



TENTERDEN

T E N T E R D E N

Appledore Road, Tenterden

Design and Access Statement for a
Hybrid Planning Application

December 2019

Rummey design





Section 1

Introduction, ambitions & objectives



Section 2

The site and its context



Section 3

Design development



Section 4

The proposal



Section 5

The proposal explained



Section 6

Visualisations



Section 7

Conclusion



Section 8

Appendices (under separate cover)

- i Appledore Road Avenue Study
- ii An Urban Morphology Study of Tenterden

Supporting documents summary to the Planning Statement (under separate cover)



The site is pasture land which is attractive, but over grazed, and includes views of existing development, water and important trees.

1 Introduction

This Design and Access Statement is accompanied by a Planning Statement, a full set of proposals drawings and technical supporting documents. This is a hybrid Application with the residential area being submitted in Outline but with four of the community and open space areas where a full Consent is sought. This approach has been taken to ensure the early delivery of the sports facilities and Country Park.

This Design & Access Statement sets out the site constraints and background to the proposals and their design evolution. It then explains the thinking behind the masterplan with references to a range of technical reports which are referred to as supporting documents.

Section 1: Introduction

1.1 The purpose of the DAS

1.2 Project description

1.3 Our objective

1.4 Site location and description

1.5 The planning context

1.1 The purpose of the DAS

This document has been prepared on behalf of Wates Developments Ltd to support a planning application for land at Appledore Road, Tenterden, Kent. Wates Developments are part of the wider Wates Group and specialise in land and planning across Southern England. Wates have been promoting the site since 2013 and the proposals have evolved from a detailed understanding of the technical constraints and opportunities. The scheme was submitted as part of Representations to the Ashford Local Plan Reg 19 version in August 2016 and the Ashford Local Plan Main Changes in August 2017. Wates appeared at the Local Plan examination in April and May 2018 and made Representations on the Ashford Local Plan Main Modifications in Oct 2018.

1.2 Project description

- a) Outline application for the development of up to 250 residential dwellings (40% affordable) including the creation of access points from Appledore Road and Woodchurch Road and creation of a network of roads, footways, and cycleways through the site. Provision of open space including children's play areas, community orchards, sustainable drainage systems, landscape buffers and green links all on 12.35 ha of the site.
(Matters for approval: Access)

and

- b) Full planning permission for the change of land use from agricultural land to land to be used as a country park (8.66 ha), and land to be used as formal sports pitches (3.33 ha), together with pavilion to serve the proposal and the surrounding area. Including accesses, ancillary parking, pathways, sustainable drainage systems and associated landscaping

1.3 Our objectives

This document sets out the design rationale for the scheme based on urban design, environmental and landscape criteria against the background of local needs. The proposal is broad in its consideration and includes work undertaken on landscape characterisation, the objectives of the High Weald Area of Outstanding Natural Beauty, (AONB), heritage studies, transport assessment, ecology and arboricultural studies, hydrology and flood risk assessment, and a morphology study of the development of Tenterden all combined to produce a scheme whose place-making credentials are robust.

The aim has been to produce a design which is compatible with the distinctive qualities of Tenterden, which results in wildlife and landscape improvements and is sympathetic to new and existing residents alike.

In this respect, we have sought and received the advice of ecologists and wildlife experts in terms of re-managing the site to increase biodiversity and its attractiveness to existing and new residents alike. Of particular interest is the engagement of children and young people since we see no conflict between development and greatly increased environmental standards and resilience to climate change

Addressing local needs

A detailed review of local needs has informed the proposals which could provide significant community benefits to address identified local needs, along with helping to address Ashford's housing requirement.

- The need for an increased number of football pitches has been identified by both Ashford Borough Council (Playing Pitch Strategy, 2017) and Tenterden Town Council, and specifically a new clubhouse and new grass pitches to support teams.
- Ashford Borough Council's Open Space Strategy (October 2017) also concludes that there is a real issue relating to the quality of access to informal and natural green spaces, even in rural areas.
- Affordability in Tenterden is a problem as evidenced by house prices being 30% higher than the rest of the Borough and which, since the low point in 2009, has been on an upward trend and increased by 53% in that time. (ONS, MSOA, 2018)

Opportunities

Sensitive development of this sustainable site could provide for new homes, affordable homes, a community hub to include 5 new grass sports pitches, a new club house/ community pavilion, a significant public country park, natural play areas and outdoor learning opportunities together with substantial biodiversity improvement. This document provides further details of these opportunities. In addition, the proposals will create a new 'place' in Tenterden which complements the town but has its own distinct identity.

Section 1: Introduction

1.1 The purpose of the DAS

1.2 Project description

1.3 Our objective

1.4 Site location and description

1.5 The planning context

Collaboration

Wates entered into a partnership with the Tenterden Schools Trust in 2018 as the school land to the north of Appledore Road is now included within the comprehensive proposals, allowing for a secondary access point and further provision for community and sports facilities. Wates has been engaging with the School throughout the evolution of the proposals and has presented to the parents and staff of five schools within the Trust in March 2019.

Wates Developments is committing to an overall gain in net biodiversity across the site. Early discussions with KWT on the proposals and a commitment to net biodiversity gain allowed an agreed set of collaborative principles to be formed between the parties. These principles outlined that net biodiversity gain would be achieved through the creation of an agreed ecological enhancement strategy and Landscape and Ecology Management Plan (LEMP) which would form part of a comprehensive residential planning application. A series of meetings on site and discussions on the proposals have evolved the enhancements and management proposals which now form part of this submission. This has informed the proposals so that biodiversity is not merely protected but also enhanced through appropriate treatment as part of the project creation, and through long term appropriate management. The proposals will ensure an overall net biodiversity gain and retention of existing features.

Our objective

To provide a design which:

- 1 is distinctive to Tenterden
- 2 addresses local needs in terms of housing need, affordability, access to green space and sports pitches
- 3 provides an overall net gain in biodiversity and resilience to climate change
- 4 in its masterplan approach is compatible with the aims of the AONB, local landscape character and the Conservation Area
- 5 respects existing residents and gives Tenterden residents access to new green space and Public Rights of Way
- 6 provides sports, learning and recreational facilities in an attractive and convenient setting

Section 1: Introduction

1.1 The purpose of the DAS

1.2 Project description

1.3 Our objectives

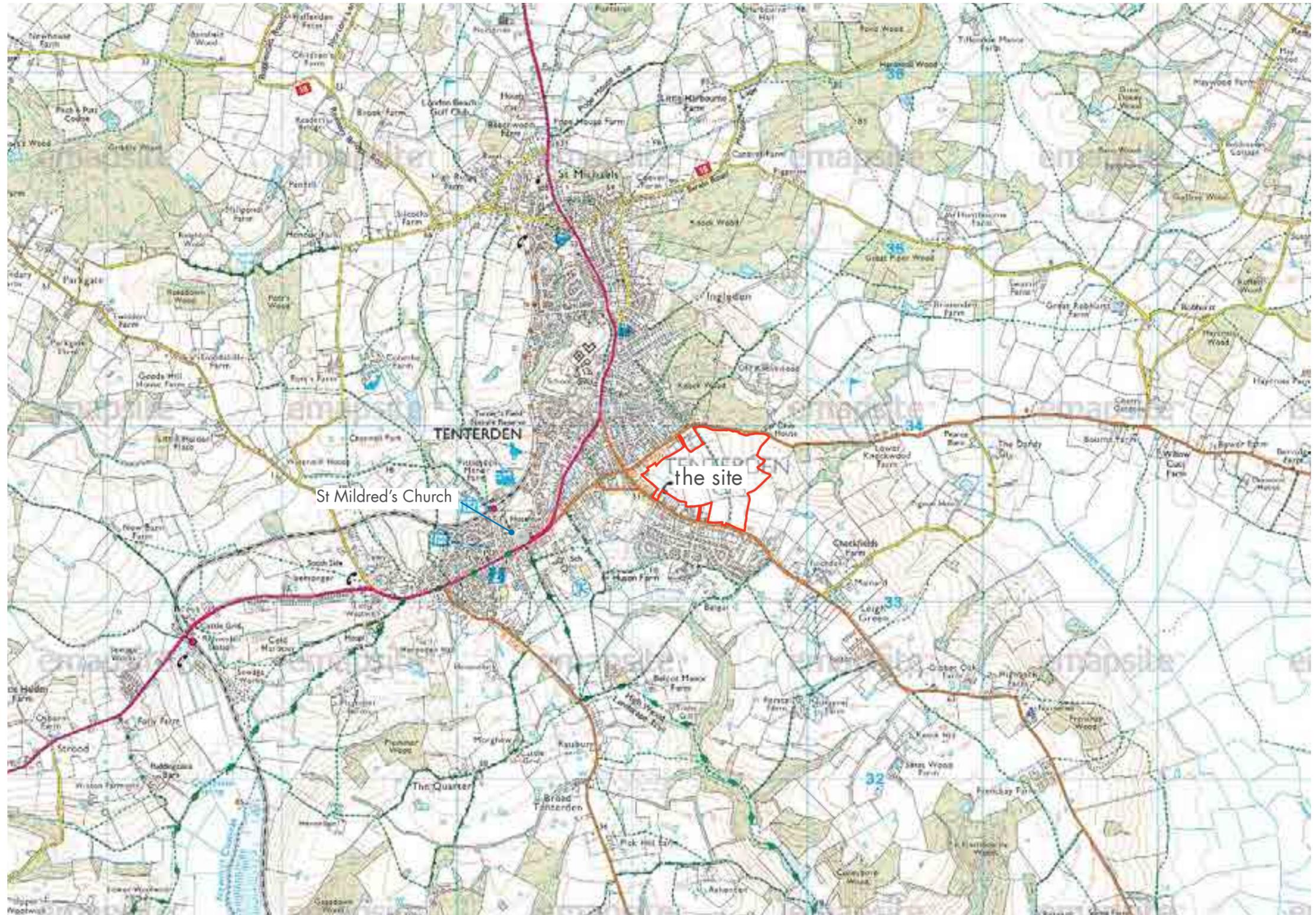
1.4 Site location and description

1.5 The planning context

1.4 Site location and description

The site is located to the east of Tenterden between the B2067 Woodchurch Road and the B2080 Appledore Road, in Kent.

Whilst it does not share a boundary with the High Weald AONB the eastern point of the site does touch the AONB, which extends to the east.



The site location; the site is constrained between the Woodchurch and Appledore Roads to the east of Tenterden.

Section 1: Introduction

1.1 The purpose of the DAS

1.2 Project description

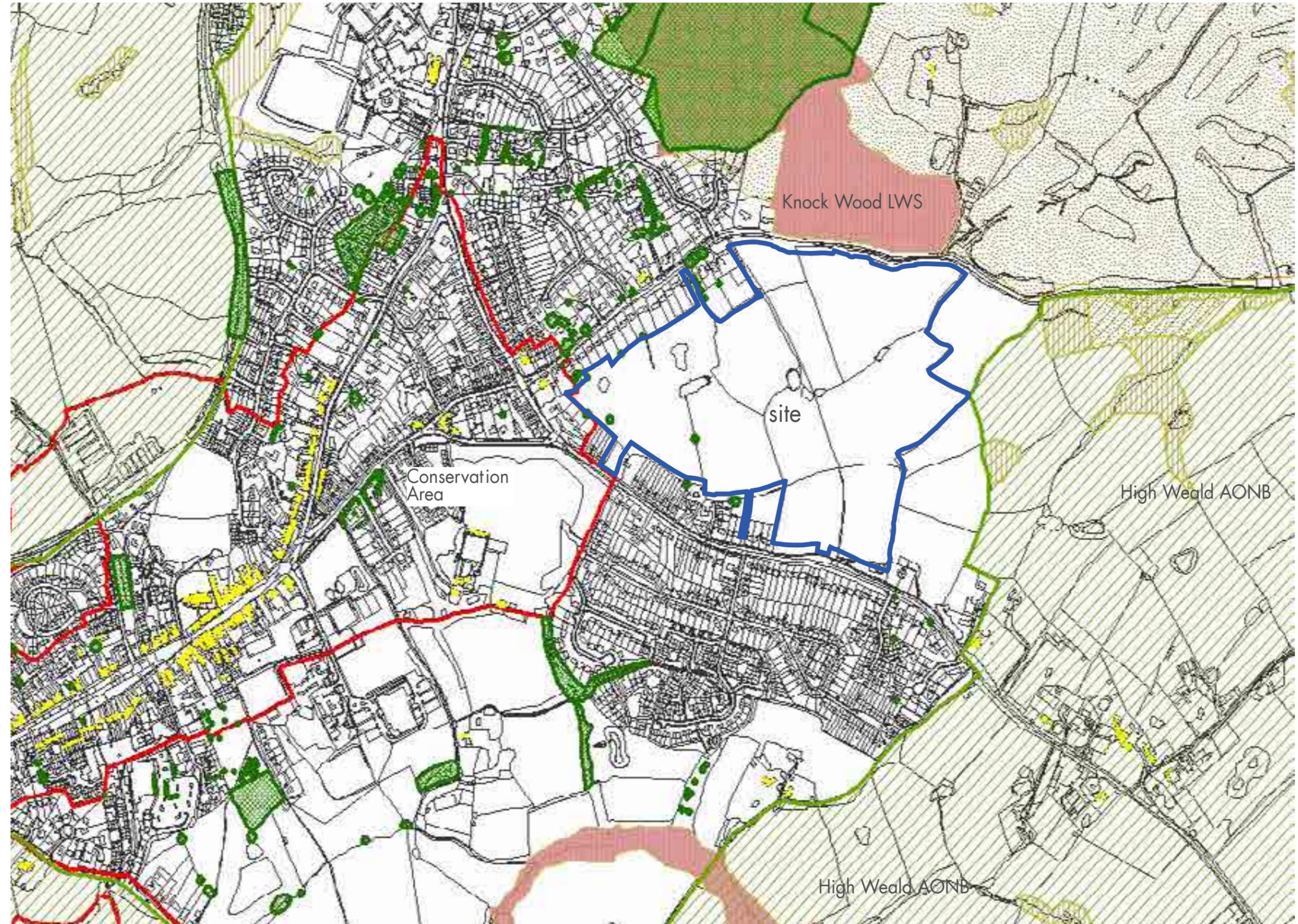
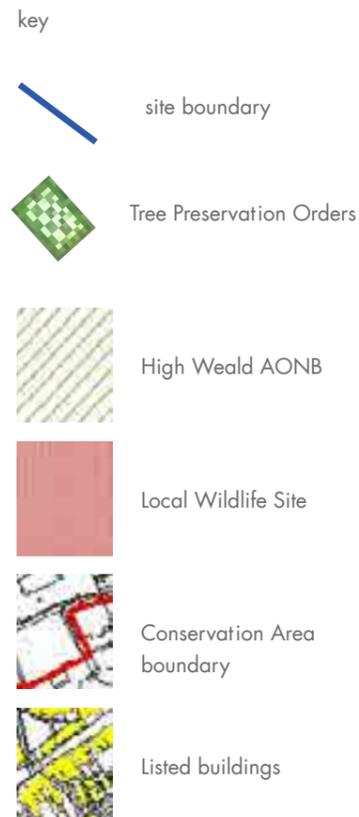
1.3 Our objectives

1.4 Site location and description

1.5 The planning context

The High Weald AONB flanks Tenterden to the west, south and east (hatched green). The designation lies close to the eastern boundary of the site. Knock Wood to the north is a Local Wildlife Site.

The Conservation Area boundary adjoins the western edge of the site (shown in red) with listed buildings shown in yellow. The site has a number of Tree Preservation Orders (TPOs).



Section 1: Introduction

1.1 The purpose of the DAS

1.2 Project description

1.3 Our objectives

1.4 Site location and description

1.5 The planning context

The site comprises approximately 24.45 hectares (60.41 acres) of land located to the east of Tenterden between Woodchurch Road and Appledore Road. The site currently comprises a number of agricultural fields (F1- F14) used as sheep pasture. An existing school playing pitch occupies F13 north of Appledore Road. A public footpath (PRoW AB12) crosses the site and connects Woodchurch Road to Appledore Road.

The site abuts the built-up residential edge of Tenterden on 3 sides and countryside to the east. The site is generally well enclosed by built form and tree belts with topography adding to the sense of enclosure. A localised ridge, which lies close to the PRoW in F9 separates the west, town-facing and enclosed slopes from the east, outward facing slopes on F11 and F12. Panoramic views are possible from the highest parts of the site eastwards, although mature treebelts along the east boundary enclose the site.

The High Weald AONB lies to the east extending up to Woodchurch Road. The AONB boundary touches the site at the eastern most point, as shown in the aerial photograph to the right.

To the north, on the north side of Woodchurch Road lies Knock Wood, an area of Ancient Woodland and a Local Wildlife site.



Site including field (F) and hedge (H) numbers



Urban fringe in Fields F1 and F4



Parkland in Fields F7 & F10



Denuded grassland in Field F11

Section 1: Introduction

- 1.1 The purpose of the DAS
- 1.2 Project description
- 1.3 Our objectives
- 1.4 Site location and description
- 1.5 The planning context

1.5 The planning context

This section considers planning policies, strategies and designations that are of particular relevance to the design of this project.

National Planning Policy Framework (NPPF)

The Government published the revised NPPF in February 2019. The NPPF describes the Government’s planning policies for England and how to apply them. The Framework emphasises that the purpose of the planning system is to achieve sustainable development in respect of economic, social and environmental objectives. Section 12 goes on to discuss the importance of designing good quality places:

‘Good design is a key aspect of sustainable development, creates better places in which to live and work ...’

Whilst this project is landscape-led in its concern for the natural environment, now and in the future, we are mindful that this proposal is for a residential environment and that as a place to live it must satisfy many requirements. ‘Place-making’ is more than the design of houses and in this respect the NPPF has much to say about design.

This guidance is amplified by the National Design Guide which identifies 10 key characteristics which should be borne in mind in the design of a successful residential environment. Clearly, the relative weight attached to each of these characteristics will vary depending on the location, social and physical context, but these have all been taken into account in this proposal. They are all set out in some detail in this Design and Access Statement, even though the residential proposal is in Outline only.

The environmental objective is to contribute to protecting and enhancing the natural, built and historic environment, making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and adapting to climate change. In guiding development towards sustainable solutions, planning decisions should also take account of local circumstances, to reflect the character, needs and opportunities of an area. There is further specific guidance on landscape and biodiversity matters, and these are dealt with elsewhere in this suite of application documents.

The Landscape and Visual Impact Assessment, for example, relates specifically to landscape character and visibility where some of these considerations are dealt with more thoroughly.



Part 1: The purpose of the National Design Guide		Part 2: The ten characteristics		Contents	
Introduction	3	Context	9	Public spaces	
How to use this design guide	4	C1 Understand and relate well to the site, its local and wider context	11	P1 Create well-located, high quality and attractive public spaces	31
Looking forward	5	C2 Value heritage, local history and culture	12	P2 Provide well-designed spaces that are safe	31
Components for good design	5	Identity	15	P3 Make sure public spaces support social interaction	32
The relationship between the National Design Guide and local design guides	7	I1 Respond to existing local character and identity	15	Uses	
Introducing the ten characteristics	8	I2 Well-designed, high quality and attractive	15	U1 A mix of uses	35
		I3 Create character and identity	16	U2 A mix of home tenures, types and sizes	35
		Built form	19	U3 Socially inclusive	36
		B1 Compact form of development	19	Homes & buildings	
		B2 Appropriate building types and forms	19	H1 Healthy, comfortable and safe internal and external environment	39
		B3 Destinations	20	H2 Well-related to external amenity and public spaces	39
		Movement	23	H3 Attention to detail: storage, waste, servicing and utilities	40
		M1 An integrated network of routes for all modes of transport	23	Resources	
		M2 A clear structure and hierarchy of connected streets	23	R1 Follow the energy hierarchy	43
		M3 Well-considered parking, servicing and utilities infrastructure for all users	24	R2 Selection of materials and construction techniques	43
		Nature	27	R3 Maximise resilience	43
		N1 Provide high quality, green open spaces with a variety of landscapes and activities, including play	27	Lifespan	
		N2 Improve and enhance water management	28	L1 Well-managed and maintained	47
		N3 Support rich and varied biodiversity	28	L2 Adaptable to changing needs and evolving technologies	47
				L3 A sense of ownership	48



Introducing the ten characteristics

35 Well-designed places have individual characteristics which work together to create its physical **Character**. The ten characteristics help to nurture and sustain a sense of **Community**. They work to positively address environmental issues affecting **Climate**. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

36 The ten characteristics set out in Part 2 are:

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.

Section 1: Introduction

1.1 The purpose of the DAS

1.2 Project description

1.3 Our objectives

1.4 Site location and description

1.5 The planning context

Whilst National policies and aspirations are important, local policies also clearly apply to the project. In particular policies SP1, SP6 and HOU5 of the Ashford Borough Council Local Plan are relevant.

Local policy

Ashford Borough Council Local Plan

Ashford Borough Council's Local Plan to 2030 was adopted by the Council in February 2019. The site is not allocated for development. Policies relevant to this Design and Access Statement are:

Policy SP1

The policy sets out strategic objectives aiming to deliver the 'Vision' for the Borough. These objectives form the basis of the Local Plan policy and serve as core principles for all planning applications to adhere to.

The objectives underpin The Appledore Road proposals and provide the over-arching framework for the masterplan. The objectives are:

The site selection

SP1a requires a focus on developments in accessible and sustainable locations.

Conserve and enhance the natural environment

SP1b requires development which not only conserves but also enhances the Borough's natural environment.

High quality design

Supporting infrastructure

Provides a range of housing

These are only some of the policies and principles which underpin the proposals. Further details on the nature of development are found later in this report.

POLICY SP6

This policy sets out a defined criterion for achieving high quality design, promoting a series of key considerations which help inform the design evolution of the Appledore Road masterplan. These include:

- Character, distinctiveness and sense of place
- Ease of movement
- Legibility
- Mixed use and diversity
- Public safety and crime
- Quality of public spaces and their future management
- Flexibility and liveability
- Richness in detail
- Efficient use of natural resources

Policy HOU5

Residential windfall development in the countryside states that proposals for residential development adjoining or close to the existing built up confines of the settlements listed in policy HOU3a will be permitted providing that each of the criteria are met including:

'e) conserve and enhance the natural environment and preserve or enhance any heritage assets in the locality;

f) the development (and any associated infrastructure) is of a high quality design and meets the following requirements:-

i) it sits sympathetically within the wider landscape,

ii) it preserves or enhances the setting of the nearest settlement,

iii) it includes an appropriately sized and designed landscape buffer to the open countryside,

iv) it is consistent with local character and built form, including scale, bulk and the materials used,

v) it does not adversely impact on the neighbouring uses or a good standard of amenity for nearby residents,

vi) it would conserve biodiversity interests on the site and/ or adjoining area and not adversely effect the integrity of international and national protected sites in line with Policy ENV1'.

These aspirations and requirements are discussed within this Design and Access Statement, but specific issues related to biodiversity, visibility and landscape character, flood protection and biodiversity are considered in more detail in the accompanying documents.

2 The site and its context



A full suite of surveys has been undertaken to inform the design - arboriculture, landscape and visual impact assessment, archaeology and heritage assessment, flood risk assessment, ecology and transport assessment.

Section 2: The site and its context

2.1 Landscape setting, character & proximity to the AONB

2.2 Visibility and views

2.3 The morphology of Tenterden & 'distinctiveness'

2.4 Heritage and conservation

2.5 Vegetation and biodiversity

2.6 Transport assessment

2.7 Water and attenuation

2.8 Sport and the need for recreational space

2.9 Constraints summary

2.10 Avenue Study

2.1 Landscape setting, character & proximity to the AONB

Tenterden is located on a sandstone ridge that runs approximately north-south and falls steeply away to the east and west with the settlement on the high ground.

The site is roughly bisected by this ridge of higher ground rising to around 63m AOD, which runs north-south just to the east of the PRoW. To the west of the ridge the land slopes down into a 'bowl' towards the edge of Tenterden with the upper and northern slopes generally steeper, gradually becoming shallower towards the bowl bottom which lies towards the southern edge.

Fields F13 & F14 are relatively flat although sloping gently to the south-west. The land along the south-western edge lies at around 49.5m AOD. The site also slopes towards a central valley marked by ponds and an ephemeral watercourse. The lowest lying point of the site is the north-east corner of F11 on Woodchurch Road, which lies at around 43.5m AOD sloping down steeply from the north-south ridge. Fields F11 & F12 slope eastwards. The eastern boundary lies roughly at around 53m AOD and overlooks the Low Weald to the east. The land falls away steeply from the eastern site boundary giving good views over the High Weald AONB to the east.

The site lies entirely within the Environment Agency Flood Zone 1 area. The land around Tenterden generally falls away into the Rother valley to the south.

The contour map shows the central north-south ridge which falls gently south-westwards towards Appledore Road and more steeply eastwards into the Low Weald. The lowest part of the site lies in the north-east corner on Woodchurch Road.



Section 2: The site and its context

2.1 Landscape setting, character & proximity to the AONB

2.2 Visibility and views

2.3 The morphology of Tenterden & 'distinctiveness'

2.4 Heritage and conservation

2.5 Vegetation and biodiversity

2.6 Transport assessment

2.7 Water and attenuation

2.8 Sport and the need for recreational space

2.9 Constraints summary

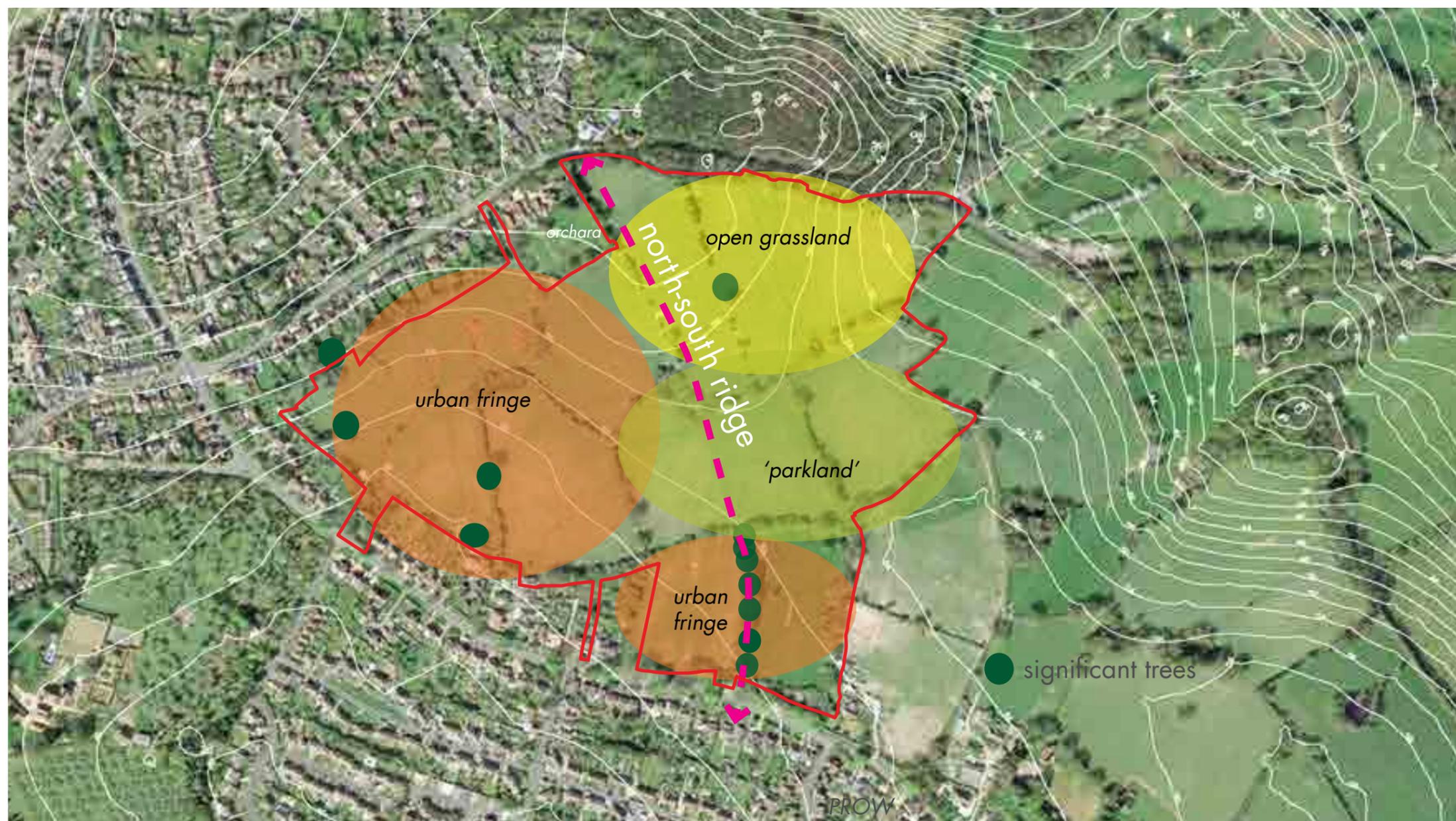
2.10 Avenue Study

Site Landscape Character

The site is pleasingly undulating with its landform contributing strongly to its character. Within its boundary it includes wet areas and ponds, significant viewpoints and large scale views eastwards, some magnificent sentinel trees, and flatter, enclosed areas. On the Public Right of Way, marked by mature trees, the route has an air of great age. The landscape character of the site can be broken down into local character types (LCTs), due to the topography, relationship and influences of the urban edge of Tenterden and to the rural edge to the east as well as overall condition and intactness of the landscape pattern.

The site can be divided simply into four areas, partly broken by a distinct north-south ridge towards the east which effectively divides the site into westward, town facing slopes and eastward, rural facing slopes, with the central fields (F7 and F10) forming a transition.

It is likely that in earlier times the site and its environs would have had much greater tree cover. The term 'den' implies this, and there is further place name evidence such as 'two acre wood' to the extreme north east of the site, currently open pasture.



Generalised local landscape character and features.

● significant trees



In places, the time-depth of the site is obvious; the design aims to understand and respect this ...

Section 2: The site and its context

2.1 Landscape setting, character & proximity to the AONB

2.2 Visibility and views

2.3 The morphology of Tenterden & 'distinctiveness'

2.4 Heritage and conservation

2.5 Vegetation and biodiversity

2.6 Transport assessment

2.7 Water and attenuation

2.8 Sport and the need for recreational space

2.9 Constraints summary

2.10 Avenue Study

Urban Fringe

The lower lying areas and slopes (F1-F6) adjacent to the urban edge are mainly semi improved grassland or rush pasture with gappy hedgerows, some large trees and scrubby vegetation. The fields to the west (F1 & F4) are wetter with ponds and water courses whilst the southern area (F13 & F14) consists of a playing pitch and sheep pasture. The areas are overlooked by backs of houses often with unkempt or dilapidated fencing and scrub forming the boundary. The fields are heavily grazed by sheep and the broken down fencing, uneven terrain and unmanaged gappy hedgerows contribute to declining visual amenity. As referred to in the LVIA, this local character type generally has low sensitivity to change due to lack of designation, poor condition, declining and common landscape features (except the veteran trees), relatively good enclosure and lack of intervisibility with designated landscapes, visual intrusion of the urban edge and generally low biodiversity and recreational value. The only significant landscape features are the veteran and other mature trees within this area which are important features from both a landscape and ecological perspective. The only public access is along the Public Right of Way that crosses the eastern edge of field F13.

urban Fringe



Parkland

The central eastern fields (F7, F10 & F12) which are crossed by the PRow and contained by mature, but declining tree belts have a 'parkland' or 'wood pasture' appearance, mainly due to the grazed grassland character, mature trees along field boundaries and occasional large Oak trees. These fields have a strong 'sense of place' and are less influenced by the adjacent urban areas. There is evidence of past management such as coppicing. This LCT is attributed medium sensitivity in keeping with the District character area assessment. Sensitivity to change increases towards the eastern edge in field F12 where there is potential intervisibility with the closest areas of the AONB as well as wider views eastwards.

parkland



Open grassland

The north-eastern fields have far reaching panoramic views north eastwards, east of the ridge, as well as views west towards Tenterden. They have become degraded with hedgerow loss, overgrazing and encroachment of gorse scrub.

A single mature Oak marks the high point of the site and is a prominent feature. Knock Wood restricts any views northwards and this area is only visible from Woodchurch Road near the golf course as the road is sunken along the northern edge of the site. The PRow crosses this area and a power line runs along its western edge. Combined with the views of the golf course these reduce the perception of 'rurality'. The site suffers from heavy grazing pressure and some of the trees are deteriorating. In the 2018/19 winter some significant trees were lost near Appledore Road. Further information on visibility and landscape character is given in the LVIA, supporting document.



open grassland and fallen trees



Section 2: The site and its context

2.1 Landscape setting, character & proximity to the AONB

2.2 Visibility and views

2.3 The morphology of Tenterden & 'distinctiveness'

2.4 Heritage and conservation

2.5 Vegetation and biodiversity

2.6 Transport assessment

2.7 Water and attenuation

2.8 Sport and the need for recreational space

2.9 Constraints summary

2.10 Avenue Study

2.2 Visibility and views

A brief photographic survey is included on the following pages.

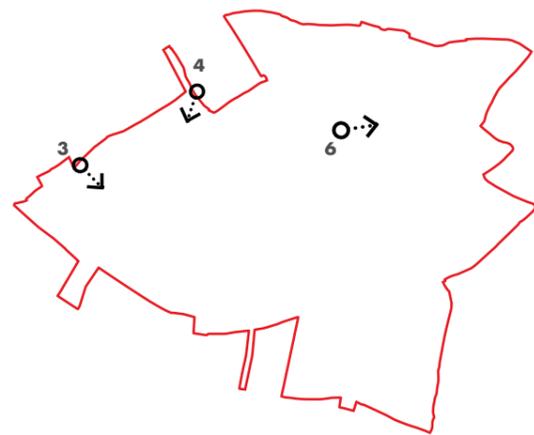
For further details and viewpoints, see LVIA in supporting documents.



View 3 looking south from raised terrace adjacent to the backs of houses along Woodchurch Road. The view is of fields F1b and F4 in the foreground, framed by vegetation. Field F5 is partly visible in the middle distance, enclosed by hedgerows and mature trees. Some houses along Appledore Road, south of the site, are just visible through vegetation.



View 4 looking south from close to the backs of houses along Woodchurch Road on the northern site boundary, approximating possible views from some residences.



Viewpoint locations.



View 6 looking east from close to PRoW AB12 and the Oak that marks the top of the north-south ridge. This view is not available to the public at present. The northern wooded boundary along Woodchurch Road contains the site to the north.

Section 2: The site and its context

2.1 Landscape setting, character & proximity to the AONB

2.2 Visibility and views

2.3 The morphology of Tenterden & 'distinctiveness'

2.4 Heritage and conservation

2.5 Vegetation and biodiversity

2.6 Transport assessment

2.7 Water and attenuation

2.8 Sport and the need for recreational space

2.9 Constraints summary

2.10 Avenue Study

Key views and visibility



Key views into and from the site, and visibility. The hedgerows and tree structure, and the topography are key to this.



From within the site there are glimpsed views of St Mildred's Church, and from the high point there are expansive views of the AONB



A full LVIA has been undertaken with the number of viewpoints extended to take account of comments from ABC. Views 3 and 4 are taken from private land and are not publicly available. View 6 is taken from close to the Public Right of Way (previous page).

Section 2: The site and its context

2.1 Landscape setting, character & proximity to the AONB

2.2 Visibility and views

2.2 The morphology of Tenterden & 'distinctiveness'

2.4 Heritage and conservation

2.5 Vegetation and biodiversity

2.6 Transport assessment

2.7 Water and attenuation

2.8 Sport and the need for recreational space

2.9 Constraints summary

2.10 Avenue Study

2.3 The morphology of Tenterden & 'distinctiveness'

As part of our work in understanding the distinctiveness of Tenterden, an Urban Morphology Study of Tenterden has been undertaken. Extracts of the study are included in this Design and Access Statement in the interests of showing a progression of thinking from analysis to design.

Tenterden has developed and grown from a range of economic, transport and social stimuli. All of these are underlain by the landscape which once sustained the town and was part of its *raison d'être*.

The pattern of nucleated villages of the early 14th Century survives today as, more distinctively, does the dispersed settlement. The town we know today emerged from its landscape and the way the landscape was used.

- in Old English "Tenet Waraden" described a den or clearing in the forest belonging to the men of Thanet.
- people brought their animals from the downs into the High Weald in the late summer, creating radial lanes (droves) that survive as the road system and Rights of Way. The A28 remains as the road to Margate in Thanet.
- dens were isolated, giving the High Weald its characteristic dispersed settlement pattern - the diagram to the right shows the den and hurst (Saxon 'clearing') place names surviving in the area.
- High Weald woodland pasture was used as seasonal pannage for pigs and were known as dens. The smallness of dens explains the small-scale of most High Weald woodlands.
- people returned to the same wood-pastures and dens became permanent settlements. It wasn't until Saxon times that a settlement was recorded at Tenterden.
- Tenterden grew within small-scale family landholdings: there was no communal open-field agriculture in the High Weald. The church formed the settlement stimulus with the early marketplace encroaching on the southern side of the churchyard (Tenterden Archaeological Assessment Document, Kent Historic Towns Survey, December 2004).



Cultural Patterns- illustrating the settlement of Tenterden in its location above the Walland Marsh on the Hastings to Ashford road. The wood pasture settlements with place name 'den' are indicated and show how today's roads link them still.

- prior to silting up of the Walland Marsh, Tenterden traded from the small dock at Smallhythe. Its later Cinque Port status came with its partnership with Rye.
- Henry VI made the town a Cinque Port with Rye (due to Rye's 'impoverishment') and separated it from the county administratively.

More recently economic and social conditions have changed and this link between landscape and development has been lost, and not only in Tenterden; this has been an issue across the whole country which has led to a lack of distinctiveness. "Everywhere looks like everywhere else."

Our aim is to understand the morphology of Tenterden and its growth so that some of these qualities can be used to manage and shape the new development.

Section 2: The site and its context

2.1 Landscape setting, character & proximity to the AONB

2.2 Visibility and views

2.2 The morphology of Tenterden & 'distinctiveness'

2.4 Heritage and conservation

2.5 Vegetation and biodiversity

2.6 Transport assessment

2.7 Water and attenuation

2.8 Sport and the need for recreational space

2.9 Constraints summary

2.10 Avenue Study

Settlement Patterns

Whilst the town's relationship with the wider landscape is not as immediate as it would once have been, it is important that the connection with the wider landscape is strengthened, is seen to be important, and adds distinctiveness to the scheme. This distinctiveness will be continued into the building forms and locations - a crucial component in place-making.

The High Weald of Kent is "characterized by dispersed historic settlements of farmsteads and hamlets, and late medieval villages founded on trade and nonagricultural rural industries"¹.

The wooded lowland hill landscape heavily influenced the way people settled here.

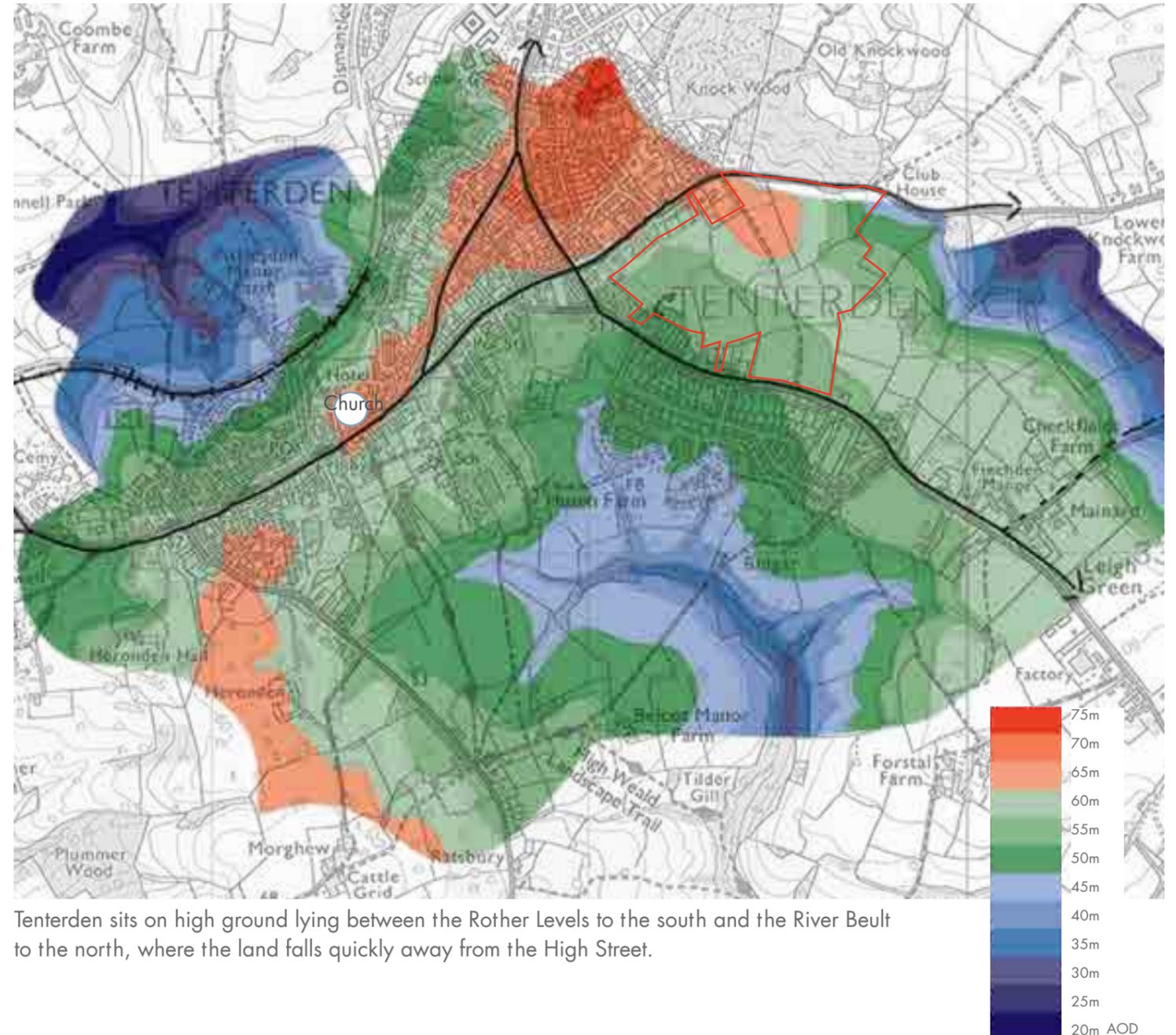
The Weald was marked by an absence of agricultural villages. Instead it developed a dispersed settlement pattern of farmsteads located within discrete, or enclosed, holdings.

By the early fourteenth century, nucleated villages had emerged from the farmsteads, originating in 'dens' or later, assarts, but often in response to opportunity for trade. The ports of Winchelsea and Rye dominated trade and activity restricting the development of other large settlements. The hilltop village of Tenterden had market origins rather than agricultural origins and became a centre for the wool trade in the 13th Century. It grew as a trading destination as it was well connected to the sea with a dock at Smallhythe before the silting up of the River Rother in the 15th century.



18th century engraving of the Ashford road turnpike toll gate

¹ Making of the High Weald, Roland B. Harris Version 2.2 (Nov 2003), High Weald AONB Joint Advisory Committee, 2005)



Tenterden sits on high ground lying between the Rother Levels to the south and the River Beult to the north, where the land falls quickly away from the High Street.

The distinctive morphology of Tenterden is a product of its topography and hence landscape. St Mildred's Church is prominent on its ridge at approximately 65m and this is a useful reference point in the town.

The High Street and market 'anchored' by the tower of St Mildred's Church on the highest land. The 'axial' form of the street reflects, probably, movement patterns but produces delightful secondary spaces off the main street. There is a characteristic jumble of scales and materials; three or even four storeys, but mainly two storeys, brick, tile, plaster and timber cladding. Clay tiles on the older buildings and slate on post-industrial buildings are typical roofing materials.



Section 2: The site and its context

2.1 Landscape setting, character & proximity to the AONB

2.2 Visibility and views

2.3 The morphology of Tenterden & 'distinctiveness'

2.4 Heritage and conservation

2.5 Vegetation and biodiversity

2.6 Transport assessment

2.7 Water and attenuation

2.8 Sport and the need for recreational space

2.9 Constraints summary

2.10 Avenue Study

Historic settlement over time

Tenterden is mentioned in 986 as part of an area of land granted to Christ Church Priory's manors of Brook and Appledore and by 1027 it was part of the holdings of St Augustine's abbey, Canterbury. Initially a heavily wooded area, the original community was a trading settlement between the 12th century church (on the site of an 8th century chapel) and the bridge over the river on the track to Rolvenden. The plan of early Tenterden was made up of the church, an earlier market, and adjacent tenement plots laid out along the road from Hastings to Thanet. When the new market grew up more tenement plots were established to its north and south, and the route of the trackway was perpetuated as the High Street. This resulted in the axial plan which remains today.

The route was lined with single narrow plots but larger homes like Westwell, Hales Place and Heronden were established around the edges and built between the 15th to 18th centuries. In the surrounding small fields there would have been smallholdings, orchards and paddocks in the clearings in the woodland.

Dr Malcolm Cooper commented that there are clearly identifiable divisions between the Georgian, Victorian and Edwardian periods as the town spread east. Georgian development was organic with larger buildings on generous plots and smaller, possibly later, infill. By the Victorian and later periods development is planned, with small landowner/developers laying out land and either undertaking specific developments of groups of houses (of a coherent character) to be sold on, or selling-on or leasing individual plots where the potential purchaser implemented their own design. Each of these eastwards expansions has its own particular character in terms of form, layout, density, materials, etc.

The town remained in this tight cluster form with small developments initially laid out along the roads for a substantial time. The 19th century railway had little major effect on growth. However, in the mid 20th century rapid expansion occurred with small estates around the core and later larger estates to the north engulfing former farms like Mill Farm, eventually connecting the historic urban area to the hamlet at St Michaels to the north. The town remained largely on the ridgeline, wider expansion was limited by topography and flooding, the railway track and by private estates. Very recently larger scale housing development has taken place in infill sites and to the south west, behind the historic core, off Smallhythe Road.



The High Street: archetypal Tenterden.



John Adams map, 1822: St Mildred's Church and the High Street "The Town" can clearly be seen.

Section 2: The site and its context

2.1 Landscape setting, character & proximity to the AONB

2.2 Visibility and views

2.2 The morphology of Tenterden & 'distinctiveness'

2.4 Heritage and conservation

2.5 Vegetation and biodiversity

2.6 Transport assessment

2.7 Water and attenuation

2.8 Sport and the need for recreational space

2.9 Constraints summary

2.10 Avenue Study

During the seventeenth to nineteenth centuries new buildings were constructed along the High Street on either side of the Market Place and along the north side of Ashford Road. Orchards and smallholdings lined the rear of these High Street plots.

In 1900, the Rother Valley Light Railway opened a line from Robertsbridge to Rolvenden, and in 1903 a single-track line was extended to Tenterden. The line was closed in 1954.

During the Victorian and later periods, expansion of housing development, some light industry etc., took place largely to the north, and particularly to the east of the historic core, with some limited development to the south.

It is interesting to trace the development of the town over time, and to judge what different periods of development meant for distinctiveness and the character of the town. The site is shown in red.

St Mildred's is an important reference point at the highest point of the town. The interplay between built development and green space is a characteristic of Tenterden.



1769 main town forms between High Street/Appledore Road and Smallhythe Road - the route to the original dock



1798 the town remains clustered around the High Street - influential landowners have holdings to the west and south



1800 some early 19th Century development spreads north of the town along the main road between the centre and the hamlet of Boar's Isle (now St Michael's), around Homewood where the school is now, along Silver Hill to Ox Lane junction.



1822 new development spreads along Woodchurch and Appledore Road, which divides at the gallows to become a drove road into the fields



Section 2: The site and its context

The town's core around the High Street has changed very little during the twentieth century.

From the turn of the century until World War II expansion took the form of ribbon developments to the west, east, and north. Since then small housing estates have been built around the town, but only two are close to the historic core.

Most post-1960s housing development has been away from the town centre and is heavily influenced by car access.

By contrast with the historic development in the town centre, the view looking east along Appledore Road towards the proposed western site entrance shows detached and semi-detached dwellings at low density with relatively little enclosure of the road/street. This is a form of development typical of the 20th Century.



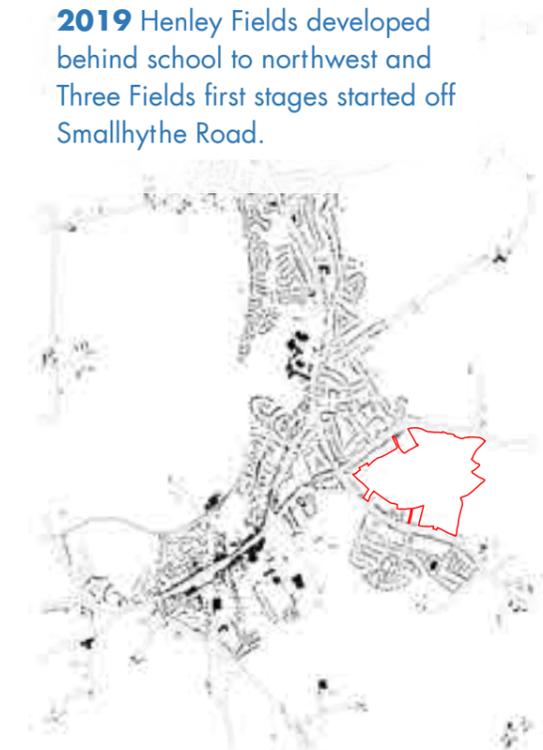
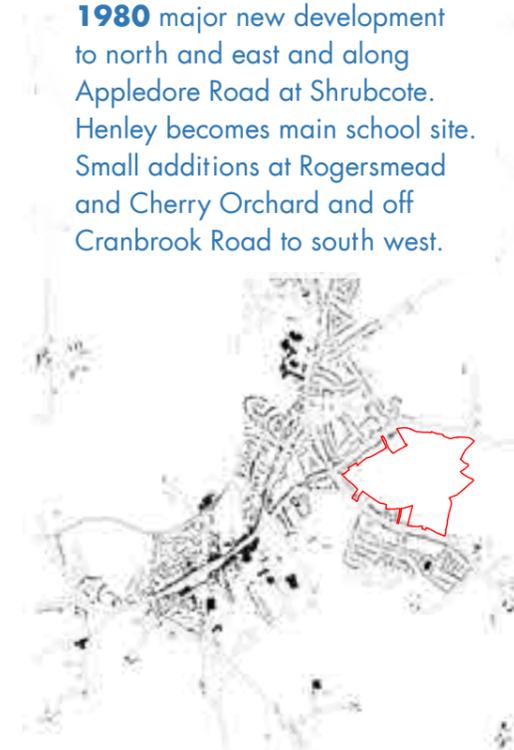
1869 limited expansion with small clusters of development further north on the Ashford Road. School behind church.

1898 no significant growth with the railway branch line. Golden Square expands east

1961 new housing estates emerge at Pittlesden north west of High Street and at Springfields Avenue off Ox Lane.

1980 major new development to north and east and along Appledore Road at Shrubcote. Henley becomes main school site. Small additions at Rogersmead and Cherry Orchard and off Cranbrook Road to south west.

2019 Henley Fields developed behind school to northwest and Three Fields first stages started off Smallhythe Road.



Section 2: The site and its context

2.1 Landscape setting, character & proximity to the AONB

2.2 Visibility and views

2.3 The morphology of Tenterden & 'distinctiveness'

2.4 Heritage and conservation

2.5 Vegetation and biodiversity

2.6 Transport assessment

2.7 Water and attenuation

2.8 Sport and the need for recreational space

2.9 Constraints summary

2.10 Avenue Study

Place studies

The following pages analyse the urban form of five key areas of Tenterden:

- 1 Historic core: the High Street
- 2 Historic core: lanes off the High Street
- 3 Historic edge: inner suburb
- 4 Late suburban expansion
- 5 Rural edge

These are suggested as representative examples of various phases of development that make up Tenterden.

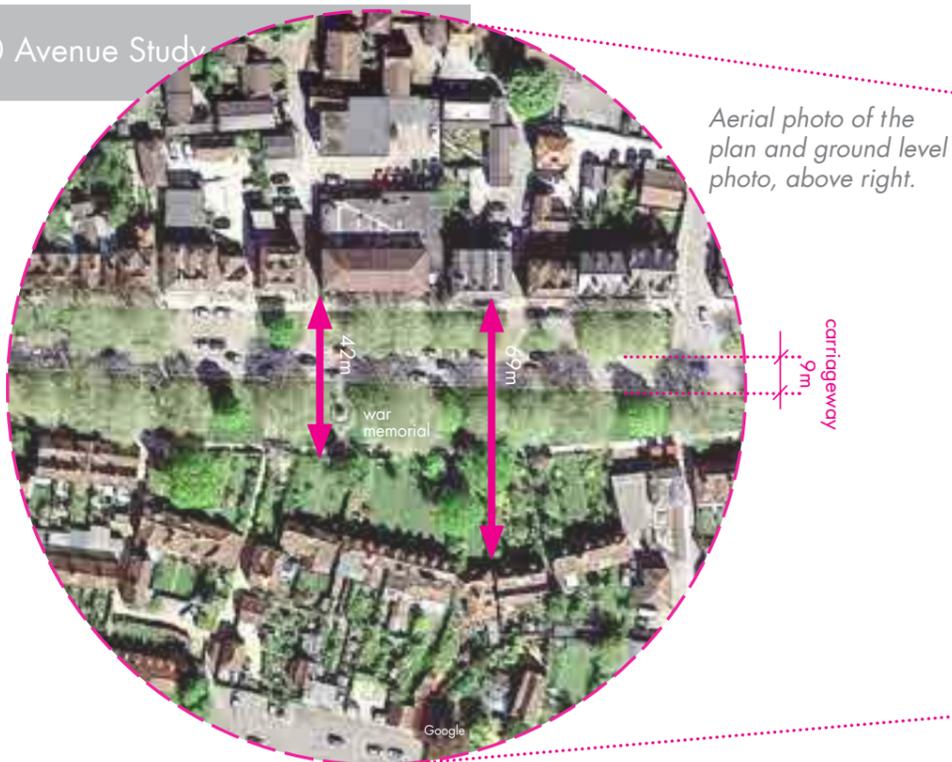
1 Historic core: High Street

The High Street has the key characteristics of a largely unspoiled 18th century market town with elegant and modest dwellings, some timber framed from the 14th and 15th Centuries, some with later brick facades, most in the town centre with shops on the ground floor. The variety of (mainly pitched) roofs in the warm Wealden red brown clay along with tile hung and brick walls provide a strong consistent element amongst the variety of building forms and angles. The mixed setbacks and building lines, some at an angle that funnels the view, means the street has a constant mix of architectural rhythms complemented by the green of the wide verges and large trees along the street at both ends which are a famous and unifying theme.

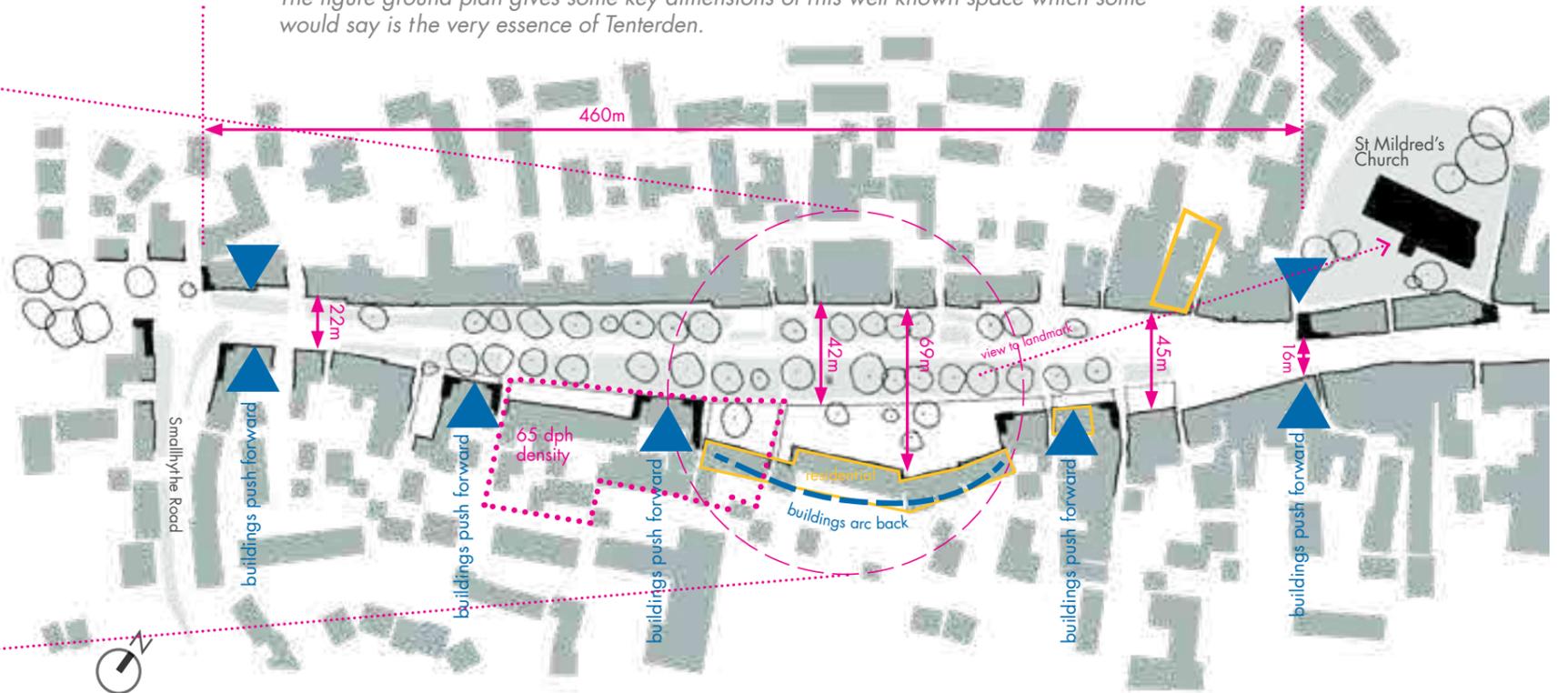


High Street looking east from the wider section (Broad Tenterden) towards the bottle neck at the old market area - where once the toll gate stood. The wide road is versatile, now for vehicle movement, parking and turning, where once livestock were driven and market stalls may have stood.

The figure ground plan gives some key dimensions of this well known space which some would say is the very essence of Tenterden.



Aerial photo of the plan and ground level photo, above right.



Section 2: The site and its context

2.1 Landscape setting, character & proximity to the AONB

2.2 Visibility and views

2.3 The morphology of Tenterden & 'distinctiveness'

2.4 Heritage and conservation

2.5 Vegetation and biodiversity

2.6 Transport assessment

2.7 Water and attenuation

2.8 Sport and the need for recreational space

2.9 Constraints summary

2.10 Avenue Study

Townscape

The early study, 'Tenterden Explored,' was produced when the Conservation Area was designated in 1967. It described the way the High Street forms 'places' along it, defined by its various townscape elements, most of which are still evident today. It highlights the groups of buildings along the street which together create a 'tempo' from their style, scale, size, height and silhouette that varies between west, centre and east cross. The Tenterden Conservation Area Assessment states:

"There is a wide range of architectural heritage with successive styles well represented. However, the charm and intrinsic character are derived not only from the many Listed Buildings located throughout the whole length of the High Street, but from the way the buildings and spaces they relate to create places of visual and functional interest with attractive vistas and views forming the town's special personality. The varying architectural characters of the individual buildings and groups of buildings distributed well back from the main road along a major length of it at the western end with mature trees, grassed areas with promenaded walkways at varying levels is a special overriding characteristic."

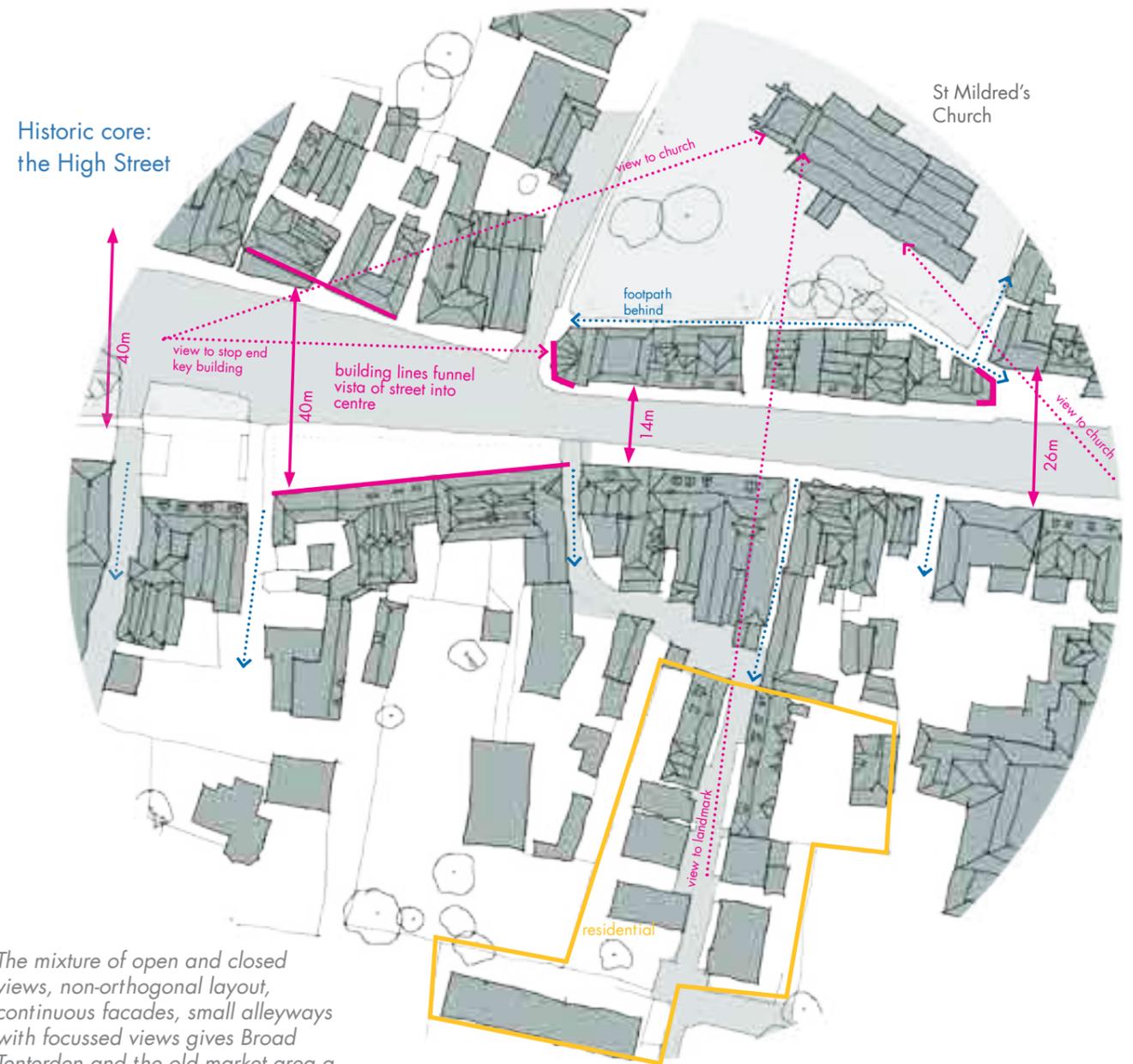
Density

The central area is predominantly business use with some flats above so dwelling density here is complicated. Original homes would have been at around 60-90 dwellings per hectare in the backs behind the main street. The south side of the High Street behind the wide verge is composed of groups of terraces at 65 dph.



Borough Place on the south side of the High Street set back behind deep gardens

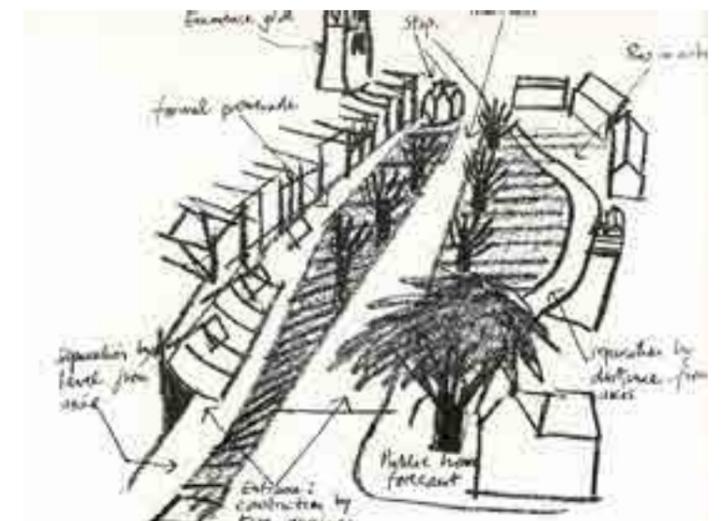
Historic core: the High Street



The mixture of open and closed views, non-orthogonal layout, continuous facades, small alleyways with focussed views gives Broad Tenterden and the old market area a strong identity.



There is much to learn here, encapsulated in Gordon Cullen's celebrated illustrations of 1967: diagrams from 'Tenterden Explored', Frederick McManus & Partners and Gordon Cullen, for Kent County Council 1967



Above, the same view illustrated on page 26.

Section 2: The site and its context

2.1 Landscape setting, character & proximity to the AONB

2.2 Visibility and views

2.3 The morphology of Tenterden & 'distinctiveness'

2.4 Heritage and conservation

2.5 Vegetation and biodiversity

2.6 Transport assessment

2.7 Water and attenuation

2.8 Sport and the need for recreational space

2.9 Constraints summary

2.10 Avenue Study

2 Historic core: lanes off High Street

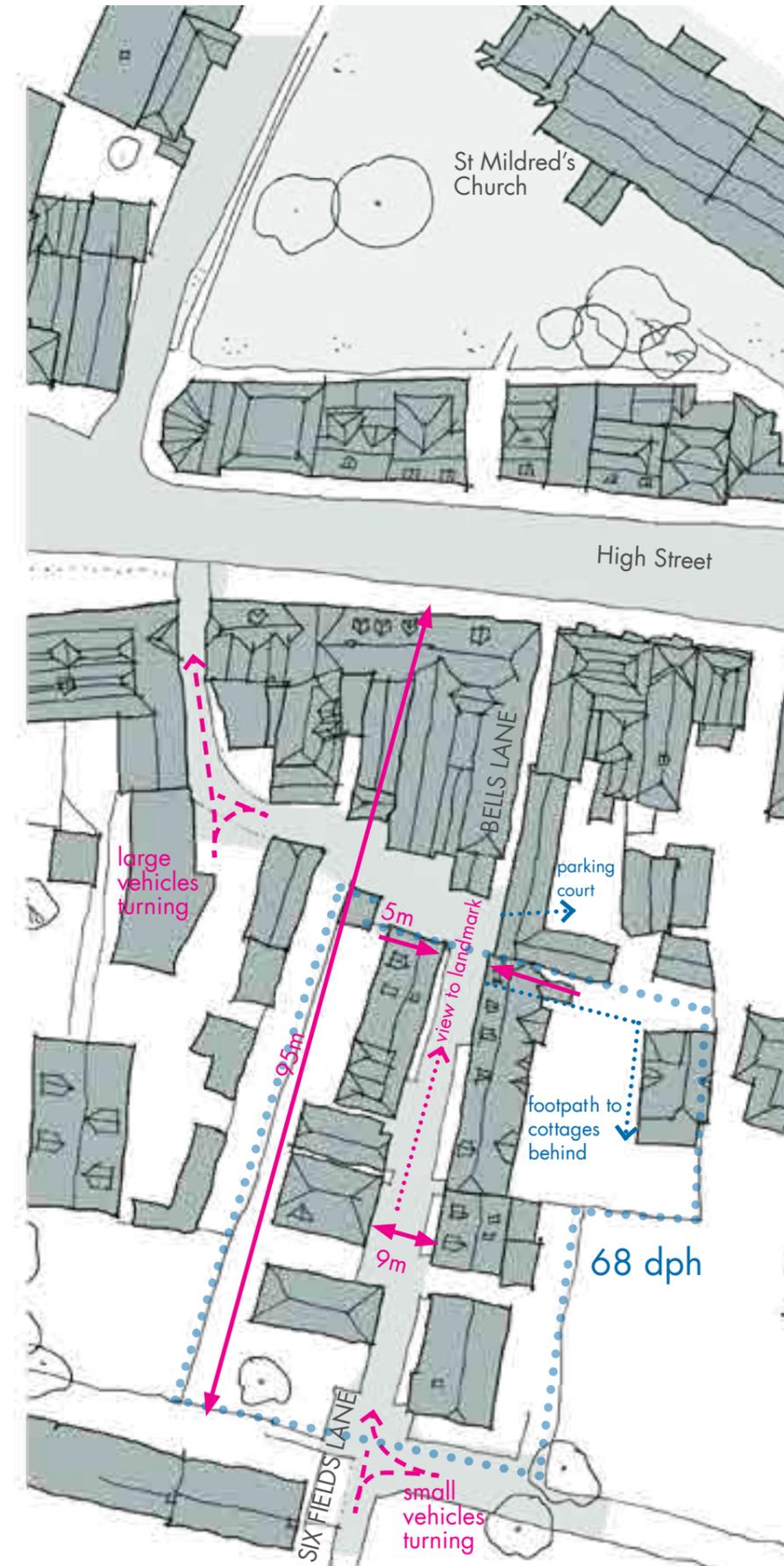
Traditionally the back lanes of mediaeval burgage plots would be used as access to stables, to outhouses and to production plots for fruit and vegetables. This is evident at Tenterden where these lanes and twittens lead to what are now parking courts, garages, dwellings converted from barns and storerooms and small newer infill developments of flats and houses, some of little architectural merit but which nevertheless continue the historic form of narrow dense development, mainly aligned perpendicularly to the main street. Some are remnant lanes that appear as narrow tracks on maps before the plots developed significantly, so may be older field tracks or footpaths.

Six Fields Lane/ Bells Lane

This historic lane leads to fields to the south of the town and now connects with the new Three Fields development to the south, showing the versatility of maintaining these routes over time.



Six Fields Lane 1967 in 'Tenterden Explored'. St Mildred's Church in the background is a reference point.



Six Fields Lane showing its compact nature with intimate spaces and capacity for discrete parking

Section 2: The site and its context

2.1 Landscape setting, character & proximity to the AONB

2.2 Visibility and views

2.3 The morphology of Tenterden & 'distinctiveness'

2.4 Heritage and conservation

2.5 Vegetation and biodiversity

2.6 Transport assessment

2.7 Water and attenuation

2.8 Sport and the need for recreational space

2.9 Constraints summary

2.10 Avenue Study

The back lanes have the capacity, if treated correctly, to become multi-functional spaces. Traffic speeds are low, parking can be accommodated in small areas discretely, the lane has a pedestrian feel and with planting provides an attractive buffer space between houses which can be quite close together. The lanes can be oriented to focus on particular views, as in the photograph to the right, where St Mildred's tower provides an important reference point compared with the black and white photograph on page 28. Densities are relatively high; the example shown left is 68 dwellings per hectare.



Old school, Church Road with oversize dormer windows.



Back lane at east of High Street with access to flats and business space above shops, along with parking and stores at rear. Leads to further dwellings.



Workshops and service areas over open storage spaces at rear of High Street to south.

Section 2: The site and its context

2.1 Landscape setting, character & proximity to the AONB

2.2 Visibility and views

2.3 The morphology of Tenterden & 'distinctiveness'

2.4 Heritage and conservation

2.5 Vegetation and biodiversity

2.6 Transport assessment

2.7 Water and attenuation

2.8 Sport and the need for recreational space

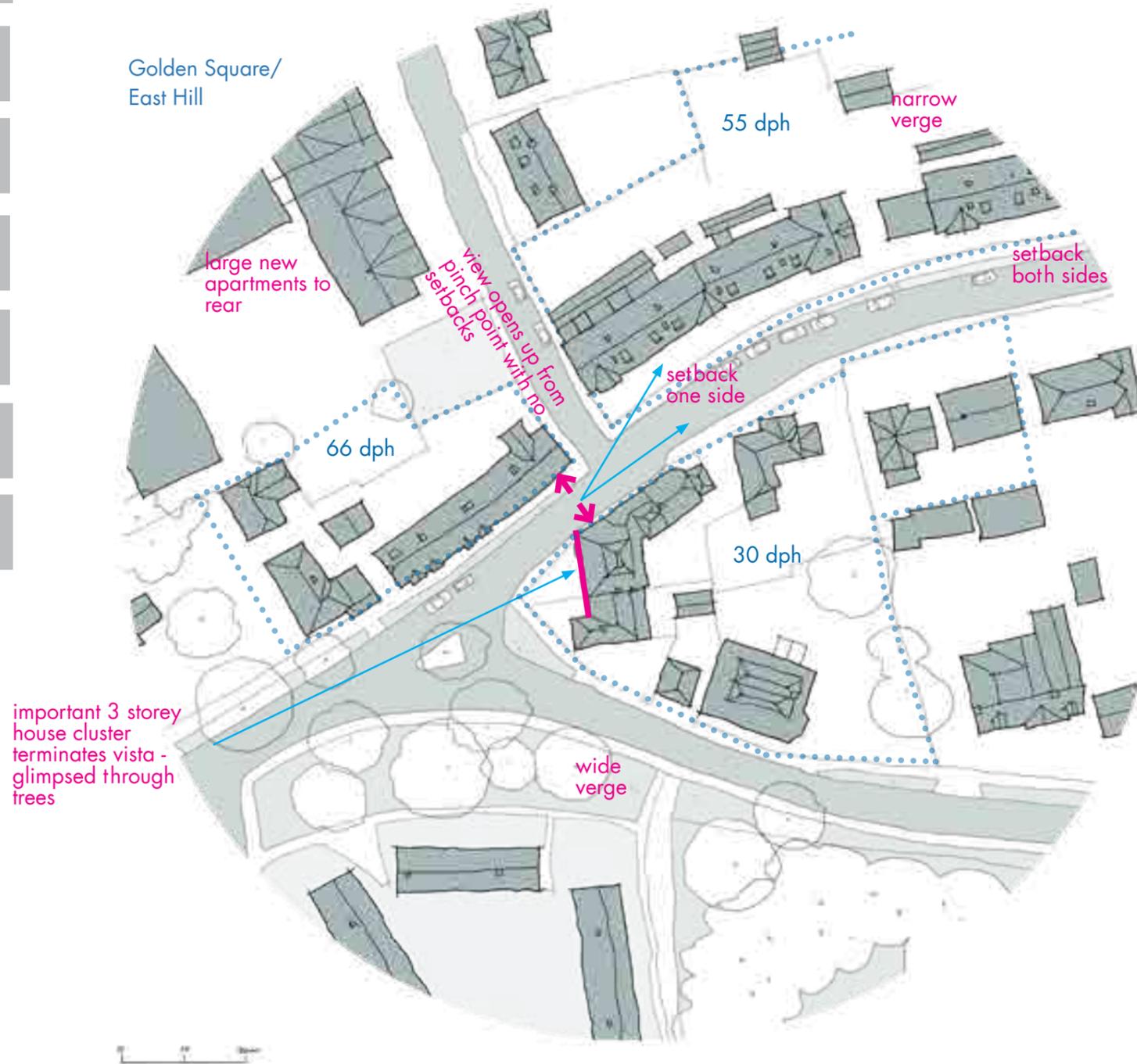
2.9 Constraints summary

2.10 Avenue Study

3 Historic edge: inner suburb

The early 20th century housing expanded beyond the historic core with the arrival of better transport connections and new building techniques. This small extension grouped beyond Golden Square, a small cluster of earlier buildings around the point where the Appledore and Woodchurch Roads split. This area around East Hill (called New Town at the time) included 3 storey terraced houses with shallow front gardens extended into fields beyond the junction.

A mix of house types is arranged pleasingly in a small area. The verged street with large trees maintains the rural sensibility. Though this narrows along Golden Square, its retention is part of retaining this characteristic.



Golden Square today with its views into the East Hill terrace on higher ground. The verges to the street Y-junction and the group of terraced weather boarded cottages create a strong urban form. The horizontal lines of the wooden cottages, with their rhythm of bay windows contrast in scale and fabric with the evidently more important three storey clay tile hung corner house and its partner, make a composition special to the New Town area of Tenterden.



the pair of symmetrical terraces in East Hill, set slightly above the street level and with regular simple roof dormers, provide a rhythm to the built edge that contrasts with Tenterden's usual elevations



new 3 storey apartments in Danemore behind Golden Square discretely introduce a new scale of building.

Section 2: The site and its context

2.1 Landscape setting, character & proximity to the AONB

2.2 Visibility and views

2.3 The morphology of Tenterden & 'distinctiveness'

2.4 Heritage and conservation

2.5 Vegetation and biodiversity

2.6 Transport assessment

2.7 Water and attenuation

2.8 Sport and the need for recreational space

2.9 Constraints summary

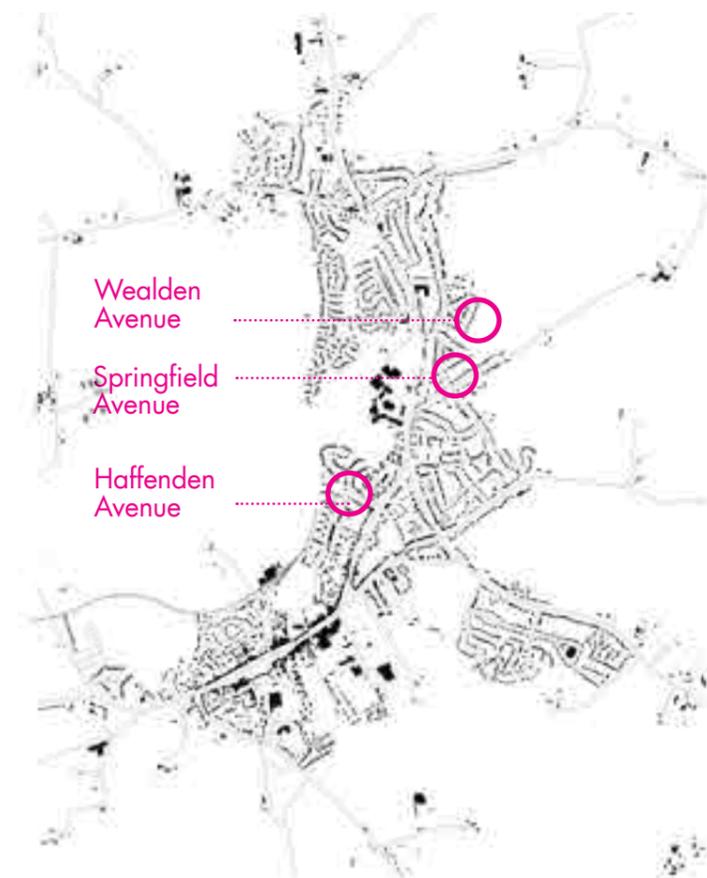
2.10 Avenue Study

4 Late suburban expansion

Tenterden experienced rapid post war expansion., particularly during the 1960s and 1970s, with low density suburban housing with predominantly 1.5 to 2 storey detached and semi detached houses set within garden plots with driveways for private parking. This led to a widespread dilution of the Wealden character of the town beyond the High Street; these developments, usually grouped around a loop road or cul de sac, had few if any, local characteristics in form.

Characteristics not of Tenterden

Whilst these examples are not the "rogue's gallery" of Tenterden (as 'Tenterden Explored' called some poor urban and architectural examples in the town) these estates are low in density and out of character with Wealden distinctiveness. They appear to give a more open character than traditional local urban forms, but they do not make best use of land and are not well connected to the town centre by walking and cycling (so encouraging car use for short journeys). Characteristically they are set back from the street in wide plots, in strong contrast with the historic character of Tenterden where either clustered terraces at the back of the street or narrow plots terraced behind deep narrow gardens are the norm.



Wealden Avenue - 25 dwellings per ha. 1960s with 25m between building frontages across the street.



Springfield Avenue - 18 dwellings per ha.- early 1960s. 22m distance building front to building front.



Haffenden Avenue - 19 dwellings per ha. 1970s with 20-25m between building frontages across the street.



Google



Google



Google

Section 2: The site and its context

2.1 Landscape setting, character & proximity to the AONB

2.2 Visibility and views

2.3 The morphology of Tenterden & 'distinctiveness'

2.4 Heritage and conservation

2.5 Vegetation and biodiversity

2.6 Transport assessment

2.7 Water and attenuation

2.8 Sport and the need for recreational space

2.9 Constraints summary

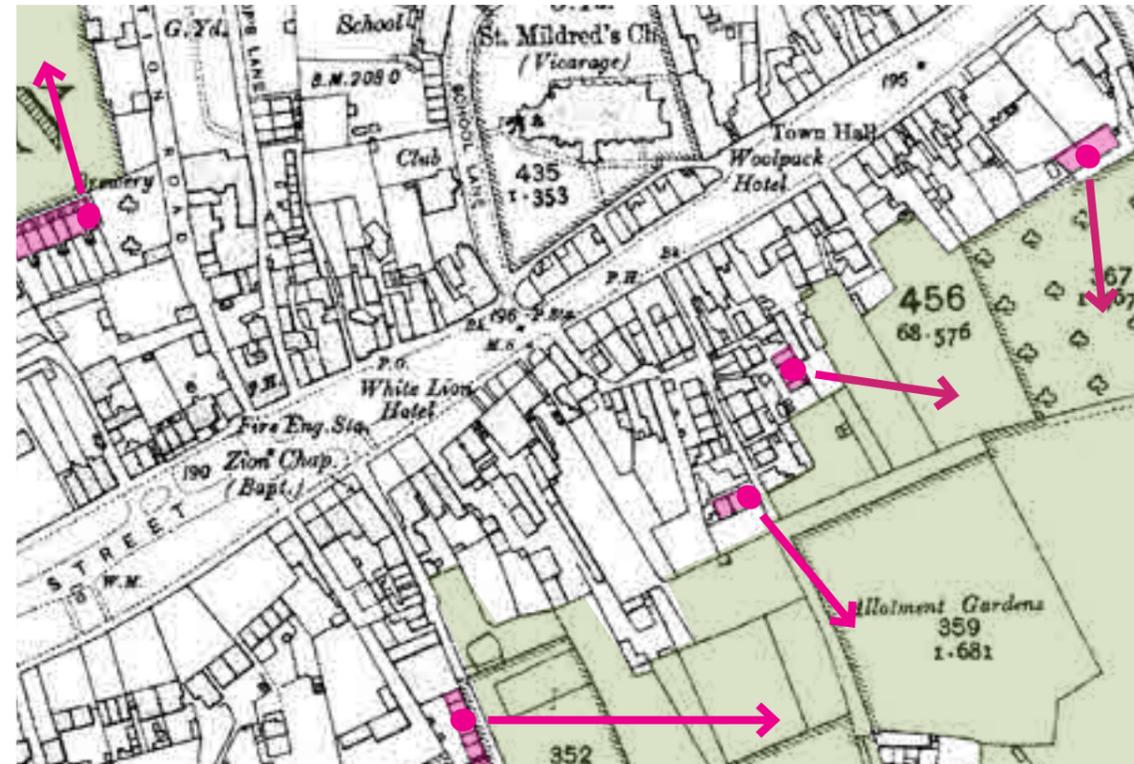
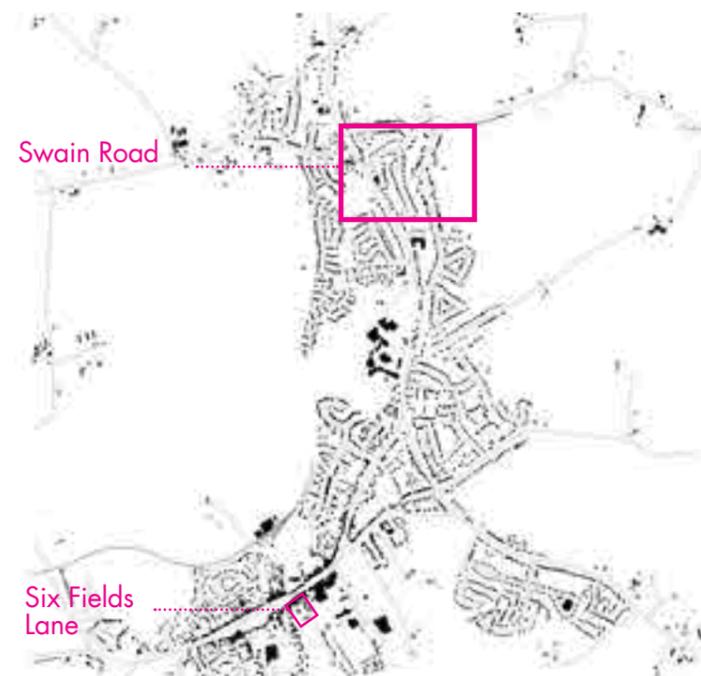
2.10 Avenue Study

5 Rural edge

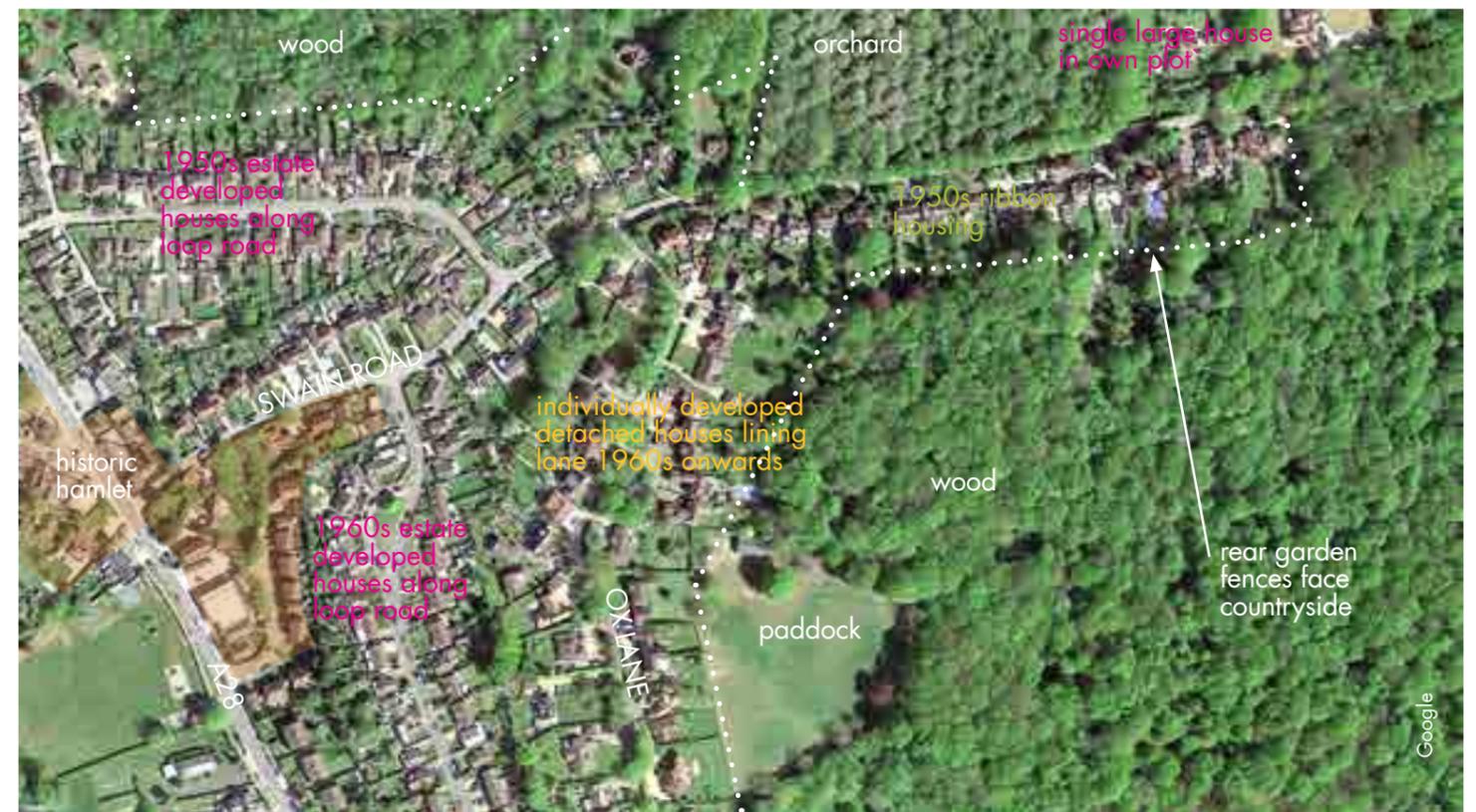
Tenterden's rural edge is lined with the backs of properties and with the front of plots facing the road for car access. This form was common in the 20th century development that favoured car dominant access. Unfortunately this seals off the town and access to the countryside and relies on woodland to screen poor quality urban development from the more pleasant landscape scenes. This form is evident in older settlements too but only initially where the "easy" plots to commence were alongside the road.



Above: Six Fields Lane - a good example of how Tenterden's homes once provided a strong connection with its rural hinterland. Below: location showing Swain Road, a poor rural edge, and Six Fields Lane, a good rural edge



Historically houses would mainly turn their backs on the countryside. As expansion occurred housing at the rear of deep plots would overlook the surrounding fields and gardens as the need to utilise side lanes was realised.



Later 20th Century housing at the rural edge around Swain Road in St Michaels tends to turn its back on the countryside and face inward to the roads, sealing off access and views to and from the countryside.

Section 2: The site and its context

2.1 Landscape setting, character & proximity to the AONB

2.2 Visibility and views

2.3 The morphology of Tenterden & 'distinctiveness'

2.4 Heritage and conservation

2.5 Vegetation and biodiversity

2.6 Transport assessment

2.7 Water and attenuation

2.8 Sport and the need for recreational space

2.9 Constraints summary

2.10 Avenue Study

To help guide the masterplan design, exemplars are drawn from three specific and identifiable areas of the town:

Broad street: a form that reflects the High Street with its broad green sward verges



Broad street - key characteristics:

- buildings express a distinct hierarchy and face the street
- building line follows back of highway with brick paved privacy strip or shallow front garden
- strong building line formed by clusters. Setbacks paved or with front gardens (not with parking) formed in groups of buildings rather than individually
- groups of terraces with deep front gardens with boundary picket fence, wall or hedge
- High Street form based around social and movement activity; the centre (most active) with wide paved pedestrian space and narrow plots; edge of activity area with wide drove road verges
- terraces with variations in roof types, floor to ceiling heights and fenestration
- higher order houses with wide plots and generous floor to ceiling heights.
- lower order plots far deeper than wide, often with only narrow street frontage and lower floor to ceiling heights.

Lanes: the narrow lanes of closely knit terraces of cottages that form the secondary streets and 'field lanes'



Lane - key characteristics:

- narrow and shallow plots lead straight off the highest order street. Provide cart sized and pedestrian access and are narrow, quiet, and more intimate
- storage and ancillary buildings subservient to main buildings and largely hidden to rear. Parking discretely positioned to backs, in undercrofts or rear courts, sometimes with connecting public footpaths
- integral barns and storage buildings (often used for business or ancillary to business use). Undercrofts and lean-tos for parking and storage
- front gardens (not deep enough for parking) clustered with cottage planting, picket fence or low brick wall
- nearer main route: long terraces with larger gardens including shallow ones onto street, individual detached homes screened by planting/walls
- further from main route: terraces and more detached/semis informally angled to street or gable ended to street, overlooking countryside directly or obliquely

Clustered suburb: the collection around a grass-verged and tree planted street junction of several mixed-size dwellings in a 'family' of different sizes and forms.



Clustered suburb - key characteristics:

- buildings express a distinct hierarchy and face the street
- use of terrace cottages, modest detached houses and grander house placed alongside each other around Y-shaped street junction with verges and miniature green in centre . e.g. Golden Square.
- mix of terraces and individual detached houses in larger plots. Fewer side streets. Close proximity of size hierarchy on street junctions

Lessons learned - typologies for development

To impart distinctiveness lessons need to be learned for new development, drawing from the urban form which already exists. Modern requirements differ from those of preceding eras, so this is not a matter of copying the past but rather of interpreting its fundamentals. These key characteristics, and the urban forms which result, are rooted in the landscape, history and the urban morphology of the area.

Whilst the intention is to include lower density forms of

family housing within this proposal, our intention is to integrate them by means of block structure, road hierarchy and landscape context so that they avoid the pitfalls illustrated here.

Perimeter blocks

There are few perimeter blocks in Tenterden as historic development only lined the side of the street to one plot depth. Later 20th century development layouts promoted car use and access and resulted in cul-de-sac

developments that looked in on themselves. Today the perimeter block is found to be the most versatile urban form and is effectively the laying of two plots back-to-back, as if two historic streets run in parallel. This efficient and versatile gridded layout is found in historic planned towns in Kent or East Sussex such as at Sandwich or Rye, although the grid does not always need to be ruthlessly rectangular.

Section 2: The site and its context

2.1 Landscape setting, character & proximity to the AONB

2.2 Visibility and views

2.3 The morphology of Tenterden & 'distinctiveness'

2.4 Heritage and conservation

2.5 Vegetation and biodiversity

2.6 Transport assessment

2.7 Water and attenuation

2.8 Sport and the need for recreational space

2.9 Constraints summary

2.10 Avenue Study

2.4 Heritage and conservation

There are no known nationally or locally designated heritage assets within the application site boundaries.

The scale of the proposed development suggests that a standard archaeological condition on any planning permission should be used to ensure appropriate archaeological evaluation and mitigation in relation to unknown archaeological remains on the site.

Historic map evidence suggests that the majority of the site has remained under pasture with field boundaries dating to the post-medieval period and the remains of clay/marl pits scattered across the site. Whilst the field boundaries are not identified as of particular significance, opportunity should be taken to preserve these where feasible and/ or to preserve the legibility of the earlier land use divisions within the broader design and layout of the site.

There is a need to protect the eastern boundary of the conservation area and the settings of the listed Stace House and Craythorne through careful boundary treatment and the adoption of an appropriate layout and form of development on the western side of the application site.

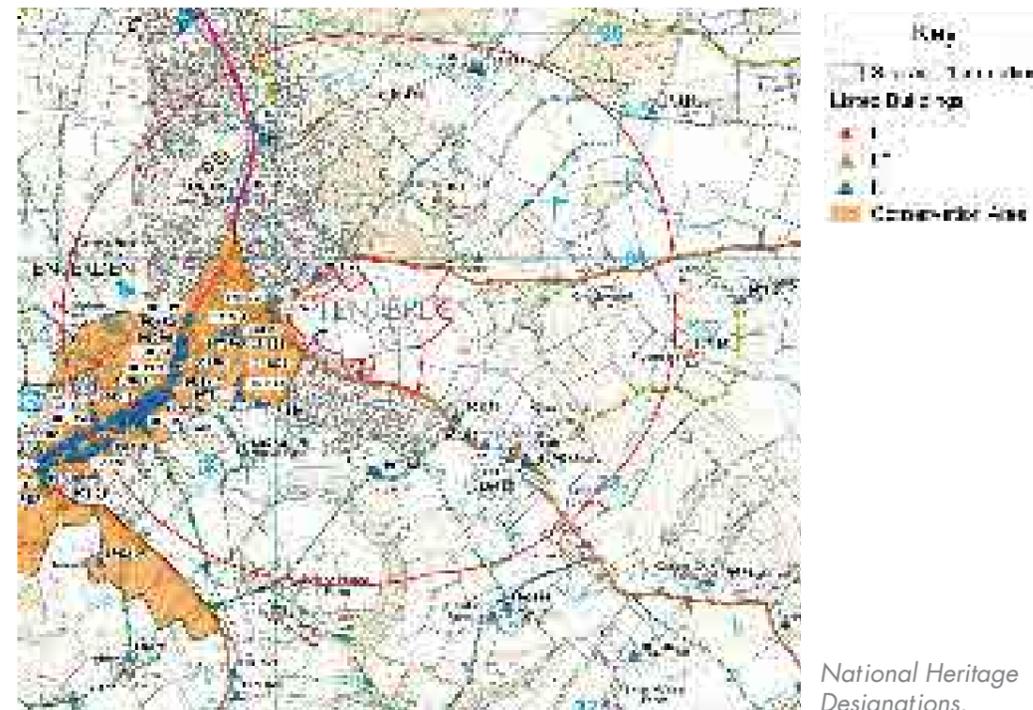
The settings of other listed buildings within the area are not identified as being adversely affected by proposed development within the application site. Care will need to be taken to ensure that the boundaries of the application site to the south-east are preserved to ensure no intervisibility with the important group of listed buildings to the southeast. The preservation of a small area of cultivation ridges associated with lost post-medieval cottages in the western corner of the application site, in combination with the need to preserve the settings of the conservation area and associated listed buildings suggests that the use of a green space allocation in this area of the application site may be appropriate.

Further information is provided in the Historic Landscape Assessment in the supporting documentation.

In conclusion, no heritage assets will be directly affected by development within the application site. Careful design treatment on the western side of the application site will be necessary to ensure that the settings of the conservation area and associated listed buildings are not adversely affected. Care will also need to be taken on the south-eastern boundaries of the application site.



Tithe map published in 1843 with the current site boundary loosely superimposed.



National Heritage Designations.