

Minutes of the meeting held on 27th November 2019 were agreed.

5 MATTERS ARISING.

None, apart from those addressed in minutes.

6 FOOTBALL PROVISION - UPDATE.

(a) Section 106. An update on the section 106 provision for the Homewood School 3G was given by the clerk. In all £275,000 is due to the school from Tent1a provision and £257,000 has so far been paid. The remainder is due shortly. This constitutes half the end cost and a £40,000 contribution towards maintenance. Cllr Carter suggested that signage should appear on site to indicate co-funding of the 3G by TTC ABC and Homewood.

(b) Shelter provision at 3G. Two bus shelters had been offered by TTC to Homewood but despite reminders no arrangements had been made to install them. Cllr Nelson pointed out that the shelters were only needed for community sessions and not for the school. Cllr Carter agreed to approach Vincent Reidy with whom he has regular site meetings. If this was not successful TTC should write an official letter asking for reason for refusal to install.

(c) Pitch Equivalence. The Clerk stated that at the time the 3G S106 funding was agreed, it was dependent on both a robust community

use agreement and the FA confirmation that the 3G was an acceptable equivalent to the recreation ground pitch. That confirmation was delegated to the Kent County FA. KCFA visited site and confirmed that they were satisfied with the provision. Graham Smith disputed this as the pitch was smaller than full size. Confirmation awaited from ABC. The group agreed that we needed to ensure that the relevant ABC officers were present at the next meeting to resolve this issue and also to advise on potential pitches on Tent1b and/or Hopes Grove (Nursery site) in the future. Both Graham Smith and Steve Parker re-iterated the footballers' opposition to removal of the recreation ground pitch.

(d) Offers of Land.

(i) Smallhythe Rd Plot The offer of land next to the Cricket club had now been withdrawn by the landowner. In any case FA funding would have been unlikely with the provision of only two pitches.

(ii) Tent1b Again this offer had been withdrawn. It may be feasible as a requirement of the S106 agreement perhaps in tandem with Hopes Grove Nursery should that site come forward.

(e) Cllr Mulholland enquired about the Tigers. Graham Smith has now stepped down from the chairmanship role. The Tigers use the 3G and also play at Rolvenden where the pitches are well-drained and of good quality. They have a partnership with Charlton who provide coaching at the 3G.

(f) Cllr Mulholland also enquired whether pitches had been raised as part of the Neighbourhood Plan process. Graham replied that they **were on the Section 106 "wish list" for future developments.**

(g) Appledore Road pitches. The committee agreed that these pitches would have been ideal but were now, of course, tied in with the Wates plans for Limes Land. Graham Smith and Steve Parker would try and have dialogue with Homewood and Cllr Nelson felt that the only way to unlock this situation was to talk to Wates and we should approach council to grant permission for talks on a restricted level. Meanwhile, non-councillor members of Sports Review were prepared to open discussions with Homewood and Wates.

7 REPORTS FROM INVITEES.

Cllr. Nelson reported that the Leisure Centre (TLCT) was still in a state of flux. The roofing is going ahead but the operating structure generally is still in discussion. The Trust is prepared to have a wider remit (including over the administration of the recreation ground, if required) which would facilitate grant funding applications.

8 RECOMMENDATIONS TO THE TOWN COUNCIL.

- Signage should be erected at the Homewood 3G to publish the funding support from TTC and ABC.

- The Clerk should send an official letter to Homewood if no response from them regarding the shelters within a reasonable time frame.
- Allow sports review to talk to Wates within specific restrictions and potentially other landowners (Tent1b and Hopes Grove) with the blessing and participation of ABC.
- Invite relevant planning/S106 staff to next meeting.

9 ANY OTHER BUSINESS.

None.

10 DATE OF NEXT MEETING.

To be arranged in 6 weeks' time, preferably at 5pm.

**Appendix 7 – Appellant and TTC
Diverged Views – Consultee
Commentary of Level of Harm**

RG/1119/2022

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

**Appendix 8 – Sport England
Correspondence (December
2021)**

RG/1119/2022

From: [Jo Edwards](#)
To: [REDACTED]
Subject: RE: Appledore Road Tenterden
Date: 22 December 2021 18:07:50

Dear Richard,

Please find my response to your queries in red below. Let me know if any further clarification is required.

Best Regards

Jo

Jo Edwards MRTPI
Planning Manager

T: [REDACTED]

M: [REDACTED]

E: [REDACTED]

[Sport England](#)



[Sport England SIA award 2021](#)



[This Girl Can](#)



We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

From: [REDACTED]
Sent: 08 December 2021 14:42
To: [REDACTED]
Subject: Appledore Road Tenterden

Dear Jo,

I hope you are well.

I would appreciate your input and guidance on a some matters related to the sports facilities to be delivered as part of the proposed residential development at Appledore Road, Tenterden.

Firstly, Ashford Borough Council has queried the need for the proposed pitches and pavilion. As you will recall, the plans for the type and number of pitches have been prepared in response to the following:

1. A need to provide a replacement for an existing playing field, in accordance with requirement of the NPPF, Sport England Playing Fields Policy and Local Planning Policy (COM1). This covers the 11v11 adult football pitch.
2. A need to provide pitches to meet demand generated by development. This is consistent with local policy COM2. Our calculations have been guided by the Ashford Borough Council Public Green Spaces and Water Environment SPD. This equates to approximately 0.56 hectares of provision.
3. Addressing needs identified in the Ashford PPS (2017). General and specific issues identified that the proposals would seek to address are:
 - a. Protect all pitches unless suitable equivalents or better replacements are provided (Strategic Priority 1).
 - b. Support junior clubs with facility management and improvement and ensure security of tenure (Strategic Priority 3).
 - c. Improve non-playing facilities (i.e. changing rooms, parking and access). The need for a new clubhouse in Tenterden is identified (Strategic Priority 5).
 - d. Address shortfalls in junior pitches in Ashford and Tenterden specifically with Appledore Road identified as a possible location (Strategic Priority 8).

Given that the means of addressing the first two items are relatively prescriptive, it is our assumption that the query relates primarily to item 3. On this basis, can you advise the most appropriate means of demonstrating need for outdoor sports facilities? My understanding is that this would ordinarily be via a Playing Pitch Strategy. Is that correct? It is perhaps also important to highlight the fact that both the Tenterden Town Council Sports Facilities Strategy (2014) and the Local Football Facility Plan identify a need for facilities on a scale comparable to that proposed at Appledore Road. **Sport England recommends that LAs prepare a Playing Pitch Strategy in accordance with our guidance to meet the requirement identified in paragraph 98 for a robust and up to date assessment of pitch sport provision required. The Council's PPS 2017 provides a suitable assessment. In addition to the other reports you refer to, the pre submission draft Tenterden Neighbourhood Plan consulted on in June 2021 includes policy TEN NP15' Site for Recreation Open Space' that would allocate the Appledore Road Site for additional sports pitches. The supporting text refers to the site accommodating a single senior pitch, a junior 9 aside pitch and three mini pitches with (sensitively designed) change and clubhouse facilities. I recall that is the mix of pitches that the applicant is proposing at the appeal site.**

Secondly, the Council has indicated that there should be no gap in provision for the community during construction of any replacement sports provision. However, my understanding is that it is Sport England's position that it would be acceptable for there to be a relatively short period of time when there was no onsite provision whilst new pitches were being constructed on the basis that there is no current community (or school) use of the pitch. Is this correct? **Yes that is correct, although exception 4 refers to new provision being available for use before an existing playing field / pitch is lost, this requirement needs to be applied pragmatically. It is there to ensure that existing users are not displaced as that has the potential to undermine their viability in the interim period. However, use of the existing pitch at Appledore has lapsed and therefore, there is currently no school or community use of the site. In that circumstance there is no need to re provide the pitch in advance of any other development being undertaken or occupied. Sport England is satisfied that the applicant intends to provide good quality pitches and ancillary facilities at the earliest reasonable opportunity.**

It has been proposed that this would be secured via the Section 106 Agreement, with facilities available prior to the occupancy of the 50th unit.

Thirdly, the Council has expressed some reluctance to play an activity role in any oversight of the proposed sports facilities (as set out in the draft Community Use Agreement) on the basis that it would not ordinarily sit on the management board of a facility for which it is not a landlord. In your experience, is it unusual for a council to play a role in a Community Use Agreement for a facility that it does not own? If the Council does not wish to take up a role, can you suggest another option, such as Kent FA or the Football Foundation? **Sport England's model CUA template assumes that the LA in its leisure / recreation role would be the other party to any CUA entered into and that is certainly not unusual. Although I understand that the condition requiring a CUA in relation to the permission for the Homewood School has not been formally discharged to date, the draft that Sport England has commented on does include the Council as the other party to the agreement. I am not aware of any objection to the Council to that. If the Council does not want to be a party to the CUA other organisations that may be willing might include the Football Foundation or County FA. The FF does require organisations that it grant funds to make facilities available to the wider community so this is something that they do have experience of.**

Fourthly (and finally), given where we are in the planning process, are you satisfied with the level of detail in both the TGMS Feasibility Study and plans provided in support of the planning application setting out the proposals for the construction of the playing fields and their subsequent maintenance? If this is the case, should preparation of

the detailed and design and specification therefore be conditioned? I have previously advised the Council on this matter; 'The application drawings showing pitch layout and gradients are detailed. The feasibility study is also detailed however it does caveat in several places that it is not a detailed design specification – see for instance the note on the front page and at the top of 4.2. At 4.2 it proposes a development option but there are certain aspects that need firming up on such as; 7. Pipe drainage – outfall type and location; 8. Grass seed; 9. Installation of sand grooves if necessary. These are matters that are only likely to be firmly established post decision as they need a specialist contractor to be brought on board.

Looking at the maintenance programme TGMS1044.27 , that is fully detailed and therefore ongoing maintenance in accordance with that programme could be specified.'

I look forward to hearing from you. Please do let me know if you require any further information.

Kind regards

Richard

Richard Grady
Director
Consult QRD

Mobile: [REDACTED]
Telephone: [REDACTED]
Email: [REDACTED]
Website: www.consultqrd.co.uk

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**Appendix 9 – DCMS Response to
House of Commons Digital,
Culture, Media and Sport
Committee report “Sport in Our
Communities” (October 2021)**

RG/1119/2022



House of Commons

Digital, Culture, Media and
Sport Committee

Sport in our communities: Government Response to Committee's Fourth Report

**Third Special Report of Session
2021–22**

*Ordered by the House of Commons
to be printed 19 October 2021*

The Digital, Culture, Media and Sport Committee

The Digital, Culture, Media and Sport Committee is appointed by the House of Commons to examine the expenditure, administration and policy of the Department for Digital, Culture, Media and Sport and its associated public bodies.

Current membership

[Julian Knight MP](#) (*Conservative, Solihull*) (Chair)

[Kevin Brennan MP](#) (*Labour, Cardiff West*)

[Steve Brine MP](#) (*Conservative, Winchester*)

[Alex Davies-Jones MP](#) (*Labour, Pontypridd*)

[Clive Efford MP](#) (*Labour, Eltham*)

[Julie Elliott MP](#) (*Labour, Sunderland Central*)

[Rt Hon Damian Green MP](#) (*Conservative, Ashford*)

[Rt Hon Damian Hinds MP](#) (*Conservative, East Hampshire*)

[John Nicolson MP](#) (*Scottish National Party*)

[Giles Watling MP](#) (*Conservative, Clacton*)

[Mrs Heather Wheeler MP](#) (*Conservative, South Derbyshire*)

Powers

The Committee is one of the departmental select committees, the powers of which are set out in House of Commons Standing Orders, principally in SO No 152. These are available on the internet via www.parliament.uk.

Publication

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Committee staff

The current staff of the Committee are Keely Bishop (Committee Operations Assistant), Andy Boyd (Committee Operations Manager), Laura Caccia (Second Clerk), Dr Conor Durham (Committee Specialist), Lois Jeary (Committee Specialist), Dr Stephen McGinness (Clerk), Charlotte Swift (Second Clerk), Anne Peacock (Senior Media and Communications Officer) and Billy Roberts (Media & Communications Officer).

Contacts

All correspondence should be addressed to the Clerk of the Digital, Culture, Media and Sport Committee, House of Commons, London SW1A 0AA. The telephone number for general enquiries is 020 7219 6188; the Committee's email address is dcmscom@parliament.uk.

You can follow the Committee on Twitter using [@CommonsDCMS](https://twitter.com/CommonsDCMS).

Third Special Report

On 29 July 2021, the Digital, Culture, Media and Sport Committee published its Fourth Report of Session 2021–22, [Sport in our communities](#) (HC 45). The Government Response was received on 29 September 2021 and is appended below.

Appendix: Government Response

The Government welcomes the publication of the Committee's report and is grateful for the Committee's comprehensive inquiry into 'Sport in our communities'.

The Government wholeheartedly agrees with the Committee's assessment that there is a need to support, sustain and grow community and grassroots sport. It is imperative that we have a rich and varied sport offer so that physical activity is accessible to all, no matter a person's background or location. The Government agrees that the pandemic has reinforced the critical importance of community sport, which brings clear physical and mental health benefits, helps strengthen communities and boosts economic development. The Government also recognises the key role that governing bodies have played during the pandemic to distribute information and guidance to organisations.

Sporting Future – a new strategy for an active nation was published in December 2015 and a huge amount has been achieved since then. DCMS, Sport England and UK Sport have continued to embed the five outcomes that *Sporting Future* set out in everything that we do and invest in. These five outcomes are: physical wellbeing, mental wellbeing, individual development, social and community development and economic development.

The Government is working to improve the evidence base through the Active Lives survey and have established close working with Arms Length Bodies: Sport England, UK Sport, UK Anti-Doping and the Sports Ground Safety Authority, as well as the National Governing Bodies (NGBs) and sports themselves. DCMS have continued to work across government to harness the benefits that sport and physical activity can give rise to across a range of agendas – health, education, social cohesion, transport, the environment, and planning.

During the pandemic, the Government has worked to support the sport sector. The Government has provided unprecedented support to businesses through tax reliefs, cash grants and employee wage support, which many sport clubs have benefited from. On top of wider economic support, the Government announced a £100 million support fund for local authority leisure centres to ensure these important facilities remain available once public health restrictions are lifted.

Sport England has provided £270 million directly to support community sport clubs and exercise centres through this pandemic, via a range of funds including through the:

- **Community Emergency Fund (£35 million)**—awarded and paid to support clubs & community organisations.
- **Tackling Inequalities Fund (£20 million)**—targeted help for audiences worst affected by COVID, including people from BAME backgrounds, people with a disability and people with long term health conditions.

- **2020–21 (£115 million)**—allowed for awardees (NGBs, Active Partnerships and national partners) to resume normal service delivery once pandemic has passed. Since renewed up till March 2022.
- **Return to Play (£16.5 million)**—small awards and crowdfunding to help groups return to play.

As part of Sport England's 10 year strategy *Uniting the Movement* they have committed an extra £50 million (included in the £270 million figure at the start) to help grassroots sports clubs and organisations affected by the coronavirus pandemic. As at 31 March 2021, Sport England had made 9,216 awards and distributed £207,491,971 of this funding to a range of sports.

The £600 million Sports Survival Package has protected the immediate futures of major spectator sports in England. To date, we have publicly announced more than c.£230 million of support across 11 sports including: football, rugby union, rugby league, netball, badminton, basketball, ice hockey, tennis, horse racing, speedway and motorsport. In addition to the protection of spectator sports, the Survival Package has ensured provision for community sport has continued, demonstrated in the £36 million Rugby Football Union and £16.7 million Rugby Football League onward community loan schemes. The Summer phase of the Sport Survival Package has now launched and eligible organisations with financial need are invited to apply.

In addition to this financial support, throughout the pandemic, the Government has worked closely with Sport England to produce return to play guidance to support the effective assessment and management of COVID-19 risks in sporting venues.

The Government remains committed to increasing participation and activity levels amongst the population. As such, the Government is working towards a refreshed sport strategy to reflect the current environment with Covid. As part of this process, it will be consulting with the sector to capture their expertise and advice. The Government will look to bring together this work, as well as the Committee's own findings, and will set out its position and next steps for this work later this year. The last decade has seen fairly steady levels of engagement in community sport, however Covid has clearly had an impact on this. It is important we look at all the options to build back better and fitter from Covid, and to ensure a successful and sustainable future for grassroots sport.

The Government's response to the Committee's recommendations is below. The Minister for Sport and Tourism would also be happy to meet with the Chair of the Committee and continue the dialogue on this topic.

Responses to recommendations

1. ***We recommend that the Government initiate a sporting equivalent of the 'Eat Out to Help Out' campaign, entitled 'Work Out to Help Out', to incentivise volunteers and participants to get involved, participate in organised sport and support the sporting infrastructure, both in England and across the UK.*** (Paragraph 11)

The Government agrees with the intent behind this recommendation to encourage participation in organised sport, however it believes that the focus should be on allowing exercise and investing heavily to ensure community facilities are there, as a means to do

so. We believe this is the best action in the first instance and will continue to work on campaigns to encourage take-up of sport such as Sport England's successful *This Girl Can* campaign. We do not think that a financial incentive to 'work out' is needed but will continue to ensure everyone regardless of background can have the opportunity to participate.

Sports and physical activity are incredibly important for our physical and mental health, and are therefore important tools at our disposal as we seek to combat coronavirus. As such, grassroots sport and activity have been one of our priorities throughout the pandemic: we made sure that people could exercise at least once a day even during the height of the first period of enhanced national restrictions, and we opened up grassroots sport and leisure facilities as soon as it was safe to do so. The Government has provided unprecedented support to businesses through tax reliefs, cash grants and employee wage support, which many sport clubs have benefited from.

On top of wider economic support, the Government has delivered a £100 million support fund for local authority leisure centres to ensure these important facilities remained available once public health restrictions were lifted. The £600 million Sports Survival Package has protected the immediate futures of major spectator sports in England and provided onward benefits to grassroots sports through the RFL and SRU onward community loan schemes. The Government's Arm's-Length Body, Sport England has provided £270 million directly to support community sport clubs and exercise centres through this pandemic, via a range of funds.

To galvanise activity, Sport England created the *Join the Movement* campaign and this will be continuing as we recover from the pandemic. We are continuing to work with organisations to understand what they need and how we may be able to support them. In addition, the *This Girl Can* and *We Are Undefeatable* campaigns have also been running throughout Covid to support less active groups to be active.

The Department for Health and Social Care has also announced it will run a pilot scheme to explore what role incentives can play in helping encourage people to make healthier choices. Inspired by international examples such as the national programme in Singapore, the pilot will use financial incentives to support people to move more and eat better, and will launch in January 2022.

2. Before the end of this year, the Government should initiate a nation-wide communications campaign, similar to that of the '5 A Day' campaign, to emphasise the importance of children and young people engaging in at least 60 minutes of moderate activity every day. (Paragraph 15)

The Government agrees with the committee that it is important to encourage children and young people to engage in regular physical activity and intends to look further at this in our refreshed sport strategy.

We've seen in recent months in Tokyo how major sporting events can inspire the nation. Finishing 2nd and 4th in the medal tables at both Games is a major achievement which should not be underestimated. This country consistently punches well above its weight as a sporting nation. The athletes are inspirations to those young people starting out on their own sporting pathways and the Government is supportive of all Olympians and Parlympians getting out into schools to inspire the next generation. National Fitness Day

on the 22nd September also provides a clear opportunity to encourage young people to engage with physical activity and sport support the country to build back better following the pandemic.

The Government published the latest UK Chief Medical Officers' Physical Activity Guidelines in September 2019 which set out a clear recommendation that children and young people should engage in moderate-to-vigorous intensity physical activity for an average of at least 60 minutes per day across the week.

The Government is committed to ensuring that all children and young people have the best opportunities to engage in sport and physical activity. Our Sporting Future strategy sets out how important it is for all children to have a good experience of sport and physical activity while they are young.

Sport England has invested over £190 million into physical activity for children and young people over 2016–2021, including programmes such as the £40 million Families Fund, which encourages low-income families with children to do sport and physical activity together. Initiatives such as the Studio You video platform, funded by Sport England and powered by *This Girl Can*, are also encouraging more teenage girls to be active.

The Government's School Sport and Activity Action Plan was jointly published by the Department for Education, Department for Digital, Culture, Media and Sport, and Department for Health and Social Care in July 2019. A key driver of this Action Plan is to ensure that all children and young people have access to at least 60 minutes of physical activity every day. This is supported by £320 million per year through the Primary PE and sport premium.

More recently, in 2021 the Government has hosted roundtables on how to take support for young people even further. The Government has also committed to updating the Government sport strategy and the School Sport and Activity Action Plan in the coming months. Continuing to enable children and young people to engage in physical activity will be central to this work.

3. We recommend that the Government reconsider our previous recommendation to ring-fence further funds to ensure that the progress that was being made in physical activity levels within these groups is not set back by Covid-19, both by encouraging participation and by attracting leaders and volunteers from a range of communities and backgrounds across the UK. (Paragraph 20)

The Government agrees with the intentions of the recommendation in the importance of providing funding for tackling inequalities in participation. The Government has already provided a significant amount of funding in this area as set out below.

The Government is committed to tackling inequalities in participation and ensuring no groups are left behind and is working with Sport England to deliver on this commitment. Sport England's 10 year strategy *Uniting the Movement* is focused on providing opportunities to people and communities that have traditionally been left behind, and helping to remove barriers to activity. The Government, through DCMS has allocated £117 million Exchequer and £219 million Lottery in 2021–22 to Sport England in order to deliver on this strategy.

Sport England has devoted funding to specifically tackle inequalities in participation through the Tackling Inequalities Fund (TIF). TIF was set up in April 2020 to help the sport and physical activity sector through the Covid-19 pandemic. TIF was created with £20 million of National Lottery funding to try and help reduce the negative impact on activity levels in these under-represented groups, with a specific focus on: Lower socio-economic groups, Culturally diverse communities, Disabled people, people with long-term health conditions. Since its launch, it has enabled community groups to continue to exist and engage with their communities, supporting people to be engaged and active. With the first 12 months delivering some positive results, Sport England are planning for a further £20 million of investment over the autumn/winter of 2021/22.

Furthermore, the Government has allocated £600 million through the Sport Survival Package as a direct response to the spectator restrictions placed on sports organisations as a result of the Covid-19 pandemic. One of the package's primary objectives is to minimise the long-term damage to participation through safeguarding investment into grassroots community activity and women's sport which is vital to tackling inequality. As such, grassroots and community sport have benefited from funding through the £36 million Rugby Football Union and £16.7 million Rugby Football League onward loan schemes as part of the package. Likewise, women's sport have received in excess of £12 million funding supporting sports such as rugby, football, netball, basketball and badminton.

4. *We recommend that the Government should set out, in its response to this Report, how else it will work with Sport England over the next 18-months to encourage people to volunteer across the community and grassroots sport sector and reduce drop-out rates among existing volunteers.* (Paragraph 26)

The Government agrees that working with Sport England to encourage people to volunteer in the grassroots sector is valuable. DCMS will continue to support Sport England to deliver against their ambitions around volunteering, as set out in Uniting the Movement. This includes a focus on skills, behaviours, diversity and inclusion to open up and increase volunteering and employment opportunities for people from a broader range of backgrounds and experiences. Sport England is also looking at the support and experience for volunteers within the sport sector, focusing on what is needed to attract and retain volunteers, and the Government supports them in this. We know that despite the pandemic, the Active Lives survey indicates that 10 million people gave up their time to help make sport and activity happen last year (2019/20).

Sport England currently provides guidance and resources to support volunteer development, marketing and management via their free-to-access Club Matters website: <https://www.sportenglandclubmatters.com/volunteer-development/>. Alongside this, work in train includes forthcoming research due to be published this autumn, into Innovative Volunteering practices. This will provide greater insight into what innovative approaches emerged as a result of the pandemic that could be shared and replicated more widely to help modernise the volunteer experience and that may help make volunteering more inclusive. This will be used to create a series of case studies and practical resources to be shared with the wider volunteer sector. Sport England are also involved with consultations being led by NCVO, Volunteering Matters the Association of Volunteer Managers and NAVCA to support the sector called 'Vision for Volunteering'.

More generally, the Civil Society and Youth Directorate in DCMS is leading the development of work across sectors to support and strengthen volunteering. Sport England is feeding into this work.

5. We recommend that the Government work with Sport England, UK Sport and the National Lottery to review and revise the current funding models to enable sports organisations to accumulate greater reserves and, as a result, have more of a cushion to support themselves should another situation like the Covid-19 pandemic occur. (Paragraph 31)

Whilst the Government does not allow funding to sports Arms Length Bodies to be in advance of need, it agrees that the current funding models should be reviewed to ensure sustainability of sports organisations. The Government will be reflecting on this in the new sport strategy where it will consider lessons learnt of Covid for financial sustainability and governance for sports.

The Government's ambition is to make it easier for people and organisations with good ideas and significant potential to contribute to the ambitions of their strategy and to access the right forms of investment for them.

Sport England's *Uniting the Movement* strategy commits to distributing funding in new ways, including: continuing to diversify and develop their investment approaches beyond their traditional grant programmes, so our offers reflect the realities of the market, the needs of partners and understand impact.

During the pandemic, Sport England has taken decisive action to mitigate many of these risks, including being flexible and responsive with their own resources and investing £270 million of Exchequer and National Lottery funds. However they recognise that given ongoing uncertainty, additional support is likely to be required to help community sport and physical activity to endure the current pandemic and especially to 'learn the lessons of now' and seek to be best placed to help the population to be active and enjoy the benefits that this offers long into the future.

Sport England's 2021–22 implementation plan committed to "work[ing] with partners with a major role to play in implementing Uniting the Movement, including NGBs and Active Partnerships, to review our approach to future investment in the spring and summer of 2021."

Sport England is currently adopting new processes to support existing partners who will play a major role in Uniting the Movement, moving away from a more traditional and transactional 'you apply—we assess and award' model to focus on setting the foundations of relationships through honest dialogue about partners' roles and priorities and the collaboration and investment needed to support it.

This will benefit 'system partners' who play a role in connecting *Uniting the Movement* to a larger part of the sport and physical activity eco-system through either a systemic (connecting and influencing) role and/or a governing role, and therefore can shape, influence and grow the movement. This includes National Governing Bodies and Active Partnerships, but also a range of other existing partners including National Disability Sport Organisations, organisations working in the field of sport for development and health, and those with a focus on the sport and physical activity sector workforce.

6. *To reduce the administrative burden on volunteers across the sport sector, we recommend that the Government work with governing and funding bodies to introduce a standardised application methodology for grassroots and community sport funds.* (Paragraph 37)

The Government agrees that there needs to be a simplified method for grassroots sports organisations to access funding. As described above, Sport England's *Uniting the Movement* strategy commits them to distributing funding in new ways, including: simplifying access to available funding, including open funds. Whilst this may not necessarily result in complete standardisation, we hope that some improvements will assist community sports organisations to access funding.

7. *In its response to this Report, we recommend that the Government set out the ways in which it intends to encourage schools across the country to make their facilities more available to community and grassroots sports clubs at a fair rate.* (Paragraph 46)

The Government agrees with the need to make best use of school sport facilities to support community use. This is why through the Government's School Sport and Activity Action Plan, an initial £1.5 million supported 230 targeted primary and secondary schools to open their sports facilities outside the school day, in order to broaden the offer of extra-curricular and sporting and physical activities available to pupils and the wider community. This initial programme enabled us to develop an understanding of the key drivers and barriers for schools opening their sports facilities.

In February 2021, the Government announced a further £10.1 million investment into schools across England, to help open existing sports facilities to pupils and the community. This targeted investment provided schools with funding needed to open their facilities outside of school hours and encourage their pupils to be more physically active.

8. *In the short-term, we recommend that the Government set out the ways in which it will support community sport groups which are successful in applying for match funding through the Community Ownership Fund. In the longer term, we recommend that the Government ringfence money, either from the Community Ownership Fund or elsewhere, to enable sports clubs and teams to purchase and upgrade their own facilities.* (Paragraph 49)

The Government is now assessing bids to the Community Ownership Fund (COF) and will work with successful applicants to implement their bids. The £150 million fund delivers on the 2019 manifesto commitment to strengthen community rights and support community groups to protect and take over local assets of community value. We will work directly with communities across England, Scotland, Wales and Northern Ireland. They know local people and places best, and we want to help them prosper. This is part of the UK-wide levelling up agenda, helping to support recovery, build opportunity and empower communities to improve their local places.

From July 2021, voluntary and community organisations across the UK can bid for up to £250,000 matched-funding to help buy or take over local community assets at risk of closure to run as community-owned businesses. In exceptional cases, up to £1 million matched-funding will be available to help establish a community-owned sports club or help buy a sports grounds at risk of being lost without community intervention.

The COF will drive greater community ownership of assets that support the social wellbeing and interests of communities but are at risk of closure. In this way, important parts of the local social fabric, such as pubs, sports clubs, theatres and post office buildings, can continue to play a central role in communities across the UK. It should be noted however that purchasing and upgrading sport clubs' own facilities is out of scope.

9. *We recommend that Sport England conduct an audit of how National Governing Bodies communicate with their grassroots clubs and develop best practice guidance for all NGBs.* (Paragraph 52)

Sport England's remit does not extend to regulating National Governing Bodies however, over the course of the pandemic, Sport England has sought to encourage greater communications capability across the sector.

Research conducted for Sport England by the Digital Marketing Institute surveyed more than 1,000 people involved in sport and physical activity marketing and communications. This showed that 63% of them had no clear plan to attract new audiences through digital channels.

As a reaction to this digital skills gap, and to help sport and physical activity providers encourage people back to activity as coronavirus restrictions ease, Sport England teamed up with CIMSPA and used £450,000 of National Lottery funding to develop the free Digital Marketing Hub this summer. More info: <https://www.sportengland.org/how-we-can-help/digital-marketing-hub>. Sport England provide guidance and resources to support communications capability via free-to-access Club Matters website: <https://www.sportenglandclubmatters.com>.

10. *We recommend that Sport England and UK Sport should be required to publish, at least annually, information about the diversity of candidates for all advertised roles in their organisations and the boards that make those appointments.* (Paragraph 58)

Sport England and UK Sport made changes to the Code for Sports Governance in 2021 to ensure bodies in receipt of substantial public funding from Sport England or UK Sport have a detailed and ambitious diversity and inclusion action plan to increase diversity on their boards and senior leadership teams, as well as across their wider organisations. The requirement to set plans, and publish them, focusing on organisations as a whole, will encourage transparency about where organisations are making progress and where they're falling behind. Organisations will be expected to publish their first plans by the end of summer 2022, with meaningful progress made within two years. Sport England and UK Sport will secure additional support to help develop and monitor these action plans. If a sustained lack of commitment or progress is not evident, this will be deemed non-compliant and withdrawal of funding will be actively considered. See more here: <https://www.sportengland.org/news/changes-made-strengthen-code-sports-governance>.

Sport England itself is committed to creating sustainable, lasting change in their approach to equality, diversity and inclusion, and their internal Diversity and Inclusion Action plan is our roadmap to making this a reality. The Plan was published in summer 2021 and covers actions for 2021–24. Their plan for progressing and retaining diverse talent in 2021–22 can be found on the Sport England website here: <https://www.sportengland.org/corporate-information/equality-and-diversity>.

UK Sport will also be publishing its own diversity and inclusion action plan, setting out clear ambitions to ensure that their Board, Senior Leadership Team and wider workforce represent and reflect the diversity of the national community in all its forms, including but not limited to women; people from ethnically diverse backgrounds; and those with disabilities. In June 2021, UK Sport also published a new Equality, Diversity and Inclusion strategy, setting out clear priorities to drive change in its organisation and high-performance sport. As part of this strategy, UK Sport will identify and implement targeted actions to recruit, develop and retain more people from under-represented groups. UK Sport will measure progress and publish an update report at least annually on their website.

**Appendix 10 – Tenterden Sports
Review Minutes (June 2015)**

RG/1119/2022



Sports Review – Minutes

Meeting at 11.00 a.m. Wednesday 3rd June 2015 in the Mayor's Parlour, Town Hall, Tenterden.

Present:

TTC: Cllr Mike Carter **(MC)** & Cllr Justin Nelson **(JN)**.

TLC & Serco: Chris Cheesman **(CC)** & Victoria Crosby-Cowley. **(VC)**

Homewood School: Mark Seymour **(MS)** & Ian Kirkland **(IK)**.

Tigers & Tenterden FC: Graham Smith **(GS)**

Ashford Borough Council: Cllr Mike Bennett **(MB)**, Cllr Paul Clokie **(PC)** & Ben Moyle **(BM)**

KCC: Chris Metherell **(CM)** & Jo Vos **(JV)** Community Warden

Max Associates: Lisa Forsyth **(LF)**

In attendance: Town Clerk, Phil Burgess **(PB)** (Minute taker).

1. Election of Chairman.

PB took the chair temporarily & proposed Cllr Paul Clokie as Chairman. Seconded by **IK** and passed unanimously.

Cllr Clokie took the chair.

2. Apologies for absence

Mark Carty and Christina Fuller of ABC, Cllr. Mike Hill (KCC), Tony Buttler, Craig King (Serco), Stuart Saunders (Tenterden FC), Cllr. Mrs Pam Smith (PS) & Cllr. Sugden (TTC).

4. Minutes of the last meeting

Agreed.

5. Matters Arising from the minutes

None.

6. Football

Appledore Rd Site & 3G Pitch at Homewood School.

The intention following the last meeting was that a 25 year lease would be agreed on the Appledore Rd site & would be tied in with the requirement for a 3G all-weather pitch at the Homewood School site.

GS produced a drawing showing football pitches on the front (Homewood School) land with an access road across that land to a clubhouse at the rear).

IK advised that there were 2 options to this scheme, the first being a road across the existing Homewood Land to facilities at the rear, the second being for pitches on the land itself.

GS explained that despite a long term conditional agreement with the landowner of the land to the rear, he had now been advised that she had engaged a Leatherhead company to promote the land as fully residential. It was always the intention, prior to this latest issue, to site the clubhouse on the land to the rear. The latest planned layout reflects this, showing 1 x full-size pitch, 1 x 9-a-side pitch, 1 x 7-a-side pitch, 2 x 5-a-side pitches and a car park all contained within the curtilage of the Homewood School plot. The Clubhouse was now positioned to the rear of the plot, with the intention that, should the land to the rear become available again, the clubhouse would be central to the pitches.

IK was not aware of any discussions with the owners of the land to the rear regarding access over the school land for residential or other purposes.

PC asked whether Homewood would be prepared to have the building on their land, and stated that the planners were opposed to the positioning of the building on the land to the rear. **IK** advised that he was not in a position to answer that as yet but would take the new plan and proposals to the premises committee and the governors meetings on 24th June and 15th July respectively. He advised that the Department for Education (DFE) have very strict guidelines on playing fields & permission would have to be sought from that department.

CM stated that the area was currently designated for recreational use and he doubted that the DFE would object as more pitches are being brought into use.

MS stated that it may not be that easy as recent experience of obtaining permission from the DFE for a straightforward lease arrangement matter had been difficult. Academy status made things complicated in this respect and there was little doubt that the link with the 3G pitch would enhance the case with the DFE.

PC enquired whether the proposed pitches at Appledore Rd would be sufficiently well drained to take the wear of both the school and football club usage. **GS** advised that the contractors involved in these projects would offer a 3-4 year maintenance deal and the drainage is normally very good.

IK stated that Homewood had always envisaged that the football clubs would be the leaseholders. **PC** suggested that a joint leaseholder would be preferable but that we should await the governors' decision. **JN** suggested a charitable organisation or trust could be set up to hold the lease.

GS requested a timescale for the Borough pitch strategy. **BM** advised that it was expected at the end of the year and would be forwarded when ready.

MS and **GS** would work together on the financial side of the project and produce heads of terms with the aid of the discussion document from **CM**.

3G Pitch

PC was concerned that there would be insufficient income from the 3G pitch to ensure that the expensive maintenance program was accommodated. **GS** affirmed that a business plan would be presented to take account of this & allow a sinking fund for maintenance and "carpet replacement". **CM** advised that as a general rule 1/3rd of the capital cost should be set aside for carpet replacement but this is dependent on an effective maintenance regime.

PC advised that the community use on any 3G pitch sited at Homewood would need to be pre-determined and should be 60:40 in favour of community use.

BM suggested the group use Max Associates and KCC expertise in this respect.

LF had identified demand from outside Tenterden and was confident the income raised could be in the region of £70,000 p.a. **BM** stated that the figure was more likely to be in the £50-60K region in his experience.

CM suggested that floodlighting should be automatically controlled to keep resident complaints to a minimum and suggested hours 'til 10 on weekdays, 9 on Saturday and 6 on Sunday.

GS and **MS** agreed to prepare a detailed proposal for the management of the proposed 3G pitch, including hours of opening, availability to the community and proposed charging rates, so its financial viability and community usefulness could be assessed.

Land to Rear of Appledore Rd site

JN asked whether there was a way to stop residential development on the site, perhaps through a local plan. **PC** suggested that TTC and ABC should liaise to “blight” the land for development.

Football Provision and Funding

LF raised the question of the pitch on the recreation ground. She was concerned that Sports England's requirements would be for 2 full size pitches overall and the worst case scenario would be that TTC were unable to lose the pitch at this site.

CM stated that Sport England would only be a statutory consultee if there was a reduction in facilities but he believed they would object to the removal of the pitch at the recreation ground.

MC asked if the new facilities at Rolvenden would be taken into account when assessing football provision. **BM** advised that the strategy was borough-wide.

LF advised that a high level plan needs to be prepared showing who is funding the projects and who is taking the risks etc.

CM stated that he had a capital budget of £10,000 which he would be prepared to contribute to the scheme. Although a fairly low amount, this would strengthen the case for contributions from KCC, Sport England and the Football Foundation.

CM offered his assistance with negotiation with Sport England as he is known to them and has handled all applications within the county in recent years. He is confident that Sport England and the Football Foundation will contribute as long as community usage can be demonstrated.

7. Recreation Ground options.

Keeping the football pitch will remain a possibility in view of the developments on the Appledore Rd site. Max Associates were asked to suggest re-ordering options to include a multi-use football pitch.

8. TLC report from Chris Cheesman

The extension to the gym facilities was likely to be delivered early next year in line with the Max Associates recommendations.

Additional children's facilities were being considered, such as soft play areas and a clip-and-climb wall. These would require an extension beyond the curtilage of the current building and are subject to more investigation in terms of the commercial viability.

An extension to the west of the entrance may be considered. This could be undertaken without impinging on the car park. More details would be available after our next meeting in September.

9. Max Associates

LF advised that the discreet project for the Sports Facilities Strategy was now complete and any further work regarding design assistance & deliverability would be chargeable.

Max associates would be involved in a high level plan of linkages (who manages what, funding streams for projects, ownership and risk diagrams etc) and would liaise with CM who is quite happy to work with them. LF was also asked to look at the recreation ground again in terms of a dual use football pitch. *Full details to be forwarded by PB to LF by email.*

10. AOB.

IK requested that ABC have more involvement in the project, particularly in terms of the Section 106 agreement. PC advised that S106 had specific targets for funding but agreed that ABC should be more involved and suggested that the appropriate ABC legal officer should be involved in the over-arching agreement. An agenda item would be included for the next meeting.

11. Date of Next Meeting

Friday 25th September at 9.30 a.m.



Phil Burgess
Town Clerk
Tenterden Town Council

**Appendix 11 – Letter from
Councillor Mike Carter**

RG/1119/2022

Michael Carter



Dear Richard

I am writing on behalf of Sport Tenterden to express formal support for the proposed Sports Hub and Countryside Open Space associated with the planned Appledore Road development.

As you will be aware I am a Tenterden town councillor. I should however like to stress that I am not responding on behalf of Tenterden Town Council; albeit my position has enabled me to gain a detailed understanding of the needs in the local area and long history of failed attempts to deliver sports pitches to meet the needs of the town. This detailed understanding has been further informed by my membership of the Tenterden Sports Review, a Town Council committee that provides a forum for various sports groups in Tenterden, including local football teams.

Sport Tenterden is an organisation in its infancy. It is being developed to protect interests of the local sports teams and the wider community, providing a representative body to take advantage of the opportunities for formal and informal sport and physical activity offered by development in the Town.

To ensure local representation and adequate expertise, the body will benefit from the experience of members of the Tenterden Sports Review, Tenterden Schools Trust and local sports teams.

Sports Pitches in Tenterden

Tenterden is very poorly served for football pitches. There is only one junior pitch (at St Michael's Recreation Ground), one Artificial Grass Pitch (at Homewood School) and a full-size adult pitch (at Tenterden Recreation Ground). In addition, there is the pitch at Appledore Road, although this has not been available for community use for some time.

It should be noted that the Artificial Grass Pitch received funding from the TENT1 development (approximately £275,000) on the basis that it would serve the pitch needs generated by that development due to there being no pitches provided on site.

In addition, the Town Council's own plans for the Recreation Ground would actually worsen the level of pitch provision as they envisage the loss of the only publicly accessible full-size adult pitch in the town, effectively leaving Tenterden Town FC without a suitable pitch to support progression in the Kent County Football League. This project has, quite rightly, been opposed by Sport England, as well as local sports teams.

Another important issue is the fact that Tenterden Tigers FC cannot play matches in the town due to a lack of suitable facilities. The club is the largest junior club in the town and currently has to play matches in Rolvenden.

This anecdotal understanding is reinforced by the findings of a range of documents including:

- Ashford Borough Council Playing Pitch Strategy
- Ashford Local Football Facility Plan
- Tenterden Town Council Sports Facilities Strategy.

All of these documents identify a need to protect existing pitches and provide more, of better quality, as well as new changing rooms and an Artificial Grass Pitch. The only priority investment project that has been delivered is the Homewood School Artificial Grass Pitch, which was led by Tenterden Schools Trust.

In response to these strategies, the Sports Review has, for many years, explored options for the delivery of additional pitches in the town at locations including Smallhythe Road and Appledore Road. The proposals for Appledore Road were shared with Wates' representatives in 2017 and clearly form the basis of the plans for the proposed Sports Hub (these proposals are attached).

The proposals are also remarkably similar to the Town Council's own plans for Appledore Road, contained in the draft Neighbourhood Plan. This makes the Town Council's refusal to engage with Wates (on a without prejudice basis) on the sports aspect of the development proposals particularly odd.

At the February meeting of the Sports Review (minutes attached), it was confirmed that the Smallhythe Road project was no longer an option due to the landowner withdrawing the offer.

The minutes describe the Appledore Road proposals as "ideal" albeit linked to the proposed Wates development. It was concluded that non council representatives of the Sports Review should meet with Wates to discuss the project, with the "blessing and participation" of Ashford Borough Council. However, it is my understanding that no approach was made and it is not clear to me if the Borough Council gave any indication of interest in taking part in discussions.

Sadly, there have been no meetings of the Sports Review since February.

In short, the proposals for Appledore Road appear to be the only deliverable, fully funded option to meet the long-needed outdoor sports facilities to serve Tenterden's current and future needs.

It is encouraging to see the sports facilities included in the detailed aspect of the planning application, and it is welcomed that they would be delivered in the earliest phase of development as set out in the draft Section 106 Agreement.

Open Space in Tenterden

Although Tenterden is surrounded by countryside, there are limited opportunities for the community to access much of this land. I understand that this is one of the issues identified in the Ashford Open Space Strategy.

Whilst there are rights of way crossing the site, they offer only the most limited form of access. The proposed Countryside Open Space would significantly improve the level and type of access to a significant portion of the site.

As a result, the proposals would deliver a really important asset to the local community offering benefits in terms of nature conservation and informal exercise. The importance of these, particularly the latter have been underlined during the covid-19 pandemic. An asset of this type would be invaluable to the people of Tenterden.

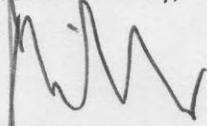
In Summary

The proposed Sports Hub and Countryside Open Space at Appledore Road have the potential provide an important asset for the people of Tenterden, acting as a hub for both formal and informal activity as well as nature conservation. Sport Tenterden would like to take advantage of the

opportunities offered to ensure that the interests of local sports teams are represented, as well as to maximise wider opportunities for informal activity.

I trust that this letter is of interest, and we look forward to working with Wates to bring this project to fruition.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Mike Carter', written in a cursive style.

Mike Carter

**Appendix 12 – Football Club
Comments on Recreation
Ground Proposals**

RG/1119/2022

Online Comments Form

Application Details

App No: 21/00724/AS

Location: Tenterden Recreation Ground, East Cross, Tenterden, Kent

Proposal: Reconfiguration and enhancement of the existing Tenterden Recreational Ground to provide new Youth Hub, sports facilities, play area, skate park, footpath network and car park improvements

Person and Comment Details

Name: graham smith

Address: 13 Craythorne tenterden kent tn306sd

Action: Objecting

Created On: 04/05/2021 15:52:43

Comments

Dear Sirs

This application is based upon redeveloping the Tenterden Rec. Part of the rec is occupied by a full size grass football pitch. This pitch has been used by Tenterden Town FC for over 125years. The pitch is highlighted in the ABC Local Plan and the ABC Playing Pitch Strategy. It is the only full sized grass pitch serving the town of Tenterden and is the only pitch large enough to enable Tenterden Town A Team to play in their current league. The 3G at Homewood is too small for this league.

The application should not be approved as no alternative grass pitch has been put forward to replace it.

At a time when health and fitness is so important to lose the only grass pitch in the town would be a manifest error. The town council have been working for years (12+) to try to find an alternative grass pitch but the land does not exist. Therefore it would be incorrect to redevelop this pitch now before alternatives are found and built out.

The supporting documentation to the application states that the grass pitch is 'now redundant'. This is misleading and factually incorrect. The pitch is used by all the Tenterden Town teams but especially the first team. Within the past 3 weeks arrangements were made with the Tenterden Town Clerk for fixtures to be played throughout the rest of this season and for next season too. This demonstrates regular use

The Kent FA, ABC, Sport England are all aware of the need for more grass pitches in Tenterden. All have raised Tenterden to high priority for new pitches. To allow a development now that takes away the one last remaining grass pitch is wrong.

also within the supporting documentation is information regarding the pre app request made by Tenterden council to ABC. Within the summary it states that ABC planning officers would support the application but ONLY after the pitch was relocated. No relocate site has been suggested and so the application cannot be supported at this time.

I would respectfully request that the planning application for the redevelopment of the tenterden Rec is refused on the grounds that the grass football pitch is a much needed and rare resource to the community, as supported by the Local Plan and the ABC Playing Pitch Strategy

Yours faithfully Graham Smith

Online Comments Form

Application Details

App No: 21/00724/AS

Location: Tenterden Recreation Ground, East Cross, Tenterden, Kent

Proposal: Reconfiguration and enhancement of the existing Tenterden Recreational Ground to provide new Youth Hub, sports facilities, play area, skate park, footpath network and car park improvements

Person and Comment Details

Name: Stuart Saunders

Address: 64 Henley Meadows St. Michaels Tenterden Kent Tn30 6en

Action: Objecting

Created On: 07/05/2021 07:43:19

Comments

This application should not be progressed until suitable replacement football provision is found and provided. This has always been the agreement that Football in Tenterden has had with TTC..

Is the scale and high cost of the plan really required. For example there are already is already a tennis provision in the area, does this need to repositioned? Could it not just be refurbished and improved in its current location? It appears much of the plan is just re-eventing what is already there, which comes at a very high cost!

Online Comments Form

Application Details

App No: 21/00724/AS

Location: Tenterden Recreation Ground, East Cross, Tenterden, Kent

Proposal: Reconfiguration and enhancement of the existing Tenterden Recreational Ground to provide new Youth Hub, sports facilities, play area, skate park, footpath network and car park improvements

Person and Comment Details

Name: graham smith

Address: 13 Craythorne tenterden kent tn30 6sd

Action: Objecting

Created On: 11/05/2021 10:49:10

Comments

Dear Sirs

This application is based upon redeveloping the Tenterden Rec. Part of the rec is occupied by a full size grass football pitch. This pitch has been used by Tenterden Town FC for over 125years. The pitch is highlighted in the ABC Local Plan and the ABC Playing Pitch Strategy. It is the only full sized grass pitch

-serving the town of Tenterden and is the only pitch large enough to enable Tenterden Town A Team to play in their current league. The 3G at Homewood is too small for this league.

The application should not be approved as no alternative grass pitch has been put forward to replace it.

At a time when health and fitness is so important to lose the only grass pitch in the town would be a manifest error. The town council have been working for years (12+) to try to find an alternative grass pitch but the land

does not exist. Therefore it would be incorrect to redevelop this pitch now before alternatives are found and built out.

The supporting documentation to the application states that the grass pitch is 'now redundant'. This is misleading and factually incorrect. The pitch is used by all the Tenterden Town teams but especially the first team. Within the past 3 weeks arrangements were made with the Tenterden Town Clerk for fixtures to be played throughout the rest of this season and for next season too. This demonstrates regular use

The Kent FA, ABC, Sport England are all aware of the need for more grass pitches in Tenterden. All have raised Tenterden to high priority for new pitches. To allow a development now that takes away the one last remaining grass pitch is wrong.

Also within the supporting documentation is information regarding the pre app request made by Tenterden council to ABC. Within the summary it states that ABC planning officers would support the application but ONLY after the pitch was relocated. No relocation site has been suggested and so the application cannot be supported at this time.

I would respectfully request that the planning application for the redevelopment of the Tenterden Rec is refused on the grounds that the grass football pitch is a much needed and rare resource to the community, as supported by the Local Plan and the ABC Playing Pitch Strategy

Yours faithfully Graham Smith

Good afternoon

Please find attached the petition that took place to save the pitch in 2018, the council then meet with us since and have always said that they would not move the club unless an alternative venue was found.

I have noted my objection on the portal.

Regards

Steve

Steve Parker

Head of Technical and Environmental

Places Leisure

Waters Edge
Riverside Way
Watchmoor Park
Camberley
Surrey
GU15 3YL

Number	Name	Zip Code	Country	Created At
1	Steve Parker	Tn174bd	United Kingdom	21/10/2018
2	Caitlin Parker	Tn17 4db	United Kingdom	21/10/2018
3	Helen Parker	Tn17 4db	United Kingdom	21/10/2018
4	Paula Hickmott	TN306RY	United Kingdom	21/10/2018
5	James Solly		United Kingdom	21/10/2018
6	Kelly Saunders	Tn26 3nd	United Kingdom	21/10/2018
7	Barney Maybourne	TN17 4JN	United Kingdom	21/10/2018
8	Harry Dewdney	TN30 6TL	United Kingdom	21/10/2018
9	Kelly Wright	Tn306ey	United Kingdom	21/10/2018
10	Daisy King	Tn30 7bh	United Kingdom	21/10/2018
11	Ian Wakefield	TN30 7BP	United Kingdom	21/10/2018
12	Lilia Smith	Ct1 1yp	United Kingdom	21/10/2018
13	Beth Wilson	Tn30 6lf	United Kingdom	21/10/2018
14	James Finch	TN306EW	United Kingdom	21/10/2018
15	Harry Goddard	Tn24 0jf	United Kingdom	21/10/2018
16	Matthew Cater	Tn278hl	United Kingdom	21/10/2018
17	Natalie Edwards	TN26 3NF	United Kingdom	21/10/2018
18	Michael Cox	TN316EQ	United Kingdom	21/10/2018
19	Struan Clark	TN26 3SN	United Kingdom	21/10/2018
20	Toby Allen	Tn257ab	United Kingdom	21/10/2018
21	Tevis Knight	Tn30 7JS	United Kingdom	21/10/2018
22	Sam Sowdon	Tn235lp	United Kingdom	21/10/2018
23	Jack Mckenzie	TN307BJ	United Kingdom	21/10/2018
24	Harry Hunt	ME17 1RR	United Kingdom	21/10/2018
25	Ashley Robinson	Tn23 1lr	United Kingdom	21/10/2018
26	Christie Allen	Tn257ab	United Kingdom	21/10/2018
27	Oscar Barnes	Tn30 6bx	United Kingdom	21/10/2018
28	William Carpenter	Tn174lr	United Kingdom	21/10/2018
29	Liz WasCunningham	TN17 4NG	United Kingdom	21/10/2018
30	Ben Lawrence	Tn30 7lu	United Kingdom	21/10/2018
31	Robert Brissenden	Tn307be	United Kingdom	21/10/2018
32	Alfie Draper	TN30 7DS	United Kingdom	21/10/2018
33	Chris Osborne	TN231dr	United Kingdom	21/10/2018
34	Alexandra Corcoran	Tn23 3az	United Kingdom	21/10/2018
35	Charlie Mckenzie	Tn307bj	United Kingdom	21/10/2018
36	Sam Broad	TN26 2AP	United Kingdom	21/10/2018
37	Louisa Morgans	Tn26 3nd	United Kingdom	21/10/2018
38	Jack Draper	TN24 9SA	United Kingdom	21/10/2018
39	Melvyn Ramsden	tn263qu	United Kingdom	21/10/2018
40	David Price	TN25 4QJ	United Kingdom	21/10/2018
41	Lizzie Grealish	Me137pg	United Kingdom	21/10/2018
42	Morgan Amanda Collis	Tn25 7fw	United Kingdom	21/10/2018
43	Justin Howard	Me130dl	United Kingdom	21/10/2018
44	Harry Golding	Tn263lr	United Kingdom	21/10/2018
45	John Westacott	TN27 8ED	United Kingdom	21/10/2018
46	Siobhan Kelly	TN12 0LJ	United Kingdom	21/10/2018
47	Toby Allen	Tn257ab	United Kingdom	21/10/2018
48	Rob Gallagher	TN26 3SF	United Kingdom	21/10/2018
49	Matthew Bridgeman	TN30 7bg	United Kingdom	21/10/2018
50	Kerry Igglesden	Tn26 3dd	United Kingdom	21/10/2018

51	Finlay Hopley	TN306ez	United Kingdom	21/10/2018
52	Becca Medcalf		United Kingdom	21/10/2018
53	Gill Booker	Da15du	United Kingdom	21/10/2018
54	Brett Moncrieff	CT5 4sn	United Kingdom	21/10/2018
55	Alex Cowley Snr	tn307ba	United Kingdom	21/10/2018
56	Danny Endicott	TN235LA	United Kingdom	21/10/2018
57	Julien Descamps	1200	Belgium	21/10/2018
58	Dave Draper	TN26 3SG	United Kingdom	21/10/2018
59	Tom Barnes	Tn30 7bq	United Kingdom	21/10/2018
60	Jessica JB	TN23 7tj	United Kingdom	21/10/2018
61	Marcus Hart		United Kingdom	21/10/2018
62	Chloe Beer	TN30 3LR	United Kingdom	21/10/2018
63	Jon Lancaster	TN253EN	United Kingdom	21/10/2018
64	John Pearce	CO1 2RH	United Kingdom	21/10/2018
65	Jake Lunn	Tn26 2pq	United Kingdom	21/10/2018
66	Bill Clarke	tn30 6qq	United Kingdom	21/10/2018
67	Richard Quigley	Tn278az	United Kingdom	21/10/2018
68	Neil Lock	Tn126aj	United Kingdom	21/10/2018
69	Mike Derbyshire	nr2 2dh	United Kingdom	21/10/2018
70	Chelsea McGuigan	TN24 8TT	United Kingdom	21/10/2018
71	Michael Solly	Tn30 6dh	United Kingdom	21/10/2018
72	Paul Munday	Tn173bx	United Kingdom	21/10/2018
73	Lauren Bigsby	Tn30 6jw	United Kingdom	21/10/2018
74	Thomas Phillips	Tn30 6dy	United Kingdom	21/10/2018
75	Mark Allen	RG42 1fj	United Kingdom	21/10/2018
76	Matt Davies-Adams	Se15 4uh	United Kingdom	21/10/2018
77	Pip Solly	Tn30 6dh	United Kingdom	21/10/2018
78	James Rand	Tn24 0qz	United Kingdom	21/10/2018
79	Amy O'Loughlin	Tn26 3nd	United Kingdom	21/10/2018
80	Iain Lilley	Me159zr	United Kingdom	21/10/2018
81	Charlotte Corden	TN30 6NJ	United Kingdom	21/10/2018
82	John French		United Kingdom	21/10/2018
83	Fiona Amys Mum Cato	de1 2td	United Kingdom	21/10/2018
84	Callum Draper	Tn307ds	United Kingdom	21/10/2018
85	Kim Rummery	tn26 2ap	United Kingdom	21/10/2018
86	Amy Burden	tn30 7bq	United Kingdom	21/10/2018
87	Mark Bull	De1 2td	United Kingdom	21/10/2018
88	Liz Entwistle	TN306pr	United Kingdom	21/10/2018
89	Kieran Eland	TN30 6EQ	United Kingdom	21/10/2018
90	Jamie Apsey-Brown	TN30 7BS	United Kingdom	21/10/2018
91	Paul Taylor	TN26 3TW	United Kingdom	21/10/2018
92	Nicole Falder	Tn17 4lf	United Kingdom	21/10/2018
93	Sonia Gill	Tn306pe	United Kingdom	21/10/2018
94	Josh Manktelow	Me172jt	United Kingdom	21/10/2018
95	Joe Millen	Tn30 7dn	United Kingdom	21/10/2018
96	Jack Cracknell	Co70qs	United Kingdom	21/10/2018
97	John Bryant	TN30 7 bb	United Kingdom	21/10/2018
98	Gregg Moncrieff	Tn235de	United Kingdom	21/10/2018
99	Andy West	TN233BA	United Kingdom	21/10/2018
100	Lynn Millen	TN30 7DN	United Kingdom	21/10/2018
101	Amy Child	Da99ta	United Kingdom	21/10/2018

102	Brad Burton	Tn278rt	United Kingdom	21/10/2018
103	Nobby Southern	Tn256pb	United Kingdom	21/10/2018
104	Mia-Jade Paige	Tn30 7bp	United Kingdom	21/10/2018
105	Beverly Paige	TN30 7BP	United Kingdom	21/10/2018
106	Sean Croucher	Tn17 2ej	United Kingdom	21/10/2018
107	Anthony Byrne	Tn29 0ax	United Kingdom	21/10/2018
108	Daniel Knott	TN26 3LR	United Kingdom	21/10/2018
109	Lewis Broughton	Tn263nd	United Kingdom	21/10/2018
110	Sean Halls	TN30 7BX	United Kingdom	21/10/2018
111	Charlie Allman	TN27 8ng	United Kingdom	21/10/2018
112	Lauren Millen	Tn307dn	United Kingdom	21/10/2018
113	Scott Hedington	TN24 9RP	United Kingdom	21/10/2018
114	Dale Bishop	Tn236lr	United Kingdom	21/10/2018
115	Danny Cladd	Tn30 7bs	United Kingdom	21/10/2018
116	Duncan Paige	Tn30 7bp	United Kingdom	21/10/2018
117	Alex Hortal	73018	United States	21/10/2018
118	Caroline Higgins	Me17 2ls	United Kingdom	21/10/2018
119	J Gallagher	TN26 3SF	United Kingdom	21/10/2018
120	Euan Meek	TN30 6EQ	United Kingdom	21/10/2018
121	Jay Parker	Tn17 4db	United Kingdom	21/10/2018
122	Dan Ursell	Ct3 4ja	United Kingdom	21/10/2018
123	Chris Watson	SK7 4AT	United Kingdom	21/10/2018
124	Ash Rose	TN30 7AY	United Kingdom	21/10/2018
125	Nathan Malthouse		United Kingdom	21/10/2018
126	Danny Weston	Tn278ap	United Kingdom	21/10/2018
127	Chris Boxshall	Tn23 5eh	United Kingdom	21/10/2018
128	Jenny Burrell	NR11 6JS	United Kingdom	21/10/2018
129	Lewis Baines	PE229ND	United Kingdom	21/10/2018
130	Alan Newman	Me160fr	United Kingdom	21/10/2018
131	Jas Daisy	TN23	United Kingdom	21/10/2018
132	Charlotte Morrison	Tn306eq	United Kingdom	21/10/2018
133	Claire Dickens	TN30 7bp	United Kingdom	21/10/2018
134	Matt Corden	TN306NJ	United Kingdom	21/10/2018
135	Laura Corden	Tn306nj	United Kingdom	21/10/2018
136	Dom Barker	co3 0AL	United Kingdom	21/10/2018
137	India Barnard	3073	Australia	21/10/2018
138	Polly Forbes	Tn262lh	United Kingdom	21/10/2018
139	Luke Harry Butler	Tn30 6px	United Kingdom	21/10/2018
140	Hazel Hunt	Me17	United Kingdom	21/10/2018
141	Owen Moemken	67335	United States	21/10/2018
142	Matt Day	Tn306qj	United Kingdom	21/10/2018
143	Mark Bitmead	Tn150ej	United Kingdom	21/10/2018
144	Freddie Gill	TN30 6PE	United Kingdom	21/10/2018
145	Chelsie Bradshaw	tn307bq	United Kingdom	21/10/2018
146	James Persad	TN307BJ	United Kingdom	21/10/2018
147	Danielle Morgan	Tn30 7bj	United Kingdom	21/10/2018
148	Gary Pitty	Rm3 0hj	United Kingdom	21/10/2018
149	Anne Taylor		United Kingdom	21/10/2018
150	Linda Hover	Tn24 9du	United Kingdom	21/10/2018
151	Alex Davis	Tn306dy	United Kingdom	21/10/2018
152	Ben Lancaster	TN26 3EN	United Kingdom	21/10/2018

153	David Robinson	BN164DA	United Kingdom	21/10/2018
154	Alexis Spyrou	Nw10xb	United Kingdom	21/10/2018
155	Caroline Baker	TN30 6NJ	United Kingdom	21/10/2018
156	Ryan Vaughan	Tn26 3bl	United Kingdom	21/10/2018
157	Mark Davis	Tn30 6ee	United Kingdom	21/10/2018
158	Lee Keeler	Tn278ef	United Kingdom	21/10/2018
159	George Hayes	Tn30 6pj	United Kingdom	21/10/2018
160	Gary Penfold	Tn261eq	United Kingdom	21/10/2018
161	Owen Dearn	Me144fl	United Kingdom	21/10/2018
162	Luke Hughes	Tn254qr	United Kingdom	21/10/2018
163	Terry Fullagar	ME10 4BQ	United Kingdom	21/10/2018
164	Ryan Williams	Tn30 6ns	United Kingdom	21/10/2018
165	Becky Corden	Tn40aj	United Kingdom	21/10/2018
166	Irene Hunt		Zimbabwe	21/10/2018
167	Gav Weeks	Tn218es	United Kingdom	21/10/2018
168	Sophie Woolley	Tn30 7nb	United Kingdom	21/10/2018
169	Sophia Tasha	Tn306el	United Kingdom	21/10/2018
170	Katie Barry	TN30 7BD	United Kingdom	21/10/2018
171	Sarah Musselwhite	BR5 1QJ	United Kingdom	21/10/2018
172	Greg Daniel	Tn30	United Kingdom	21/10/2018
173	Nancy Smith	tn173pa	United Kingdom	21/10/2018
174	Sharon Vaughan	Tn30 6NS	United Kingdom	21/10/2018
175	Ryan Knight	TN306dy	United Kingdom	21/10/2018
176	Mark Foley	TN17 4LX	United Kingdom	21/10/2018
177	Joanne Weller	TN30 7AB	United Kingdom	21/10/2018
178	James Lawrence	TN307LU	United Kingdom	22/10/2018
179	Jean Boorman	yn26 2bl	United Kingdom	22/10/2018
180	Matt Pearce	Tn24 9eg	United Kingdom	22/10/2018
181	Megan Jones	TN56EW	United Kingdom	22/10/2018
182	Simon Hibbs	Me168ll	United Kingdom	22/10/2018
183	Denise White	TN233QF	United Kingdom	22/10/2018
184	Victoria Kellett	Tn263qw	United Kingdom	22/10/2018
185	Hannah Collis	Tn306ew	United Kingdom	22/10/2018
186	Parti Shivacanthan	Po195dz	United Kingdom	22/10/2018
187	Colin George	Tn307lt	United Kingdom	22/10/2018
188	Max Martin	ME14 5QG	United Kingdom	22/10/2018
189	Ellie Josephine	TN31 6EQ	United Kingdom	22/10/2018
190	Sue Milton	TN17 4PE	United Kingdom	22/10/2018
191	Tom Corden	TN30 6NJ	United Kingdom	22/10/2018
192	Martin Henry	Ct66hf	United Kingdom	22/10/2018
193	April Lawrence	TN30 7lu	United Kingdom	22/10/2018
194	Andrew Wood	Me172pg	United Kingdom	22/10/2018
195	Katie Rummery	Tn262ap	United Kingdom	22/10/2018
196	Lisa Pentecost	TN26 3LY	United Kingdom	22/10/2018
197	Kirsty Benn	ME5 8HX	United Kingdom	22/10/2018
198	Dion Orris	Tn254jb	United Kingdom	22/10/2018
199	Simon Dickinson	CT2 9DP	United Kingdom	22/10/2018
200	Sarah Phillips	TN30 6DY	United Kingdom	22/10/2018
201	Kim Borg Gilbertson	Tn86la	United Kingdom	22/10/2018
202	Brad Russell	CT20 1PL	United Kingdom	22/10/2018
203	Megan Sian	Tn26 3sg	United Kingdom	22/10/2018

204	Nigel Hunt		Zimbabwe	22/10/2018
205	Annie Hunt	Tn263bl	United Kingdom	22/10/2018
206	Amber- Claire	ME16 OFN	United Kingdom	22/10/2018
207	Michael Dirmauskas	Tn240pz	United Kingdom	22/10/2018
208	Jamie McCormack	Bn32rp	United Kingdom	22/10/2018
209	Kim Corden	Tn306nj	United Kingdom	22/10/2018
210	Michael Wright	SP5 3FN	United Kingdom	22/10/2018
211	Jack Anderton	Po21 3qs	United Kingdom	22/10/2018
212	Danny Penfold	TN27 8JU	United Kingdom	22/10/2018
213	Tristan Kay	Tn30 6rl	United Kingdom	22/10/2018
214	Virginia Challis	TN12 6UA	United Kingdom	22/10/2018
215	Josh Cox	TN24 0ua	United Kingdom	22/10/2018
216	Tom Lawrence	TN24 0jy	United Kingdom	22/10/2018
217	Sam Osborne		United Kingdom	22/10/2018
218	Roinda Bennett	TN30 6EL	United Kingdom	22/10/2018
219	Sam Barnes	TN23 5WP	United Kingdom	22/10/2018
220	Mike Etheridge	Me5 7ng	United Kingdom	22/10/2018
221	Tom Scamell	Tn26 2nw	United Kingdom	22/10/2018
222	David Piggott	Tn17 4lz	United Kingdom	22/10/2018
223	Daniel McDonald	TN30 6dz	United Kingdom	22/10/2018
224	Stephen Lawrence	Tn30	United Kingdom	22/10/2018
225	Catherine Cotterill	ng22 9rg	United Kingdom	22/10/2018
226	Neil Wakefield	Ct19 5nw	United Kingdom	22/10/2018
227	Lauren Wilson	Tn30 6ps	United Kingdom	22/10/2018
228	Harald Steen		564 Norway	22/10/2018
229	Philip Raicevic	Tn306pb	United Kingdom	22/10/2018
230	Alison Draper	Tn263sg	United Kingdom	22/10/2018
231	Robbie Hammond		Zimbabwe	22/10/2018
232	Peter Burchett	Me10 2lt	United Kingdom	22/10/2018
233	John Funnell	tn30 7nh	United Kingdom	22/10/2018
234	Jon Philo	tn23 3hr	United Kingdom	22/10/2018
235	Ant Hollamby	TN12 9HZ	United Kingdom	22/10/2018
236	Glenn Whatman	Tn30 6ea	United Kingdom	22/10/2018
237	Duncan Riordan	TN129QW	United Kingdom	22/10/2018
238	Daniel Howe	TN30 6TD	United Kingdom	22/10/2018
239	Aaron Simpson	Tn30 6jb	United Kingdom	22/10/2018
240	Charleen Cairns	TN23 3FR	United Kingdom	22/10/2018
241	Tom Rudland	RH10 3XW	United Kingdom	22/10/2018
242	Connor Hubbard	Tn306ss	United Kingdom	22/10/2018
243	Cameron Sprent	TN17 4eu	United Kingdom	22/10/2018
244	Ollie Bloomsmar	Tn307pf	United Kingdom	22/10/2018
245	Richard Hoare	TN29 0NH	United Kingdom	22/10/2018
246	Claire Jones	Tn307bh	United Kingdom	22/10/2018
247	Michael Forecast	Tn30 7bq	United Kingdom	22/10/2018
248	Natalie Andrews	Me5 9tf	United Kingdom	22/10/2018
249	Alex Cooper	Tn23 1du	United Kingdom	22/10/2018
250	Jordan King	Tn30 7bx	United Kingdom	22/10/2018
251	Ashleigh White	Tn23 4qp	United Kingdom	22/10/2018
252	Ronny King	Tn30 7Bh	United Kingdom	22/10/2018
253	Peter Wiseman	BR3 4SL	United Kingdom	22/10/2018
254	Bazza McCutcheon	Tn249jh	United Kingdom	22/10/2018

255	Chris Breen	TN30 6EE	United Kingdom	22/10/2018
256	Jacob Henwood	tn249lw	United Kingdom	22/10/2018
257	Ellis Sharp	tn240nb	United Kingdom	22/10/2018
258	Adam Sains	Tn233qb	United Kingdom	22/10/2018
259	Jo Rose	TN30 7AY	United Kingdom	22/10/2018
260	Paul Kennedy	BS30 5RL	United Kingdom	22/10/2018
261	Gokhan Gok	tn248th	United Kingdom	22/10/2018
262	Judy McCutcheon	st53ej	United Kingdom	22/10/2018
263	Paul Fenton	Me157el	United Kingdom	22/10/2018
264	Tom Barnes	Tn23	United Kingdom	22/10/2018
265	Susan Shanahan	TN30 6EQ	United Kingdom	22/10/2018
266	Tad Greenfield	Tn240bl	United Kingdom	22/10/2018
267	Linzi Nutley	Tn233jh	United Kingdom	22/10/2018
268	Terry Chappell	TN279QR	United Kingdom	22/10/2018
269	Megan Cambridge	MI14eb	United Kingdom	22/10/2018
270	Phil Griffiths	ME15 9AX	United Kingdom	22/10/2018
271	Josh Squires-Quinn	Tn26 3sd	United Kingdom	22/10/2018
272	Simon Dickens	Tn233eu	United Kingdom	22/10/2018
273	Melany Cooke	Tn126qs	United Kingdom	22/10/2018
274	Gary Penfold	Tn261eq	United Kingdom	22/10/2018
275	Jayde Steadman	Tn23 3nq	United Kingdom	22/10/2018
276	Sarah Fleet	TN30 7BJ	United Kingdom	22/10/2018
277	Peter Stubbings	TN38 8BW	United Kingdom	22/10/2018
278	Nem Goodman	TN17 3NG	United Kingdom	22/10/2018
279	Sarah Norbury	Sk8 2lw	United Kingdom	22/10/2018
280	Darren Smith	tn23 5wa	United Kingdom	22/10/2018
281	Sophie Bryant	Tn279tj	United Kingdom	22/10/2018
282	Nick Maybourne	TN17 4JN	United Kingdom	22/10/2018
283	Dave Lopez	DA7 4NL	United Kingdom	22/10/2018
284	Fred Pearman	Tn306pb	United Kingdom	22/10/2018
285	Roger Pope	Tn306bx	United Kingdom	22/10/2018
286	Adam King	Tn30 7bd	United Kingdom	22/10/2018
287	Gemma Wills	TN26 3BN	United Kingdom	22/10/2018
288	Michael Costa	Br40er	United Kingdom	22/10/2018
289	Carolyn Washford	tn26 6rs	United Kingdom	22/10/2018
290	Ian Roberts	SE4	United Kingdom	22/10/2018
291	Claire Smallwood	Tn306en	United Kingdom	22/10/2018
292	Shaun Peel	ME15 6HB	United Kingdom	22/10/2018
293	Serena Abel	TN25 7DR	United Kingdom	22/10/2018
294	Gill Pope	Tn30 6da	United Kingdom	22/10/2018
295	Alice Blackford	TN30 6UL	United Kingdom	22/10/2018
296	Sue Morton	TR19 6UQ	United Kingdom	22/10/2018
297	Tracey Pooleman	Tn306ps	United Kingdom	22/10/2018
298	Lance Hopley	TN30 6EZ	United Kingdom	23/10/2018
299	Bryan Levett	TN27 9TH	United Kingdom	23/10/2018
300	Marilyn Smith	CO130PD	United Kingdom	23/10/2018
301	Peter Gearing	TN8 5BT	United Kingdom	23/10/2018
302	Rob Solly	TN30 6DH	United Kingdom	23/10/2018
303	Lewis Jones	Tn306ez	United Kingdom	23/10/2018
304	X C	TN30 7HT	United Kingdom	23/10/2018
305	Sam Karim	Tn30 6rx	United Kingdom	23/10/2018

306	Matt Sargeant	Tn263se	United Kingdom	23/10/2018
307	Natasha Quigley	TN278AZ	United Kingdom	23/10/2018
308	Paul Turtill	Co11ej	United Kingdom	23/10/2018
309	Kelly Adams	Tn23 3ns	United Kingdom	23/10/2018
310	Daniel Sains	TN23 3QB	United Kingdom	23/10/2018
311	Harry Ladbury	Tn30 7np	United Kingdom	23/10/2018
312	Emma Sargeant	TN263SE	United Kingdom	23/10/2018
313	Elliott Ludlow	TN30 6Pb	United Kingdom	23/10/2018
314	Shan Buchan	TN17 4dx	United Kingdom	23/10/2018
315	Paizlea Conley	TN306UA	United Kingdom	23/10/2018
316	Ben Bignell	Tn26 3lt	United Kingdom	23/10/2018
317	Lisa Forte	Tn26 3lt	United Kingdom	23/10/2018
318	Jess Mills	TN279AT	United Kingdom	23/10/2018
319	Bev Dinsley Gooch	tn30 7bq	United Kingdom	23/10/2018
320	Oscar Ruddock	Tn249sd	United Kingdom	23/10/2018
321	Laura Knowles	CT52LB	United Kingdom	23/10/2018
322	Sarah-jayne Luke	Tn306sy	United Kingdom	23/10/2018
323	Kirsten Lusher	Tn263ng	United Kingdom	23/10/2018
324	Callum Wright	TN23 3HU	United Kingdom	23/10/2018
325	Martin Crooks	Ts233gu	United Kingdom	23/10/2018
326	Cathy Barrow	EX39 3LL	United Kingdom	23/10/2018
327	Katie Farris	Tn27 8az	United Kingdom	23/10/2018
328	Jamie Wanstall	TN23 5BF	United Kingdom	23/10/2018
329	Nat Dresner	HG2 8JJ	United Kingdom	23/10/2018
330	Georgia Carney	Tn30 7bq	United Kingdom	23/10/2018
331	Harry Hunt	ME14 4AJ	United Kingdom	23/10/2018
332	Lucy Rickard	E10 5ew	United Kingdom	23/10/2018
333	Lewis Adair	Ka1 4jh	United Kingdom	23/10/2018
334	David Bass	tn26 2jg	United Kingdom	23/10/2018
335	Matt Goldsmith	TN30 6DY	United Kingdom	23/10/2018
336	Sophie Lou-Lou Griffin	TN23 5BY	United Kingdom	23/10/2018
337	Julie Bennett	TN306EB	United Kingdom	23/10/2018
338	Ian Knight	ME10 1YQ	United Kingdom	23/10/2018
339	Sophie Winton	TN31 6LE	United Kingdom	24/10/2018
340	Simon Bourne	Me57bs	United Kingdom	24/10/2018
341	Matt Fishman	Br40jp	United Kingdom	24/10/2018
342	Sophie Mackenzie	Tn23 3pd	United Kingdom	24/10/2018
343	Kevin Winton	TN31 6LE	United Kingdom	24/10/2018
344	Richard Staples	TN26 3NE	United Kingdom	24/10/2018
345	Charlie Sharp	Tn26 3nd	United Kingdom	24/10/2018
346	Dale Hill	Tn23 5rp	United Kingdom	24/10/2018
347	Olive Le Rat	Tn27 9by	United Kingdom	24/10/2018
348	Travis Gibson	Tn233lp	United Kingdom	24/10/2018
349	Matt Kirsch	Hp137hn	United Kingdom	24/10/2018
350	Marc Pronger	TN23 4PY	United Kingdom	24/10/2018
351	Liam Dotson	Cm23 4GR	United Kingdom	24/10/2018
352	Ian Smith	Tn254qq	United Kingdom	24/10/2018
353	Samantha Mackinnon	tn24 9nx	United Kingdom	24/10/2018
354	David Williams	tn23 3qd	United Kingdom	24/10/2018
355	Victoria Redfern	Tn23 3ll	United Kingdom	24/10/2018
356	Kelly Pelosi	Tn25 4pn	United Kingdom	24/10/2018

357	Donna Saunders Was N	Tn23 3qb	United Kingdom	24/10/2018
358	Tara Hammond	TN233NU	United Kingdom	24/10/2018
359	Nikki Chase	Tn254qq	United Kingdom	24/10/2018
360	Bryan Baltazar	TN24 0RY	United Kingdom	24/10/2018
361	Abi Lines	Tn233pb	United Kingdom	24/10/2018
362	Ellis Iandolo	Me171nw	United Kingdom	24/10/2018
363	Glenn Holliday	Tn23 3aq	United Kingdom	24/10/2018
364	Mark Turner	TN306TA	United Kingdom	24/10/2018
365	Donna Taffurelli	Tn248qd	United Kingdom	24/10/2018
366	Richard Larkin	Tn30 6bx	United Kingdom	24/10/2018
367	Kissor Bantawa	Tn256sx	United Kingdom	24/10/2018
368	Michelle Hunt	TN30 6BG	United Kingdom	24/10/2018
369	Loret Reeves	4174	New Zealand	24/10/2018
370	Denise Smith	TN279BY	United Kingdom	24/10/2018
371	Tina Brion	Tn30 6nl	United Kingdom	24/10/2018
372	Scott Farris	Tn278ed	United Kingdom	24/10/2018
373	Dan Trapp	Tn263lt	United Kingdom	24/10/2018
374	Sarajane Hoad	TN25 6QP	United Kingdom	25/10/2018
375	Luke Brooks	Tn24 0en	United Kingdom	25/10/2018
376	Matt Guess	TN30 7bj	United Kingdom	25/10/2018
377	Karen Glass	TN25 4LU	United Kingdom	25/10/2018
378	Joseph Munday	Tn23 3ph	United Kingdom	25/10/2018
379	Vincent Finch	TN306EW	United Kingdom	25/10/2018
380	Morgan Waite	Tn278bx	United Kingdom	25/10/2018
381	Matthew Hampton		United Kingdom	25/10/2018
382	Martin Fran Morgan	Tn279qy	United Kingdom	25/10/2018
383	Jake McGahey	Tn23 3a	United Kingdom	25/10/2018
384	Jordan Macmillan	TN23 3RQ	United Kingdom	25/10/2018
385	Jonathan Westbrook	TN30 6RR	United Kingdom	25/10/2018
386	Freya Kay	Tn30 6rl	United Kingdom	25/10/2018
387	Thomas Grimer	NG34 0QU	United Kingdom	25/10/2018
388	Rory Feaver	Tn26 2aa	United Kingdom	25/10/2018
389	Jemma Milton	Tn306ps	United Kingdom	25/10/2018
390	Carlson Gracie Ashford	TN23 3BD	United Kingdom	25/10/2018
391	Nayan Limbu	Tn235tn	United Kingdom	25/10/2018
392	Jasmine Kerr	TN184DB	United Kingdom	25/10/2018
393	Sean Earle	Tn233fa	United Kingdom	25/10/2018
394	Karen Millen	TN279UB	United Kingdom	25/10/2018
395	Richard Leadbeter	Tn18 5ny	United Kingdom	25/10/2018
396	Barbara Ann Samuels	TN30 7AH	United Kingdom	25/10/2018
397	Ross Breen	TN23 5JQ	United Kingdom	25/10/2018
398	Lauren Grange	CT162AH	United Kingdom	25/10/2018
399	Zak JP	TN263TB	United Kingdom	25/10/2018
400	Emily Ladbury	Tn30 7np	United Kingdom	25/10/2018
401	Gary Rymer	Hp21 7hp	United Kingdom	25/10/2018
402	Joseph Roy	Tn26 3qx	United Kingdom	25/10/2018
403	Huw Crouch	TN30 7NE	United Kingdom	25/10/2018
404	Ellie Mayhew	TN261HG	United Kingdom	25/10/2018
405	Jack Healey	Me10 3fj	United Kingdom	25/10/2018
406	Sophie Edwards	Tn30 6sf	United Kingdom	26/10/2018
407	Lisa Brann	Tn263re	United Kingdom	26/10/2018

408 James Chapell	Tn30 6ns	United Kingdom	26/10/2018
409 Daniel Warren	Tn306en	United Kingdom	26/10/2018
410 Owen French	Nr32 3ld	United Kingdom	26/10/2018
411 Reuben Collingwood	TN17 4AR	United Kingdom	26/10/2018
412 Ellie-Mai Knight	Tn30 6dy	United Kingdom	26/10/2018
413 Charlie Crossley	Tn30 6dy	United Kingdom	26/10/2018
414 Tommy Sweatman	TN26 3NF	United Kingdom	26/10/2018
415 Oliver Chapell	Tn306ns	United Kingdom	26/10/2018
416 Evie Baker	tn306pj	United Kingdom	26/10/2018
417 Sebastian Wells	Tn306eg	United Kingdom	27/10/2018
418 Jasmin Kellar	Tn306dy	United Kingdom	27/10/2018
419 Matthew Bewsey	Tn307bj	United Kingdom	27/10/2018
420 Sam Eh	TN23 3GN	United Kingdom	27/10/2018
421 Mason Thompson	Tn127bf	United Kingdom	27/10/2018
422 Christopher Settle	tn30 6ee	United Kingdom	27/10/2018
423 Colin Marchant	LN5 OTR	United Kingdom	28/10/2018
424 Moe Sabek	TN26 3bl	United Kingdom	29/10/2018
425 Gary Puttock	Tn306en	United Kingdom	29/10/2018
426 Dennis Hughes	ME16 9LY	United Kingdom	30/10/2018
427 Joel Baldock	Tn263ad	United Kingdom	30/10/2018
428 Finn Collins	ME9 8lj	United Kingdom	30/10/2018
429 Tesni Garland	SW9 9JF	United Kingdom	30/10/2018
430 Mike Stevenson	44254	United States	30/10/2018
431 Kai Tyler	Sg8 6dt	United Kingdom	30/10/2018
432 Tom Emmins	TN17 3LZ	United Kingdom	30/10/2018
433 Chris Beale	Tn27 8ay	United Kingdom	30/10/2018
434 Hayleigh Barry	TN27 8AY	United Kingdom	30/10/2018
435 Tj Kimpton	KT10 9bg	United Kingdom	30/10/2018
436 Ollie Butcher	Tn256ny	United Kingdom	30/10/2018
437 Aaron Haynes	Tn263qj	United Kingdom	30/10/2018
438 Pippa Barnes	TN30 7js	United Kingdom	30/10/2018
439 Sophie Marston	TN25 4NT	United Kingdom	30/10/2018
440 Ricky Whiting	Me123aq	United Kingdom	30/10/2018
441 Amanda Lee	TN30 7DS	United Kingdom	31/10/2018
442 Sheonaid Clark	TN26 3SN	United Kingdom	31/10/2018
443 Clive Lee	TN30 7DS	United Kingdom	31/10/2018
444 Russ Cole	RG12 8bl	United Kingdom	31/10/2018
445 Harry Styles	SE10	United Kingdom	31/10/2018
446 Jordan Crouch	TN15 6NX	United Kingdom	31/10/2018
447 Maisie Cowan	TN30 6AP	United Kingdom	01/11/2018
448 Simon Clayson	Tn306ll	United Kingdom	01/11/2018
449 Jamie Drewe	Me174bn	United Kingdom	01/11/2018
450 Owen Piper	Tn307hu	United Kingdom	01/11/2018
451 Bethan Tompkins	TN26 2PU	United Kingdom	01/11/2018
452 James Twycross	Tn263nd	United Kingdom	01/11/2018
453 John Riley	Tn278hp	United Kingdom	01/11/2018
454 Charmaine Laura Denton	Tn4 8sa	United Kingdom	01/11/2018
455 Steve Vane	Tn27 8aw	United Kingdom	01/11/2018
456 Ella Morgan	TN279QY	United Kingdom	01/11/2018
457 Mark Rook	TN23 5FB	United Kingdom	01/11/2018
458 Derek Harwood	Tn306au	United Kingdom	01/11/2018

459	Tom Richards	Tn23 3pj	United Kingdom	01/11/2018
460	Lauren-Jade Wheeler	Tn263rj	United Kingdom	01/11/2018
461	Samuel Brown	Tn30 6ua	United Kingdom	01/11/2018
462	Jake Davison	Tn261hl	United Kingdom	01/11/2018
463	Mel Cooper	Tn17 4lx	United Kingdom	01/11/2018
464	George Fuller	TN307LP	United Kingdom	01/11/2018
465	Amber Jarman-Crainey	TN263JR	United Kingdom	01/11/2018
466	Jamie Farris	Tn173pb	United Kingdom	01/11/2018
467	Mathew Apsey-Brown	TN30 7BS	United Kingdom	01/11/2018
468	craig mason	DA76FG	United Kingdom	01/11/2018
469	Mark Shorricks	ME15 9FP	United Kingdom	01/11/2018
470	Kurtis Hooper	Tn23 4xx	United Kingdom	01/11/2018
471	Andrew Crawford	TN30 6BX	United Kingdom	01/11/2018
472	Peter Cullen	KT22 9BU	United Kingdom	01/11/2018
473	Daniel Forbes	tn24 0pf	United Kingdom	01/11/2018
474	Michael Law	ME18 5NB	United Kingdom	01/11/2018
475	Niall Crowley	TN9 2ES	United Kingdom	01/11/2018
476	Carrie Longden	Me9 8UD	United Kingdom	01/11/2018
477	Sam Hedges	TN30 6EA	United Kingdom	01/11/2018
478	Ed Small	Tn306eq	United Kingdom	01/11/2018
479	Ricky Ward	Tn279ae	United Kingdom	01/11/2018
480	Donna King	Tn307bx	United Kingdom	01/11/2018
481	Amy Clark	tn307be	United Kingdom	01/11/2018
482	Luke Helen Thompson	Tn30 7eb	United Kingdom	01/11/2018
483	Mark Pattenden	Ex21 5rt	United Kingdom	01/11/2018
484	Toby Hughes	Tn23 5yd	United Kingdom	01/11/2018
485	Chris Vernon	Tn263la	United Kingdom	01/11/2018
486	Ben Price	TN25 7GL	United Kingdom	01/11/2018
487	Lance Digby	N16 9ja	United Kingdom	01/11/2018
488	Emily Rossiter Eileen R	Tn261lz	United Kingdom	01/11/2018
489	Matt Peachey	TN263BJ	United Kingdom	01/11/2018
490	Matt Cruttwell	Tn38 9dn	United Kingdom	01/11/2018
491	Harry Stapley	Tn35 4bg	United Kingdom	01/11/2018
492	Shane Sims	TN174AZ	United Kingdom	01/11/2018
493	Ben Charlesworth	TN30 6RP	United Kingdom	02/11/2018
494	Catherine Hedges	Tn30 6ea	United Kingdom	02/11/2018
495	Simon Dyson	ME16 0AQ	United Kingdom	02/11/2018
496	Joe Hedington	Tn24 9rp	United Kingdom	02/11/2018
497	Connor Geelan	Tn120pq	United Kingdom	02/11/2018
498	Ben Kenney	SE22 8ET	United Kingdom	02/11/2018
499	M W	Tn4 8lt	United Kingdom	02/11/2018
500	Dan Stanner	tn235bq	United Kingdom	02/11/2018
501	Rehman Kassam	se265jf	United Kingdom	02/11/2018
502	Harry Lancaster	TN26 3EN	United Kingdom	02/11/2018
503	Tyrone Calveley	Tn23	United Kingdom	02/11/2018
504	Jon Eve	Tn29 0rs	United Kingdom	02/11/2018
505	Michael Harvey	TN23 3GU	United Kingdom	02/11/2018
506	William Grey	TN26 3ND	United Kingdom	02/11/2018
507	Paul Osborne	me5 8qw	United Kingdom	02/11/2018
508	Holly Ann	Tn23 5tp	United Kingdom	02/11/2018
509	Ron Nicholson	TN24	United Kingdom	02/11/2018

510	Mark Whewell-Jones	ME8 9EG	United Kingdom	02/11/2018
511	Jackie Frost		United Kingdom	02/11/2018
512	Dave Camilletti	Ct187ne	United Kingdom	02/11/2018
513	Stephen Finnis	Tn233ps	United Kingdom	02/11/2018
514	Sandra Relf	Tn30	United Kingdom	02/11/2018
515	Tina Burr	TN30 7BG	United Kingdom	03/11/2018
516	Charlotte Rose Mai	TN306BX	United Kingdom	03/11/2018
517	Richard Pearman	Tn306pb	United Kingdom	03/11/2018
518	Phoebe Wood	TN30 7LH	United Kingdom	03/11/2018
519	Christina Varrall	Tn380eh	United Kingdom	04/11/2018
520	Ricky Collins	Tn307ab	United Kingdom	04/11/2018

**Appendix 13 – Sports Hub
Survey Pack**

RG/1119/2022



Consult QRD

Appledore Road, Tenterden

Community Sports Hub

Information Pack

July 2021

Contents

- Introduction
- Proposed Facilities
- Planning and Strategic Context
- Future Management
- Timescales

Introduction

This Information Pack provides an overview of the scale and scope of community Sports Hub facilities to be delivered in the first phase of the proposed Appledore Road development in Tenterden.

The facilities have been designed with reference to guidance from the Football Foundation, Football Association and Sport England. These organisations have been consulted on the proposals throughout their development.

The sports facilities will address local needs identified by both Ashford Borough Council and Tenterden Town Council. The facilities would be fully funded by the developer, without the need for any additional external funding.

They would provide a purpose-built base for adult and junior football teams in the town, helping address uncertainty given the Town Council's plans for the Recreation Ground. They would also provide a home for the cadet force.

Finally, the facilities would be supported by a Commuted Maintenance Sum, safeguarding future sustainable operation, with the opportunity for local teams to take on a long-term lease or possible freehold transfer.

The Planning Application reference is 21/00790/AS.

Proposed Facilities

Illustrated over the following pages, the new Sports Hub facilities at Appledore Road would have a total area in excess of 3.3 hectares (8.15 acres) and primarily comprise:

- 1 x 11v11 Adult Football Pitch
- 1 x 9v9 Junior Football Pitch
- 1 x 7v7 Mini Soccer Pitch
- 2 x 5v5 Mini Soccer Pitch
- Pavilion building with 2 team changing rooms, officials changing rooms, club room, meeting rooms and office.
- 70 car parking spaces.

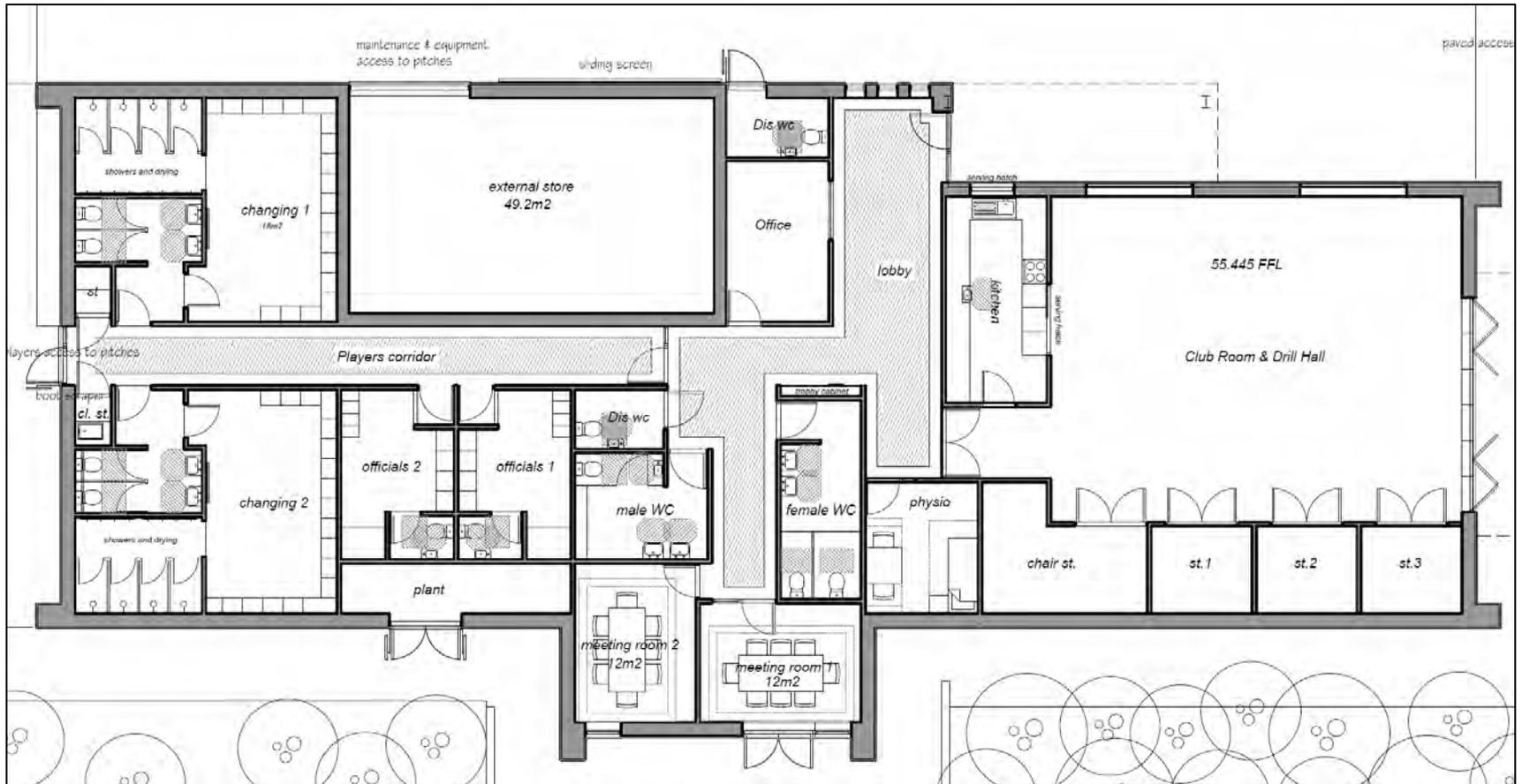
The facilities have been designed in accordance with the recommended specifications of the Football Association and Sport England and would meet the standards required by the Kent County League Premier Division.

Subject to planning, the facilities could be available for use in time for the 2022-23 football season.

Proposed Facilities – Site Plan



Proposed Facilities – Pavilion Building



Proposed Facilities – 3D Image



Strategic Context

The Sports Hub facilities will address some longstanding issues identified in the Ashford Borough Council Playing Pitch Strategy (2017) and the Tenterden Town Council Sports Facilities Strategy (2014), namely:

- Meeting the need for new junior sports pitches in Tenterden.
- Providing a new clubhouse and ancillary facilities to support football in Tenterden.
- Providing a home for football in Tenterden.
- Providing facilities to enable Tenterden Town FC to play in the Kent County Football League Premier Division.
- Providing high-quality pitches with drainage designed by specialist agronomists.

In addition, the proposals would provide a new home for adult football in Tenterden, an issue of growing importance in the light of the Town Council's plans for the Recreation Ground and the related loss of the football pitch at that location.

Future Management

It is envisaged that the facilities would be used and managed by an organisation (or organisations) from the Tenterden area, an aspiration consistent with Ashford Borough Council's preference for Community Stewardship and Local Plan Policy IMP4, "Governance of Public Community Space and Facilities".

To underpin this, the following is proposed:

- Transfer of the facilities to a local organisation on a freehold or long-lease basis.
- Provision of Commuted Maintenance Sums to the safeguard future maintenance and operation:
 - Sports pitches – £283,050 (+ allowance for inflation).
 - Pavilion – £84,753 (+ allowance for inflation).
- Access by the local community secured via a Community Use Agreement prepared in accordance with Sport England guidance (draft attached).

Projected Timescales

Key milestones for delivery of the Sports Hub:

- Commence Construction – Spring 2022
- Formal Operator Appointment Process – Autumn 2022
- Operator in Place – Spring 2023
- Facilities Operational – Autumn 2023.

Assumes planning permission granted in Summer/Autumn 2021.

Appledore Road Community Sports Hub

Questionnaire

This Questionnaire should be completed with reference to the accompanying Information Pack which provides an overview of the proposed Appledore Road Sports Hub.

The purpose of the Questionnaire is to understand the potential interest in operating the proposed facilities, thereby shaping a formal process for selection in line with Ashford Borough Council Local Plan Policy IMP4 – “Governance of Public Community Space and Facilities”.

The main point of contact for the exercise is Richard Grady, Director, Consult QRD Ltd, to the following email address: richard@consultqrd.co.uk

It would be appreciated if you could answer all questions as indicated and return the Questionnaire no later than 12.00 noon on Friday 23rd July 2021.

We will attempt to answer any queries regarding the Sports Hub within three working days. All queries regarding this document or requirements should be submitted via the above email address no later than 12.00 noon on Friday 16th July 2021.

1. Organisation Profile		
	Question	Response
1.1	Organisation Name.	
1.2	Organisation Type. Please provide Charity and/or Limited Company Registration details where relevant.	
1.3	Name and position of individual completing this questionnaire.	
1.4	Contact Details.	
1.5	Does your organisation have any experience of managing and maintaining sports facilities or community buildings? If so, please provide brief details, including an overview of the facility mix and maintenance responsibilities.	

2	Future Operation	
2.1	<p>Is your organisation (or group of organisations) interested in making use of the facilities at Appledore Road?</p> <p>If No, please skip further questions.</p>	
2.2	<p>If interested, please indicate on what basis this would be, e.g. freehold transfer, long leasehold or seasonal hire basis.</p> <p>Would you be making use of all or some of the facilities at Appledore Road?</p>	
2.3	<p>It will be necessary to ensure that the facilities are appropriately maintained. Maintenance plans will be prepared for the pitches and an Operations and Maintenance Manual provided for the building. What training or other support (if any) would your organisation require prior to handover to ensure that it could put these plans in to action?</p> <p>Please bear in mind the fact that the facilities will be underpinned by a Commuted Maintenance Sum.</p>	
2.4	<p>The operator would be required to prepare a Business Plan approximately 4 months prior to handover to illustrate that its plans are sustainable.</p> <p>Would you require any assistance with this?</p>	
2.5	<p>How would your organisation work with the wider community to maximise use of the Sports Hub facilities?</p>	

2.6	<p>It is envisaged that Ashford Borough Council would require an annual report on community use. Please confirm your agreement to submit a short annual report on community use.</p> <p>Please note that it is not anticipated that these reports would be particularly detailed.</p> <p>Guidance will be provided on the level of detail and appropriate format for presentation of information.</p>	
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**Appendix 14 – Country Park
Survey Pack**

RG/1119/2022



Consult QRD

Appledore Road, Tenterden

Countryside Open Space

Information Pack

November 2021

Contents

- Introduction
- Overview of Proposals
- Planning and Strategic Context
- Future Management

Introduction

This Information Pack provides an overview of the Countryside Open Space that would be delivered in the first phase of the proposed Appledore Road development in Tenterden.

The proposals have been developed with reference to Ashford Borough Council planning policies and strategic documents and will address important issues relating to accessibility as well as delivering biodiversity enhancements. Furthermore, the Countryside Open Space will provide informal recreational opportunities for the community.

The High Weald Area of Outstanding Natural Beauty (AONB) abuts a small section of the eastern boundary of the wider development site. Locating the Countryside Open Space in this location also helps to protect the landscape and views towards the AONB.

The Countryside Open Space will benefit from car parking located at the adjacent sports hub and will be accessible to the wider area on foot and by bike through the existing Public Rights of Way as well as new routes through the development.

Finally, the facilities will be supported by a Commuted Maintenance Sum, safeguarding future sustainable operation, with the opportunity for an appropriate organisation take on a long-term lease or possible freehold transfer.

Overview of Proposals

Illustrated on the following pages, the Countryside Open Space will have a total area in excess of 8.6 hectares (21.25 acres). Key elements include:

- Retention of the existing network of hedgerows and mature trees, with hedgerows gapped up with new native shrub planting;
- Creation of extensive areas of new species rich grassland.
- The existing grassland is semi-improved and lacks significant diversity. By appropriate management, including the addition of new seed sources, it is intended to diversify this sward.
- Creation of new areas of scrub/grassland mosaic: scrub and grassland are very rich habitats for wildlife.
- Creation of new ponds with reed beds and other marginal and aquatic vegetation. These would be at least 600mm deep and would be wet all year round.
- Provision of new damp grassland around pond areas.
- Provision of new informal paths (in mown grass) with timber benches to allow enjoyment of long views towards the AONB
- Creation of a new community orchard incorporating local fruit varieties.

In addition there would also be a community sports hub (3.3 hectares), amenity green space within the development (6.9 hectares) and play provision (0.17 hectares).

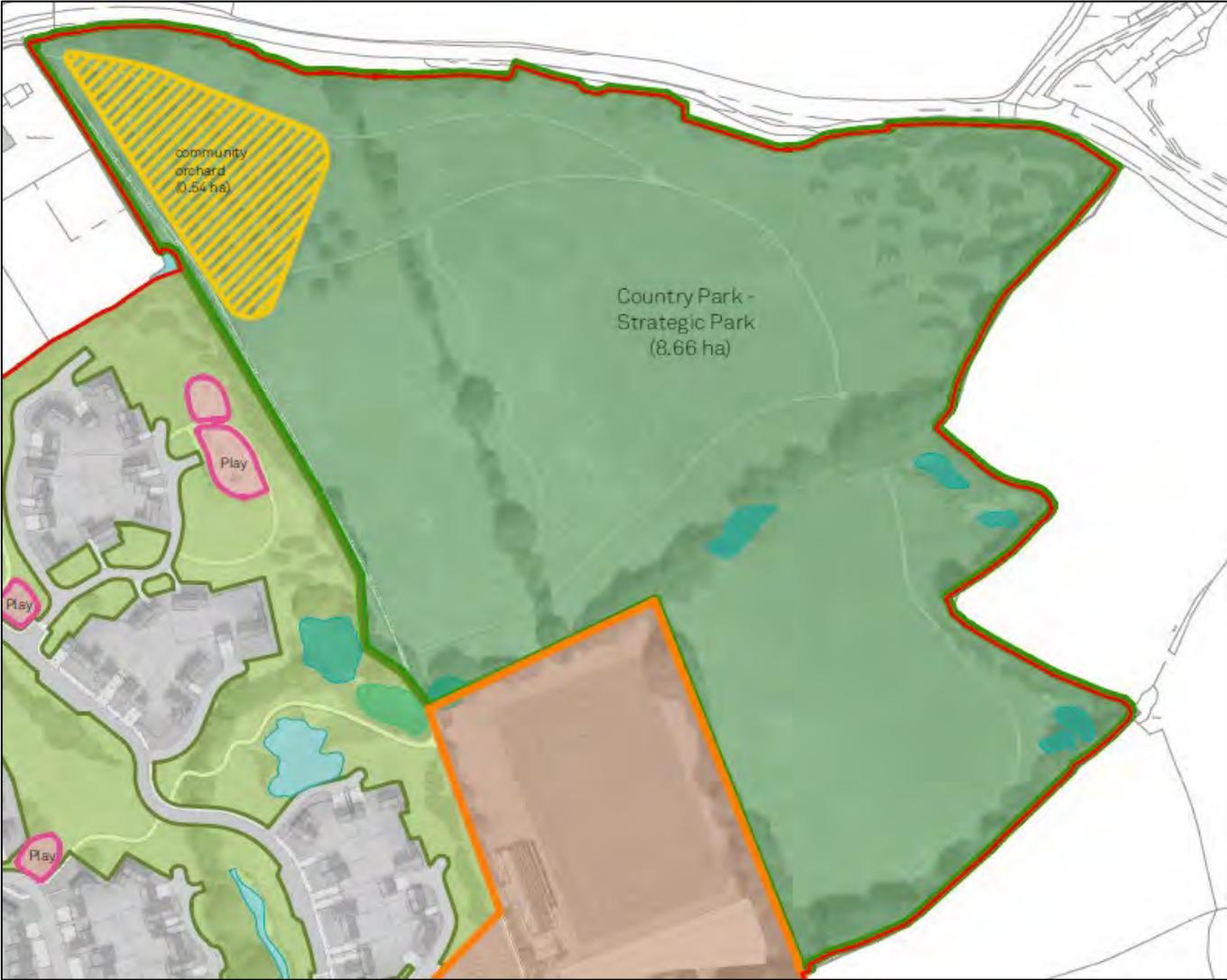
Site Masterplan



Countryside Open Space – Site Plan



Countryside Open Space – Landscape Area Plan



Strategic Context

The Countryside Open Space will address priorities and recommendations identified in the Ashford Open Space Strategy 2017, most notably:

- SRR2 – Create Tenterden Strategic Hub
- SRR4 – Improve access to, from and between open spaces
- SRR6 – Planning of new open space through new development
- SRO4 – Consider new models of sustainable management and partnerships
- SRO7 – Create strategically located multifunctional “hubs” of open space provision.

Additionally the Countryside Open Space will address the issue of accessibility to Informal Open Space in rural areas.

Whilst there may appear to be oversupply in the rural areas of the Borough, there can, in reality, be restricted access due to matters such as vegetation, and typography. This can mean that the issue is more the quality of any access, rather than the quantity. The Countryside Open Space will address this issue.

Future Management

It is envisaged that the Countryside Open Space would be managed by a suitably qualified organisation (or organisations), in a manner consistent with Ashford Borough Council's preference for Community Stewardship and Local Plan Policy IMP4, "Governance of Public Community Space and Facilities".

Transfer of operation to a suitably qualified organisation is also consistent with the Open Space Strategy priorities.

To underpin this approach, the following is proposed:

- Transfer of the facilities to an appropriate organisation on a freehold or long-lease basis.
- Provision of Commuted Maintenance Sum by the of £583,556 (+ allowance for inflation) to safeguard future maintenance and operation of the Countryside Open Space. Sums of £467,000 and £94,000 (excluding inflation) would be provided for the Amenity Green Space and Play Space.
- Provision of maintenance schedules that promote habitat improvements and biodiversity net gain.

Appledore Road Countryside Open Space

Questionnaire

This Questionnaire should be completed with reference to the accompanying Information Pack which provides an overview of the proposed Appledore Road Countryside Open Space.

The purpose of the Questionnaire is to understand the potential interest in operating the proposed facilities, thereby shaping a formal process for selection in line with Ashford Borough Council Local Plan Policy IMP4 – “Governance of Public Community Space and Facilities”.

The main point of contact for the exercise is Richard Grady, Director, Consult QRD Ltd, to the following email address: richard@consultqrd.co.uk

It would be appreciated if you could answer all questions as indicated and return the Questionnaire no later than 5.00 PM on Friday 3rd December 2021.

We will attempt to answer any queries regarding the Countryside Open Space and/or other aspects of on-site open space provision within 24 hours. All queries regarding this document or requirements should be submitted via the above email address no later than 12.00 noon on Wednesday 1st December 2021.

1. Organisation Profile		
	Question	Response
1.1	Organisation Name.	
1.2	Organisation Type. Please provide Charity and/or Limited Company Registration details where relevant.	
1.3	Name and position of individual completing this questionnaire.	
1.4	Contact Details.	

1.5	<p>Does your organisation have any experience of managing and maintaining similar types of open space and/or Country Parks?</p> <p>If so, please summarise the number and type of facilities, indicating if this is on a leasehold or freehold basis.</p> <p>We would also be grateful if you would outline the core maintenance responsibilities.</p>	
2	Future Operation	
2.1	<p>Is your organisation interested in managing and maintaining the Countryside Open Space?</p> <p>Would your organisation also be interested in playing a role in management and maintenance of the Amenity Green Space, sports hub etc?</p> <p>If not interested in any aspects, please provide a brief rationale behind your position and skip further questions.</p>	
2.2	<p>If interested, please indicate on what basis this would be, e.g. freehold transfer or long leasehold.</p>	
2.3	<p>It will be necessary to ensure that the Countryside Open Space (and Amenity Green Space) Park is maintained appropriately to deliver the biodiversity benefits.</p> <p>The general principles are set out in the attached Landscape and Ecological Management Plan (LEMP).</p> <p>Would your organisation require any training and support to develop and finalise the principles set out in the LEMP?</p>	

2.4	<p>The operator would be required to prepare a Business Plan approximately 4 months prior to handover to illustrate that its plans are sustainable.</p> <p>Please bear in mind the fact that operation of the facilities will be underpinned by a Commuted Maintenance Sum as set out in the information pack.</p> <p>Would your organisation require any assistance with this?</p>	
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**Appendix 15 – ABC Planning
Reference 18/00644/AS:
Decision Notice**

RG/1119/2022

ASHFORD BOROUGH COUNCIL

GRANT OF PLANNING PERMISSION



IMPORTANT NOTES

Notification of permission under the Planning Acts does **NOT** convey consent under The Building Regulations

1. The development to which the attached planning permission relates may also require a separate approval under the Building Regulations.
2. If the planning permission refers to amended plans, any necessary Building Regulations approval should also cover those amendments.
3. If the development involves any demolition work, notice of this is required under the Building Act 1984.

ADVICE ON EACH OF THE ABOVE IS AVAILABLE FROM THE BUILDING CONTROL SECTION – CONTACT 01233 330282 OR ALTERNATIVELY EMAIL building.control@ashford.gov.uk

4. Where plans for the erection or extension of a building are submitted for Building Regulations approval, Section 53 of the County of Kent Act 1981 requires that the Plans are rejected unless they show;
 - a) adequate means of access for the Fire Brigade to the building or buildings as extended and;
 - b) that the building and extension will not render inadequate, existing means of access for the Fire Brigade to a neighbouring building.

ADVICE ON THIS MATTER IS AVAILABLE FROM THE FIRE PREVENTION OFFICER, ASHFORD FIRE STATION, HENWOOD, ASHFORD, KENT TN24 8YF

ASHFORD BOROUGH COUNCIL

GRANT OF PLANNING PERMISSION



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ADVICE ON THIS MATTER IS AVAILABLE FROM THE FIRE PREVENTION OFFICER, ASHFORD FIRE STATION, HENWOOD, ASHFORD, KENT TN24 8YF

ASHFORD BOROUGH COUNCIL

GRANT OF PLANNING PERMISSION WITH CONDITIONS



Notes for the Applicant

Appeals

1. If you are unhappy with the disclosed Decision to grant permission subject to conditions, you may appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. **Any appeal must be made within 6 months of the date of decision.**

The necessary form is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website:

www.planning-inspectorate.gov.uk/pins/index.htm

A longer period for the giving of notice of an appeal may be allowed by the Planning Inspectorate but normally asks what special circumstances there are which excuse the delay in giving notice of an appeal.

The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Borough Council.

Beneficial Use

2. If permission to develop land is granted subject to conditions, whether by the Borough Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve on the Borough Council a Purchase Notice requiring the Borough Council to purchase your interest in the land in accordance with the provision of Part IV of the Town and Country Planning Act 1990.

Before following this course of action it is suggested that you seek the advice of a Planning Consultant or a Solicitor.

Discharging of Conditions

3. Some conditions attached to the grant of permission may require you to submit details and/or information before you start work.

4. A national fee is set by Government to discharge conditions. These charges are as follows:

- Where the request relates to a permission relating to an enlargement, improvement or other alteration of existing dwelling houses or the erection of a building within the curtilage of an existing dwelling house for purposes ancillary to the enjoyment of the dwelling house the fee will be **£34** per submission.
- Where the request relates to permission for development which falls within any other category the fee will be **£116** per submission.
- **Together with the fee, you are also required to complete an application form for this process. The forms are available on our website.**

Please note that we aim to deal with these requests within 8 weeks.

NOTIFICATION OF DECISION OF THE LOCAL PLANNING AUTHORITY

Date of Decision: 02 November 2020



ASHFORD
BOROUGH COUNCIL

Civic Centre
Tannery Lane
Ashford
Kent TN23 1PL
01233 331111
www.ashford.gov.uk

Mr O Jones
LRM Planning Ltd
22 Cathedral Road
Cardiff
CF11 9LJ

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

APPLICATION NO: 18/00644/AS

PROPOSAL: Outline application to consider the access from Ashford Road only and the construction of up to 80 new homes, an up to 60 bed care home, approx. 60 car parking spaces adjacent to Ashford Road, SuDS, wetland and associated education centre/events space, pedestrian and cycle linkages, associated open space and football pitch with associated covered shelter, drainage infrastructure and new landscaping.

LOCATION: Land to the north of St Marys Close and east of, Ashford Road, Hamstreet, Kent

APPLICANT: Hallam Land Management Ltd 3rd Floor Portland Place London W1B 1QH

DECISION: PLANNING PERMISSION IS GRANTED in accordance with the application and plans

Subject to the following conditions:

- 1 Approval of the details of the layout, access (routes within the site), scale, landscaping and appearance (hereafter called "the Reserved Matters") shall be obtained from the Local Planning Authority in writing before development commences and the development shall be carried out as approved.

Reason: To comply with the provisions of Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 (A) Application for approval of the Reserved Matters shall be made to the Local Planning Authority not later than the expiration of 3 years from the date of this permission.

(B) The development hereby permitted shall be begun no later than the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.

Reason: To comply with the provisions of Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3 The details submitted in pursuance of Condition 1 shall show adequate land, reserved for parking and/or garaging (for both the dwellings and care home) to meet the needs of the development and in accordance with Policy TRA3 of the Ashford Local Plan 2030 and the Council's adopted Residential Parking and Design guidance SPD or any adopted guidance or policy which may have superseded it. The approved area shall be provided, surfaced and drained in accordance with the approved details before the buildings are occupied and shall be retained for the use of the occupiers of, and visitors to, the premises. Thereafter, no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out on the land so shown as to preclude vehicular access to this reserved parking area.

Reason: Development without provision of adequate accommodation for the parking or garaging of vehicles is likely to lead to parking inconvenience to other road users, be detrimental to amenity and in order to compensate for the loss of existing on-road parking.

4 No dwelling / care home shall be occupied until space has been laid out within the site for covered bicycle storage on each dwelling plot (or communal space in the case of apartment buildings / care home) in accordance with approved details that shall be submitted to the Local Planning Authority for approval at the same time as the details required pursuant to Condition 1. Such approved covered bicycle parking shall be retained in perpetuity.

Reason: To ensure the provision and retention of adequate off-street parking and storage facilities for bicycles in the interests of highway safety and to promote cycle use in the interests of facilitating more sustainable patterns of movement related to local trips.

5 The vehicular access from Ashford Road as shown on **drawing number JNY8972/15 Rev H** shall be provided prior to the commencement of any other development associated with this development.

Reason: In the interest of highway safety.

- 6 None of the dwellings / care home hereby approved shall be occupied until the off-site highway works as shown on **drawing number JNY8972/15 Rev H** (including the signalled crossing) have been carried out in accordance with a design and specification to be approved in writing by the Local Planning Authority and to be fully implemented to the satisfaction of the Local Planning Authority.

Reason: In the interest of highway & pedestrian safety and to allow the development to be connected to the village of Hamstreet in the interests of sustainability

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any other Order or any subsequent Order revoking or re-enacting that Order, any car barns provided in accordance with the details required to be submitted in accordance with Condition 1 shall not be further altered through the addition of further doors or any other structure that would preclude their use for the parking of vehicles without the prior permission of the Local Planning Authority in writing.

Reason: To ensure that the covered space is retained available for the storage of a vehicle when not in use in order to prevent the displacement of car parking and subsequent inappropriate car parking.

- 8 No dwelling / care home shall be occupied until the following works between that dwelling and the adopted highway have been completed in accordance with details approved prior to the first occupation of the dwelling
- a) Footways, with the exception of the wearing course
 - b) Carriageways, with the exception of the wearing course but including a turning facility, highway drainage, visibility splays, street lighting, street nameplates and highway furniture(if any).
 - c) All wearing courses shall be completed within a year of the occupation of the dwellings / care home to which they relate.

Reason: In the interests of Highway and pedestrian Safety.

- 9 No development including any works or preparation works prior to building operations shall take place on site until a Construction and Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The Construction Management Plan shall include, but not be limited to the following:

- a) Details of areas for the parking, loading and unloading of plant and materials, and provision on-site for turning for personnel, delivery and construction vehicles;
- b) Details of areas for the storage of plant and materials;
- c) Details of facilities, by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances; and
- d) Provision of measures to prevent the discharge of surface water onto the highway.

The approved Management and Transport Plan shall be adhered to throughout the duration of the demolition and construction period.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in the interest of the amenity of local residents.

- 10 No dwelling / care home shall be occupied until the visibility splays identified on **drawing number JNY8972/15 Rev H** have been provided in accordance with that plan. The access and visibility splays shall thereafter be retained in accordance with those plans and the area within the visibility splays shall be permanently maintained with no obstructions over 0.9 metres above carriageway level within these splays.

Reason: In the interest of highway safety

- 11 The details of yellow lines / parking restrictions within the site to prevent parking by users of the school / commuters shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. They shall thereafter be provided prior the occupation of any of The dwellings and thereafter retained and maintained throughout the duration of the development.

Reason: In the interests of highway safety and residential amenity of future occupiers of the development.

- 12 The proposed estate roads, footways, footpaths and cycleways, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture shall be constructed and laid out in accordance with details to be submitted and approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

Reason: To ensure the roads are laid out and constructed in a satisfactory manner.

- 13 The details submitted in pursuance of Condition 1 shall show the allocated car parking, associated access and manoeuvring space and barrier / gated controls to serve the school (minimum of 60 spaces). The car parking, associated access and manoeuvring space and barrier / gated controls shall be provided surfaced and drained in accordance with the approved details before first occupation of any of the dwellings hereby approved and shall be retained for the use by the school. Thereafter, no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out on the land so shown as to preclude vehicular access to this reserved parking area.

Reason: To ensure adequate car parking is provided to serve the school to compensate for that lost along Ashford Road. Development without provision of adequate accommodation for the parking of vehicles is likely to lead to parking inconvenience to other road users, be detrimental to amenity and in order to compensate for the loss of existing on-road parking.

- 14 A landscape management plan, including long term design and bio-diversity objectives, management responsibilities and maintenance schedules for all landscaped areas, other than, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: To ensure the new landscaped areas are properly maintained in the interest of the amenity of the area.

- 15 The details submitted in pursuance of Condition 1 shall show a minimum 30m landscape / woodland buffer between the development and the ancient woodland.

The submitted information must include the following:

- Design of the buffer area
- Species to be planted
- Methodology to create and establish the buffer area.
- Details of how it will be protected during the construction
- Interim management plan (to be used until the site wide management plan is implemented.)

The buffer area must be created and managed as detailed within the approved plan prior to the occupation of 75% of the dwellings or the care home. There shall be no built development or garden areas within this buffer. The buffer shall be retained and maintained in perpetuity in accordance with the approved plans and details.

Reason: In order to ensure there is no harm to the ancient woodland.

- 16 A landscape masterplan and landscaping scheme for the site (which may include entirely new planting, retention of existing planting or a combination of both) for each phase of development shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Thereafter, the approved landscaping/tree planting scheme shall be carried out fully within 12 months of the completion of the development / that phase of development. Any trees or other plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority give prior written consent to any variation.

Reason: In order to protect and enhance the visual amenity of the area.

17 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building(s) for its/their permitted use(s).

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned, thinned or reduced other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority.

(b) If any tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the recommendations of BS5837 (2005) and the approved plans and particulars before any equipment machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: In order to protect and enhance the amenity of the area.

18 No trenches for underground services or foundations shall be commenced within the BS5837 root protection areas of trees identified as being retained or within 5 metres of any hedgerows without the prior consent of the Local Planning Authority in writing.

Reason: To prevent damage to trees and hedgerows on the site.

19 Details of walls, fences and railings to be erected within the development shall be submitted to and approved by the Local Planning Authority before their erection on site. The walls and fences shall then be erected in accordance with such approved details and thereafter retained and maintained.

Reason: In the interests of visual amenity

20 No cutting operations shall be carried out between 31st March and 31st August in any year.

Reason: In the interests of good forestry and to protect wildlife to accord with the requirements of the Wildlife and Countryside Act 1981.

21 The precautionary mitigation for protected species as set out in Chapter 5 of the Ecological Impact Assessment April 2018 must be implemented during vegetation clearance works. Once the vegetation has been cleared the site must be retained in that state until construction works commence.

Reason: In the interests of the ecology of the site / surroundings.

22 A landscape and ecological management plan (LEMP) shall be submitted to, and be approved by, the local planning authority prior to commencement of the phase of development to which it relates. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed;
- b) Ecological trends and constraints on the site that might influence management;
- c) Aims and objectives of management;
- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- g) Details of the body or organisation responsible for implementation of the plan;
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of how implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: In the interest of the ecology of the site and surrounding area.

23 No development shall take place until a "lighting design strategy for biodiversity" for the site boundaries has been submitted to and approved in writing by the local planning authority. The lighting strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory;
- b) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy.

Reason: In the interests of the ecology of the site / surroundings

24 Details of a scheme for the enhancement of biodiversity, including bat & bird boxes, use of native species in landscaping and incorporation of features beneficial to wildlife such as green corridors, ponds and swales and wildflower planting corridors wherever possible within and around the perimeter of the site, together with details of the timing/phasing of the respective elements forming the scheme and proposed management arrangements, shall be submitted to the Local Planning Authority at the same time as the details pursuant to Condition 1 and shall be approved in writing. The approved scheme shall be fully implemented prior to the occupation of the final dwelling on the site and thereafter maintained.

Reason: In order to ensure the development builds in opportunities for beneficial biodiversity as part of good design.

25 No external lighting, fencing or means of enclosure (permanent or mobile) shall be provided on / around the site to serve the football pitch.

Reason: In the interests of visual and residential amenity.

26 Prior to the first occupation of any of the dwellings / care home hereby permitted details of the proposed enhancement / improvement works to Public Right of Way (PROW) within the site shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full and in accordance with the approved details prior to the construction of the final dwelling on the site.

Reason: The proposed development will increase use of the PROW and in the interests of the amenity of users of this route.

27 No development shall take place until:

i. the details required by Condition 1 (assumed to be reserve matters condition for layout) shall demonstrate that requirements for surface water drainage (including to football pitch) can be accommodated within the proposed development layout.

ii. a detailed sustainable surface water drainage strategy has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and discharged from the site at an agreed controlled discharge rate that adheres to Ashford Borough Councils SPD (4 litres a second per hectare). The drainage scheme shall demonstrate that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters. The scheme shall prioritise above ground sustainable drainage solutions (i.e. ponds, swales etc.) before alternatives are considered.

Reason: To ensure that the site is drained in a sustainable manner and to ensure no risk of surface water flooding within or adjacent to the site.

28 No building hereby permitted in any phase shall be occupied until an operation and maintenance manual for the proposed sustainable drainage scheme is submitted to (and approved in writing) by the local planning authority. The manual at a minimum shall include the following details:

- A description of the drainage system and its key components
- A general arrangement plan with the location of drainage measures and critical features clearly marked
- An approximate timetable for the implementation of the drainage system
- Details of the future maintenance requirements of each drainage or SuDS component, and the frequency of such inspections and maintenance activities
- Details of who will undertake inspections and maintenance activities, including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

The drainage scheme as approved shall subsequently be maintained in accordance with these details.

Reason: To ensure that any measures to mitigate flood risk and protect water quality on/off the site are fully implemented and maintained (both during and after construction), as per the requirements of paragraph 103 of the NPPF and its associated Non-Statutory Technical Standards.

29 No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report pertaining to the surface water drainage system, carried out by a suitably qualified professional, has been submitted to the Local Planning Authority which demonstrates the suitable operation of the drainage system such that flood risk is appropriately managed, as approved by the Lead Local Flood Authority. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; and topographical survey of 'as constructed' features.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with the National Planning Policy Framework.

30 Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development.

Reason: To avoid pollution / contamination of the site and surrounding land /

waterbodies.

- 31 None of the dwellings shall be occupied until works for the disposal of sewage have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority at the same time as the details required pursuant to Condition 1 and such approved works shall be appropriately retained and maintained in perpetuity.

Reason: To avoid pollution of the surrounding area.

- 32 The details submitted pursuant to Condition 1 of this permission shall show how each unit accords with policy HOU12 (internal space) and HOU15 (external space) or any other standard agreed by the Local Planning Authority.

Reason: In the interest of the residential amenity of future residents and in accordance with policies HOU12 & HOU15 of the Ashford Local Plan 2030.

- 33 Full details of facilities to accommodate the storage of refuse and material for recycling for each dwelling and its collection by refuse vehicles shall be submitted at the same time as details required to be submitted pursuant to Condition 1 and approved by the Local Planning Authority in writing. The approved details shall be implemented before the occupancy of dwellings to which they relate. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any other Order or any subsequent Order revoking or re-enacting that Order, such approved facilities shall be retained in perpetuity and access thereto shall not be precluded.

Reason: To ensure satisfactory arrangements are put in place and retained in perpetuity for the collection and storage of refuse and recycling.

- 34 The layout details required to be submitted pursuant to Condition 1 of this permission shall be accompanied by layout plans (together with other plans and sections as may be necessary) to demonstrate the provision of level thresholds to all dwellings and the care home & outdoor classroom (and/or thresholds with shallow ramps where level thresholds cannot be provided).

Reason: To ensure that dwellings will be accessible and are able to accommodate varying mobility needs over time.

- 35 Prior to the first occupation of each new dwelling with a designated parking space provided by means of a driveway, carport, or garage, the dwelling shall be provided with at least one electric vehicle charging point. Details of the number and location of the electric charging points for the care home shall also be submitted to and approved in writing by the Local Planning Authority, and thereafter provided on the site in accordance with the approved details, prior to the first occupation of the care home. The charging points may be a dedicated electric vehicle charging socket, or a suitably rated three-pin socket capable of safely providing a slow charge to an electric vehicle via a domestic charging cable. The charging point shall thereafter be retained available, in a working order for the charging of electric vehicles for the duration of the development.

Reason: To take into account the cumulative impacts of development on air quality and to encourage the use of sustainable transport modes including incorporation of facilities for charging plug-in vehicles.

- 36 No dwelling shall be occupied, until it has been constructed and fitted out to ensure that the potential consumption of wholesome water by persons occupying the dwelling will not exceed 110 litres per person per day, as measured in accordance with a methodology approved by the Secretary of State, and a copy of the Notice required by the Building Regulations 2010 (as amended) confirming this, shall be submitted to the Local Planning Authority.

Reason: In order to set a higher limit on the consumption of water by occupiers as allowed by regulation 36 of the Building Regulations 2010 and increase the sustainability of the development and minimise the use of natural resources pursuant to policy ENV7 of the Ashford Local plan 2030 and guidance in the NPPF.

- 37 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any other Order or any subsequent Order revoking or re-enacting that Order, the dwellings hereby approved shall only be occupied as single dwelling houses as described by Use Class C3 and the care home only within Use Class C2 of the Town and Country Planning Use Classes Order 1987 as amended.

Reason: To ensure that car parking provided within the development remains adequate to meet the needs of the occupiers of the development and to protect the amenities of future occupiers of the development.

- 38 (a) The care home shall be built to at least a minimum BREEAM 'Very Good' standard, with at least a 40% improvement in water consumption against the baseline performance of the building (Wat1, 3 credits) unless an alternative standard is robustly justified and first agreed in writing by the Local Planning Authority

(b) Within 6 months of the completion of the building, hereby approved, a report based on BREEAM standards shall be submitted to and approved in writing by the Local Planning Authority confirming the minimum BREEAM standard mentioned in (a) has been achieved.

Reason: In accordance with the NPPF and policy ENV11 of the Ashford Borough Local Plan 2030

- 39 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, no development shall be carried out within Classes A, B, C, D, E of Part 1; Class A of part 2 and Classes A & B of Part 14 of Schedule 2 of that Order (or any Order revoking and re-enacting that Order), without prior approval of the Local Planning Authority.

Reason: In the interests of protecting the character and appearance of the locality

- 40 The details submitted pursuant to Condition 1 of this permission shall show buildings which are a maximum 2-storey height and form (both for the dwellings and the care home). Where second floor accommodation is proposed this must be provided wholly within the roof space.

Reason: To ensure that the scale of new residential development remains appropriate for the site and in the interest of visual amenity.

- 41 No flues, vents, stacks, extractor fans or meter boxes shall be located on the front elevation of any of the units.

Reason: In the interest of visual amenity.

- 42 Details pursuant to condition 1 shall provide a Housing Mix Statement for the entire site that shows a housing mix that complies with the Council's most relevant and up to date housing strategies, including the Strategic Housing Market Assessment, the Housing Strategy and any relevant surveys on local housing need. The development shall thereafter be carried out in accordance with the approved Housing Mix Statement

Reason: To ensure an appropriate mix of housing both in the affordable and market provision to meet local need and in accordance with policy HOU18 of the Ashford Local plan 2030.

- 43 Before development commences details shall be submitted (or as part of reserved matters) for the installation of fixed telecommunication infrastructure and High Speed Fibre Optic (minimal internal speed of 100mb) connections to multi point destinations and all buildings including residential, commercial and community. The infrastructure shall be laid out in accordance with the approved details and at the same time as other services during the construction.

Reason: In the interests of providing good broadband connections

- 44 If unexpected contamination is found at any time when carrying out the approved development it must be reported in writing to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2.

Following completion of the remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be prepared and submitted for approval in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. (LDF Core Strategy Policy CS1 and CS4)

45 The noise mitigation measures as set out in the Noise Impact Assessment dated April 2018 by Brookbanks Consulting shall be carried out in full and thereafter retained and maintained prior to the occupation of any of the dwellings to which they relate.

Reason: In the interest of residential amenity of the future occupants of these dwellings.

46 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification, which has previously been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

47 No development shall take place until full plan and cross-section details of any proposed earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include any proposed grading and mounding of land areas including the existing and proposed levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation, surrounding landforms, fences and buildings. Development shall only be carried out in accordance with the approved details.

Reason: In the interests of the amenity of the area.

48 The development shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Documents Approved by this decision, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

Notes to Applicant

This grant of planning permission does not give any legal right to carry out the development on over or under the land of another person or contrary to the rights of any such person. If there is any doubt the applicant should seek his/her own independent legal advice before implementing the planning permission.

1 Working with the Applicant

In accordance with paragraph 38 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application
- where possible suggesting solutions to secure a successful outcome,
- informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- by adhering to the requirements of the Development Management Customer Charter.

In this instance:

- the applicant/agent was updated of any issues after the initial site visit,
- The applicant was provided the opportunity to submit amendments to the scheme/ address issues.
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

2 This development is also the subject of an Obligation under Section 106 of the Town and Country Planning Act 1990 which affects the way in which the property may be used.

3 A footpath or other public right of way runs across or adjacent to the application site and the applicant is advised to contact the Diversions Officer, PROW Unit, KCC Depot, Ashford Road, High Halden TN26 3BP to establish the precise implications thereof.

4 The applicant is advised that it is a criminal offence to harm, or disturb wild animals or plants (including, but not exclusive to, bats, wild birds and some reptiles) that are protected by law. In the event that protected species and/or habitat are found to be present, the applicant is advised to stop work immediately and seek the advice and guidance of an appropriately qualified and licensed ecologist.

5 The applicants attention is drawn to the informatives requested by technical consultees in respect of this application.

6 The applicant's attention is drawn to the comments made by the Planning Committee in respect of the disposition of uses and the layout of the road as shown on the indicative site plan.

Plans/Documents approved by this decision

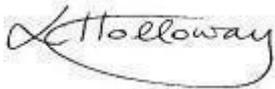
Drawing Numbers:

Site location plan - 164-30-Rev G

Access arrangement - JNY8972/15 Rev H

Existing Parking & Proposed Restrictions - JNY8972-SK04

The Council as Local Planning Authority expects the above Conditions to be complied with promptly. Where Conditions require details or other matters to be approved by the Council prior to commencement or occupation of the development, these must be submitted to the Council for its consideration well in advance, to ensure that there is no delay or loss to your project. Failure to observe the Conditions may result in enforcement action by the Council.

A handwritten signature in black ink, appearing to read "K. Holloway", enclosed within a simple, hand-drawn oval shape.

Development Management Manager

Please refer to the statement of the Applicants rights following this decision and the general information enclosed with this notice.

**Appendix 16 – ABC Planning
Reference 18/00644/AS:
Schedule 14 of Section 106
Agreement**

RG/1119/2022

Schedule 14 Outdoor Sports and Car Parking and Outdoor Classroom Facility

1. Definitions

1.1 In this schedule the following words shall have the following meaning in addition to the definitions provided in clause 1 of this deed:

Academy School	Hamstreet Primary Academy or any successor school at Hamstreet Ashford TN26 2EA
Appointed Professional	The meaning given in schedule 8
Approved Football Pitch Land Scheme	the Football Pitch Land Scheme approved pursuant to paragraph 2.2 of this schedule
Car Parking	At least sixty (60) car parking spaces with low level lighting, entry to a staff car park is granted via an electronic barrier, such car parking to be located to the west of the Site and within 50 metres of the access to the Development unless otherwise agreed by the County Council
Covered Seating Area	A seating area for twelve (12) persons with a cover to be provided on the Football Pitch Land
Dispute Resolution Procedure	The procedure referred to in Part 4 of this Schedule
Final Certificate (Football Pitch)	a certificate to be issued to the Management Company the Council and the County Council by the Appointed Professional as defined in schedule 8 of this deed on expiration of the Football Pitch Land Maintenance Period when the Football Pitch and Covered Seating Area has been satisfactorily freed of any damage and defects and managed renewed and maintained to the reasonable satisfaction of the Appointed Professional in accordance with the Approved Football Pitch Land Scheme
Football Pitch	sports field including a Youth U11/U12 sized football pitch as per the FA Guide to Pitch and

	Goalpost Dimensions (2012) appended at Appendix 3 and shall not include floodlights
Football Pitch Land	The land upon which the Football Pitch and Covered Seating Area are to be provided indicatively shown on the Illustrative Masterplan 164-P-010M appended to this deed at Appendix 2
Football Pitch Land Maintenance Period	a period of 12 months from the date of issue of the Provisional Certificate (Football Pitch) or such longer period of time as may be agreed by the Council the County Council and the Owner
Football Pitch Land Scheme	<p>a scheme:</p> <ul style="list-style-type: none"> i. showing the proposed area and location of the Football Pitch and Covered Seating Area towards the western end of the Development in close proximity to the Primary School; and ii. detailing how the Football Pitch Land will be laid out, constructed and managed and renewed and maintained in accordance with the Design Guidance Note <u>'Creating sporting opportunities in every community'</u> (2011, May Revision 002) issued by Sport England including provision for grass cutting, removal of weeds and dead plant material, removal of rubbish debris and litter, replacement of any grass which has died and maintenance of the Covered Seating Area and any walls, fences, footpaths and boundaries in good condition; and safety inspections of both the Football Pitch and Covered Seating Area and iii. which sets out the detailed technical specification of all the works to be carried out to and the estimated capital and ten year maintenance cost of the Football Pitch and the Covered Seating Area the manufacturers/

	<p>installer guarantees/ warranties to be provided in respect of them; and</p> <p>iv which complies with the Football Association standards for a sports field including a Youth U11/U12 sized pitch or such other guidance in place at the time the scheme is submitted to the Council and the County Council;</p> <p>v which secures a low level fence and signage installed stating "no dogs allowed" and "school priority between the hours of 8am and 6pm Monday to Friday during term time"; and</p> <p>which scheme is to be approved in writing by the Council and the County Council pursuant to paragraph 2.2 of this schedule</p>
Index	the General Building Cost Index as published by the Building Cost Information Service on behalf of the Royal Institution of Chartered Surveyors or any successor organisation
Management Company	The meaning given in schedule 8
Outdoor Classroom Facility	An education centre and/or events space with electricity, running water and foul drainage and a toilet
Provisional Certificate (Football Pitch)	a certificate issued by the Appointed Professional to the Management Company the Council and the County Council when the Appointed Professional is satisfied that the Football Pitch and Covered Seating Area have been provided and laid out in accordance with the Approved Football Pitch Land Scheme
SDLT	stamp duty land tax due on a Transfer
Transfer	<p>As the context requires either:</p> <p>A Land Registry transfer to the County Council with full title guarantee of the entire freehold title to the Car Parking; or</p>

A Land Registry transfer to the County Council with full title guarantee of the entire freehold title to the Outdoor Classroom Facility; or

A Land Registry Transfer to the Management Company with full title guarantee of the entire freehold title to the Covered Seating Area and Football Pitch Land which:

i. contains provisions in accordance with the Approved Football Pitch Land Scheme

ii. is free from any right of pre-emption or option

iii. is free from any mortgage, charge, lien or similar encumbrance

iv. is free from any lease, licence or other third party interest

v. includes all usual and necessary rights of way to and from adopted public highways with or without vehicles and other rights over adjoining land for the benefit of the Football Pitch Land to ensure that the Management Company can fulfil its responsibilities

vi. reserves in favour of the Owner for the benefit of the Development any usual and necessary rights and easements to enable the proper construction, maintenance and use of the Development and to use existing services

vii. reserves in favour of the Owner for the benefit of the Development the right to lay and use new services together with any usual and necessary rights of entry to inspect, repair, renew, cleanse and maintain the same

viii. is for consideration of one pound (£1)

ix. contains covenants for the benefit of the Council and the County Council that the Management Company will manage renew and maintain the Football Pitch Land in accordance with the Approved Football Pitch Land Scheme

	<p>and will use all reasonable endeavours to collect all relevant contributions towards the costs and expenses incurred by it and will not dispose of the Football Pitch Land without the prior written consent of the Council and the County Council unless the whole of the Development shall have been demolished or unless the Council and the County Council has otherwise first agreed in writing</p>
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Part One – the Football Pitch and Covered Seating Area

2. Owner's Covenants

The Owner covenants with the Council and the County Council:

2.1 to submit the Football Pitch Land Scheme to the Council with the Open Space Land Scheme (as defined in schedule 8) with the Reserved Matters Application (First) and to the County Council at the same time

2.2 not to cause or permit the Commencement of Development (SAVE FOR carrying out so much of the access to the Development from Ashford Road as benefits from full planning permission by virtual of the Planning Permission alone and without any Reserved Matters Approval) until the Football Pitch Land Scheme including full details of the precise areas and location of the Football Pitch and Covered Seating Area has been submitted to and approved in writing by the Council and the County Council

2.3 not to Occupy more than seventy five percent (75%) of the C3 Units until;

(i) the Football Pitch and Covered Seating Area has been laid out and landscaped and

(ii) the Provisional Certificate (Football Pitch) has been applied for and procured and

(iii) the wording of the Transfer of the Football Pitch and Covered Seating Area has been submitted to the Council and the County Council in writing and approved by the Council and the County Council

and not to Occupy any further C3 Units after 30 months from first Occupation unless the paragraphs 2.3(i) to 2.3(iii) have been complied with.

2.4 On receipt of the written request referred to in paragraph 2.3 (ii) of this schedule the Appointed Professional shall carry out an inspection of the Football Pitch and Covered Seating Area within twenty (20) Working Days of receipt and if after inspection of the Football Pitch and Covered Seating Area the Appointed Professional considers that the Football Pitch and Covered Seating Area has been satisfactorily provided laid out and landscaped in accordance with the Approved Football Pitch Land Scheme the Appointed Professional shall issue the Provisional Certificate (Football Pitch) to the Owner and the Council and the County Council in respect of the Football Pitch and/or the Covered Seating Area (as appropriate) within twenty (20) Working Days of carrying out the inspection

2.5 If after inspection of the Football Pitch and Covered Seating Area the Appointed Professional considers that the Football Pitch and the Covered Seating Area (as appropriate) has not been provided laid out and landscaped satisfactorily in accordance with the Approved Football Pitch Land Scheme the Appointed Professional shall notify the Owner the Management Company the Council and the County Council of the outcome of the inspection within twenty (20) Working Days of carrying out the inspection and the Owner shall at its own expense rectify any deficiencies and carry out such works or operations as may reasonably be required by the Appointed Professional to bring the Football Pitch and/or the Covered Seating Area up to the standard required by the Approved Football Pitch Land Scheme and the procedures referred to in paragraphs 2.3 to 2.5 of this Part shall be repeated as often as necessary until the Provisional Certificate (Football Pitch) is issued in respect of the Football Pitch and Covered Seating Area

2.6 From the date of issue of the Provisional Certificate (Football Pitch) for the Football Pitch and Covered Seating Area the Owner shall make the Football Pitch and Covered Seating Area facility available for use by the Academy School and the public in accordance with the Approved Football Pitch Land Scheme in perpetuity PROVIDED THAT during the hours of 8am and 6pm Monday to Friday during school terms the Football Pitch and Covered Seating Area shall only be available to be exclusively used by the Academy School and to the public outside those hours and days and:

2.6.1 shall allow the Academy School to have access at nil cost as provided for in paragraph 2.6 above to the Football Pitch and Covered Seating Area including the right to gain access to the Football Pitch and Covered Seating Area over any roads and associated footways and footpaths which are in (or remain in) private ownership after the Development has Practically Completed and

2.6.2 shall allow the public to have access to the Football Pitch and Covered Seating Area at nil cost as provided for in paragraph 2.6 above including the right to gain access to the Football Pitch and Covered Seating Area over any roads and associated footways and footpaths even if such roads footways and footpaths are in (or remain in) private ownership after the Development has Practically Completed subject to paragraph 2.6 above and any conditions or requirements as to use imposed by the County Council and/or byelaws imposed by the Council and otherwise not to conflict with the rights granted to the Academy School pursuant to paragraph 2.6 of this Part.

2.7 From the date of issue of the Provisional Certificate (Football Pitch) for the Football Pitch and the Covered Seating Area the Owner covenants:-

2.7.1 not to use or permit the use of the Football Pitch and Covered Seating Area for any purpose other than in accordance with para. 2.6 and the Approved Football Pitch Land Scheme in perpetuity; and

2.7.2 to manage renew and maintain the Football Pitch and Covered Seating Area during the Football Pitch Land Maintenance Period in accordance with the Approved Football Pitch Land Scheme (including maintenance of all landscaping drainage and any other features on the Football Pitch and Covered Seating Area) and to promptly make good to the reasonable satisfaction of the Appointed Professional any damage or defects in the Football Pitch and and/or Covered Seating Area arising during the Football Pitch Land Maintenance Period and until the Transfer thereof to the Management Company is completed

2.8 to promptly pay to the Management Company all its reasonable and proper legal costs and disbursements in connection with any Transfer including SDLT and all invoices raised by the Appointed Professional for services to the Management Company under this schedule and if the Owner does not do so then to pay to the Council on demand the amount thereof (which the Council shall use to reimburse the Management Company) together with all reasonable and proper costs of the Council in seeking such payment(s)

2.9. At the expiration of the Football Pitch Land Maintenance Period to apply to the Appointed Professional for the issue of the Final Certificate (Football Pitch)

2.10 Following the issue by the Appointed Professional of the Final Certificate (Football Pitch) the Owner shall;

a promptly Transfer the Football Pitch and Covered Seating Area to the Management Company by Transfer and;

b at the same time enter into an agreement with the Management Company relating to the ongoing management and maintenance of the Football Pitch Land which shall be the responsibility of the Management Company and deliver to the Management Company the original manufacturers/installer guarantees/warranties and necessary assignment/novation thereof in respect of the Football Pitch and the Covered Seating Area and.

c. provide to the Council copies of the completed Transfer and the Management Company's receipt for those documents

2.11 To transfer by a Transfer the Football Pitch and Covered Seating Area to the Management Company in accordance with the Approved Football Pitch Land Scheme on or before Occupation of 75% of the C3 Units or within thirty (30) months of first Occupation whichever is the earlier.

2.12 Not to Occupy more than 75% of the C3 Units unless and until the Transfer of the Football Pitch and Covered Seating Area to the Management Company has been completed in accordance with the Approved Football Pitch Land Scheme.

Part Two – Car Parking

3 Owner's Covenants

The Owner covenants with the Council and the County Council:

3.1 to submit to the County Council for its written approval a scheme and specification for the Car Parking before the Commencement of Development (SAVE FOR the access to the Development from Ashford Road)

3.2 not to cause or permit the Commencement of Development (SAVE FOR the access to the Development from Ashford Road) until a scheme and specification for the Car Parking has been submitted to and approved in writing by the County Council unless otherwise agreed in writing with the County Council.

3.3 to provide the Car Parking in accordance with the scheme and specification approved pursuant to paragraphs 3.1 and 3.2

3.4 Unless otherwise agreed in writing with the Council not to cause or permit the Occupation of any of the C3 Units or implement any parking restrictions along Ashford Road until the Car Parking has been laid out and provided on the Site

3.5 Prior to the Occupation of any of the C3 Units or implementation of any parking restrictions along Ashford Road the Owner shall transfer by a Transfer the freehold of the Car Parking to the County Council at nil consideration for the purpose of leasing the Car Parking to the Academy School.

3.6 From the date of Practical Completion of the Car Parking:-

3.6.1 not to use or permit the use of the Car Parking for any purpose other than as car parking for the Academy School; and

3.6.2 to make good to the reasonable satisfaction of the County Council any damage or defects in the Car Parking arising during a period of 12 months from the date of the Transfer to the County Council of the Car Parking

3.7 that the transfer of the Car Parking to the County Council in accordance with paragraph 3.5 of this Part of this schedule shall be by Transfer Form TP1 (or such other land registry updated version in use at the time of the relevant transfer) and the Owner shall submit an executed and completed copy of the Transfer to the County Council within five (5) Working Days of completion of the Transfer of the Car Parking to the County Council.

3.8 The Owner will use all reasonable endeavours to assist with any requisitions by the Land Registry in respect of the application to register the Transfer of the Car Parking pursuant to paragraph 3.5.

3.9 To promptly pay the County Council all its reasonable and proper legal costs and disbursements in connection with the Transfer of the Car Parking including SDLT.

Part Three – Outdoor Classroom Facility

4 Owner's Covenants

The Owner covenants with the Council and the County Council

4.1 to submit to the County Council for its written approval prior to the provision of the Outdoor Classroom Facility a specification for the location layout of the Outdoor Classroom Facility and not to commence the construction of the Outdoor Classroom Facility until the County Council have approved this specification

4.2 Unless otherwise agreed in writing with the County Council, not to cause or permit the Commencement of Development (SAVE FOR the access to the Development from Ashford Road) until the Outdoor Classroom Facility specification has been submitted to and approved in writing by the County Council.

4.3 to provide the Outdoor Classroom Facility in accordance with the specification approved pursuant to paragraph 4.2 on or before Occupation of ninety five percent (95%) of the C3 Units

4.4 Unless otherwise agreed in writing with the County Council not to cause or permit the Occupation of ninety five percent (95%) of the C3 Units until the Outdoor Classroom has been laid out and provided on the Site

4.5 Prior to the Occupation of ninety five percent (95%) of the C3 Units to transfer by a Transfer the freehold of the Outdoor Classroom Facility to the County Council at nil consideration for the purpose of leasing the Outdoor Classroom Facility to the Academy School.

4.5A Not to Occupy or permit Occupation of more than ninety five percent (95%) of the C3 Units unless and until the Owner has completed a Transfer of the Outdoor Classroom Facility to the County Council at nil consideration for the purpose of leasing the Outdoor Classroom Facility to the Academy School

4.6 From the date of Practical Completion of the Outdoor Classroom facility:-

4.6.1 not to use or permit the use of the Outdoor Classroom Facility for any purpose other than for educational purposes; and

4.6.2 to make good to the reasonable satisfaction of the County Council any damage or defects in the Outdoor Classroom Facility arising during a period of 12 months from the date of Transfer of the Outdoor Classroom Facility

4.7 that the transfer of the Outdoor Classroom Facility to the County Council in accordance with paragraph 4.5 of this Part of this schedule shall be by Transfer Form TP1 (or such other land registry updated version in use at the time of the relevant transfer) and the Owner shall submit an executed and completed copy of the Transfer to the County Council within five (5) Working Days of completion of the registration of the Transfer of the Outdoor Classroom Facility to the County Council.

4.7 The Owner will use all reasonable endeavours to assist with any requisitions raised by the Land Registry in respect of the application to register the Transfer of the Outdoor Classroom Facility pursuant to paragraph 4.5.

4.8 To promptly pay the County Council all its reasonable and proper legal costs and disbursements in connection with the Outdoor Classroom Facility including SDLT.

**Appendix 17 – Construction
Programme**

RG/1119/2022

**Appendix 18 – Tenterden
Schools Trust Letter Regarding
Future Use**

RG/1119/2022



Mr. R. Grady
Consult QRD Ltd.,
55 East Street
Faversham
ME15 8AF
8 December 2021

Appledore Road – Tenterden Schools Trust land

Dear Richard,

Further to our recent conversation, I would like to confirm Tenterden Schools Trust's position with regard to future use of the football pitch at Appledore Road.

The Trust has no interest in maintaining ownership or making use of the football pitch (or neighbouring grazing land). This is due to it having adequate playing field provision on the main Homewood School campus.

Furthermore, the distance from the main campus makes it impractical for the School to use Appledore Road for PE and sport activities due to timetable constraints and significant safeguarding issues associated with pupils travelling from the main campus to Appledore road and back.

However, as an operator of sports facilities in the Tenterden area, the Trust would be happy to share its expertise with the future operator of the Sports Hub, helping to shape management and operational arrangements.

Yours sincerely

Mark Seymour
Chief Operating Officer



Chief Executive Officer: Mr S Reeves BEng (London) NPQH

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www.tenterden-schools-trust.com

Tenterden School Trust is a charitable company limited by guarantee registered in England and Wales (registered No. 07736448).

Registered Office: Ashford Road, Tenterden, Kent, TN30 6LT

**Appendix 19 – Fields in Trust
Background Information**

RG/1119/2022

Fields in Trust

A Briefing Note



Fields in Trust champions and supports our parks and green spaces by protecting them for people to enjoy in perpetuity. Because once green spaces are lost, they are lost forever.



"I was very fortunate that growing up in Jersey I had a huge amount of access to outdoor spaces and it was something I really appreciated as a youngster, not just because I wanted to be a football player but also because I was able to spend time outdoors with my friends. I understand how important these spaces are and the opportunities they provide for our communities."

Graeme Le Saux
Fields in Trust Ambassador and former England international

Our **Revaluing Parks and Green Spaces** research quantifies the health and wellbeing benefits that parks and green spaces provide to the individual. Using HM Treasury best practice, we have identified they provide £34.2 billion worth of physical and mental health benefits every year.

It's a persuasive statistic, as is the fact that £111 million worth of NHS cost savings are made every year because frequent park users have better general health and are less likely to visit the GP.

The creation of a new park on derelict land in Newbold, Rugby resulted in local residents feeling healthier, happier and becoming more active.

Fields in Trust conducted research into Centenary Park in Rugby which opened in April 2016 and features a green outdoor gym, play area, multi-use games area, wildlife meadow, butterfly bank and sensory garden. The space was also protected by Rugby Borough Council as part of Fields in Trust's Centenary Fields programme.

The research found that since Centenary Park opened three times as many people visit local parks daily than before with over 60% of park visitors reporting feeling happier and better about themselves. Half said they had significantly more access to nature and two-thirds said the most important reason for visiting was physical activity.

Policy Context

Parks and green spaces are increasingly prominent on the Westminster Parliamentary agenda. Fields in Trust is a member of the **Parks Action Group** convened by the **Ministry of Housing Communities and Local Government**.

The **Department of Health and Social Care** vision document, "Prevention is Better than Cure", supports our research findings stating: "Our mental and physical health is also shaped by the neighbourhoods we live in, including access to green space". **Public Health England** have recently issued a briefing paper about the role of accessible green space in tackling child obesity. Parks and green spaces are vital for the successful delivery of the **Department for Culture, Media and Sport** "Sporting Future" strategy and the aspiration to build a more active nation.

DEFRA's ambitious 25-year plan identifies the need to protect and enhance the natural environment; the plan (Ch3) also identifies the role that urban environments have in improving health and wellbeing.

Published by **DCMS**, the Government's strategy to tackle loneliness, "A Connected Society", recognises "the value of public parks and green spaces, helping them bring together communities now and in the future".

The overarching "Civil Society Strategy" lists several areas of social policy where access to parks can make a positive contribution by supporting positive physical and mental health outcomes and allow space for social mixing. It goes on to include "educational and training opportunities and encourage business investment".

Contributing to this diverse policy agenda is an extensive workload, but parks and green spaces are arguably the most universal of our public services - we believe they are good, do good, and should be protected for good.



spotlight on...

Rugby's Centenary Park

Fields in Trust's work

- **Protect:** Green spaces are good, do good and need to be protected for good. They are not pleasant nice-to-haves to be taken for granted - they are the green hearts of our communities.
- **Support:** Parks and green spaces should be open to everyone, connecting people and catalysing community spirit. Places we can all move, breathe, run and play.
- **Champion:** Parks and green spaces have a positive impact on a range of key issues from physical and mental health and wellbeing to community cohesion. They need to be revalued for their contributions to society.



Fields in Trust's history

Since our founding in 1925 we have been protecting and improving outdoor space under key protection programmes:

- **King George V Playing Fields:** protected in tribute to our first Patron, King George V.
- **Queen Elizabeth II Fields:** protected in celebration of the 2012 Diamond Jubilee and the London Olympic and Paralympic Games.
- **Centenary Fields:** our recently concluded programme, delivered with The Royal British Legion to permanently protect recreational spaces connected to World War I.
- **Active Spaces:** our programme protecting spaces and supporting community activation; the first UK-wide funding by the London Marathon Charitable Trust.

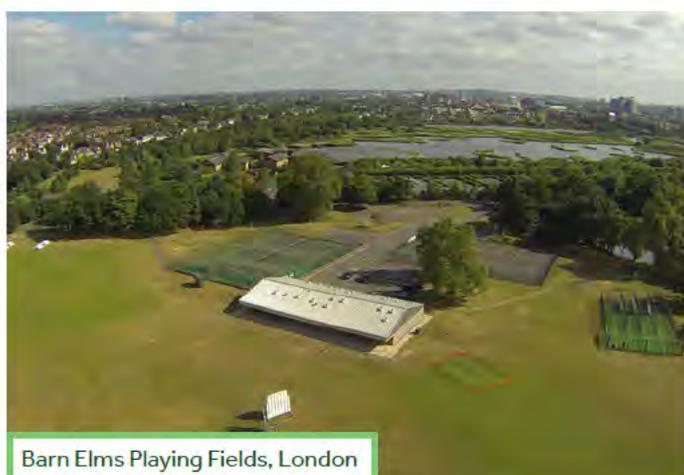
Guidance for Outdoor Sport and Play

First published as The Six Acre Standard in the 1930s our guidance on the provision of space for sport and play is firmly embedded in the planning lexicon.

The 2015 edition Guidance for Outdoor Sport and Play is a one-stop shop for all practitioners in the planning and design of both informal and formal space to meet the recreational needs of the community.



Guidance for Outdoor Sport and Play is available in versions for England, Scotland and Wales, plus a Welsh language version



Barn Elms Playing Fields, London

Protected parks and green spaces

Fields in Trust uses charity and contract law to protect valuable public and recreational land for the long term.

We protect land through a Deed of Dedication. It's a robust yet flexible way to do it. The Deeds are a legally binding document which means each space is protected for future generations to enjoy. We work in partnership with landowners including sports clubs, private individuals and local authorities to achieve this protection.

A total of 2,809 parks and green spaces across the UK are protected with us in perpetuity. To find out if your local park or green space is safe, visit: www.fieldsintrust.org