



# RE- FOR MAT

Design & Access  
Statement

**Land between Appledore  
Road and Woodchurch  
Road, Tenterden**

22.04.21

**Wates**  
DEVELOPMENTS

Land at Appledore Road  
Tenterden



# Wates DEVELOPMENTS

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# 1.0 Introduction

# 1.1 Project Introduction

The DAS sets out and justifies the design rationale for the revised proposals. This document is part of a comprehensive package of information submitted with the planning application and provides a framework of guidance and specification to help shape and control elements of the development. It will explain the proposals in a concise and structured way to ensure that those assessing the application will understand the rationale that underpins it and how we have sought to improve the design.

This document has been prepared on behalf of Wates Developments Ltd to support a planning application for land between Appledore Road and Woodchurch Road Tenterden.

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 submission is a hybrid application as follows:

a) Outline application for the development of up to 145 residential dwellings (40% affordable) including the creation of access points from Appledore Road (1 x all modes and 1 x emergency, pedestrian, and cycle only) and Woodchurch Road (pedestrian and cycle only), and creation of a network of roads, footways, and cycleways through the site. Provision of open space including children's play areas, community orchards, sustainable drainage systems, landscape buffers and green links all on 12.35 ha of the site. (Matters for approval: Access)

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.

## Document Structure

The structure of this DAS is outlined below:

### Planning Policy Context

An initial overview of the national and local planning policy context as it relates to the development site and the proposals.

### Assessing the Local Context

An analysis and appraisal of the site's wider context is provided in this section, including the historic settlement structure of Tenterden the landscape setting, local transport and movement routes, accessibility to nearby facilities and a review of local settlement characteristics.

### Assessing the Site

This section focuses more closely upon the site itself and provides an assessment of existing site features including various environmental and technical considerations.

### Evaluation

This is an evaluation that provides a summary of the sites constraints, distinctive features and assets, alongside the development opportunities that have been identified.

### Design Evolution

A review of the principal alterations and changes in the current proposal and comparison with the previous submission.

### Design Parameters

This section provides details of the design parameters which are to be fixed as part of the outline planning application, including land use and access, building heights and green infrastructure.  
Illustrating the Masterplan

This section sets out illustrative design material including the masterplan and other elements which inform the character and appearance of the proposals.

## Design Strategies

A series of design strategies are provided in this section which helps to further explain how the site could be developed to provide a sustainable new community that responds appropriately to its context.

## Summary

Finally, this section forms a brief summary of the key information.

## 1.2 Project Team



Planning Consultant



Architects / Masterplanners



Landscape architects



Transport Consultant



Ecology



Heritage



Drainage



Tree Consultants



Sports Advisors



Archaeology



Sustainability



Minerals

## 1.3 Aims and 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, 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 landscape and ecological experts in terms of re-managing the site to increase biodiversity and its attractiveness to existing and new residents alike.

### 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 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.

Our objective is 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. the 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 footpaths
6. provides sports, learning and recreational facilities in an attractive and convenient setting

## 1.4 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. 'Placemaking' 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 form a framework for 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.

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

## 1.4 Planning Context

### 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.

## 1.5 Consultation Timeline

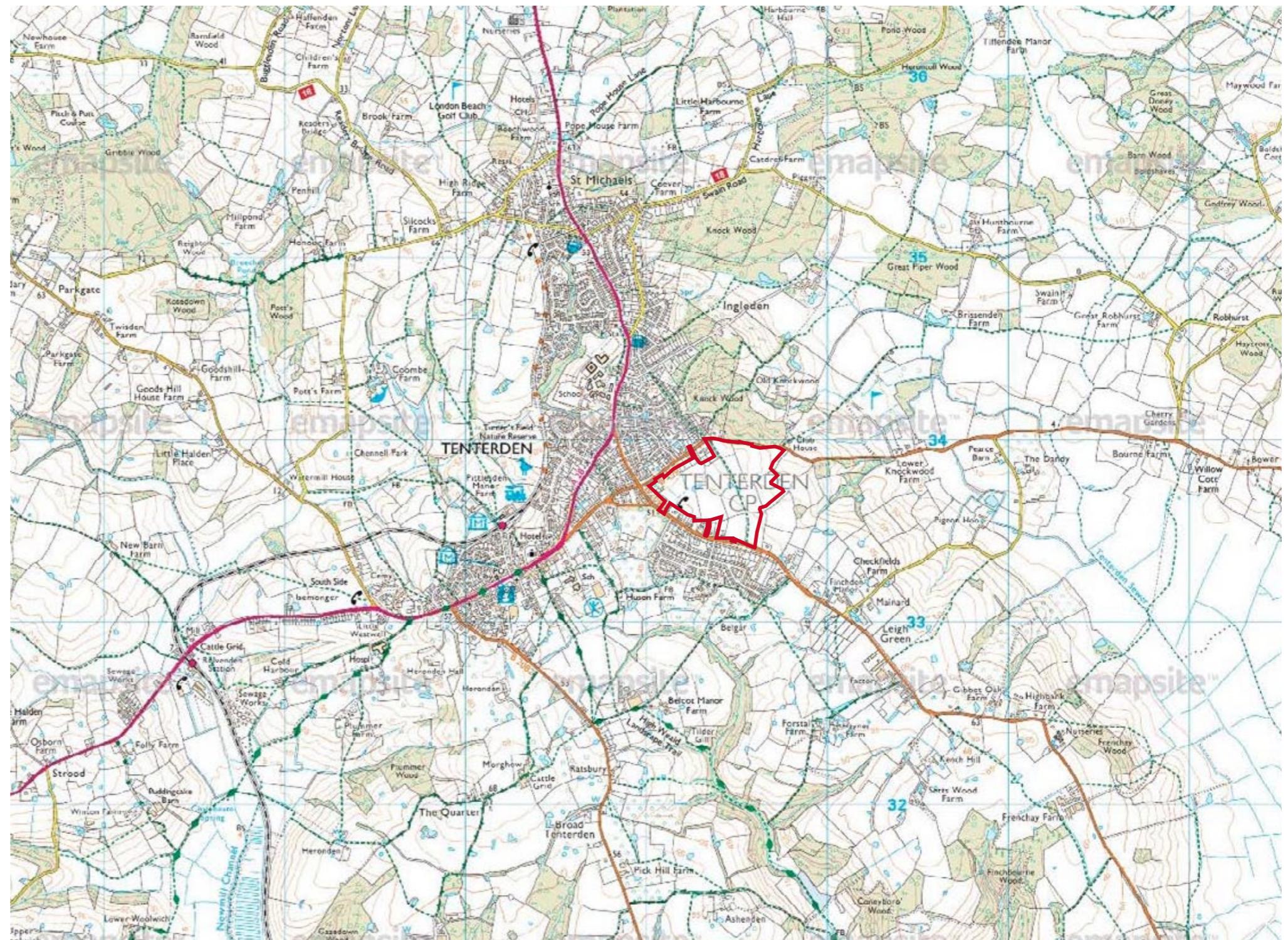
2013 - 2016	2017	2018	2019	2020/21
<p><b>Sept 2013</b> Appledore Road put forward in ABC's call for sites</p> <p><b>Aug 2016</b> Reps made on Mar 2019 Reg 19 plan promoting site as a proposed allocation</p>	<p><b>May 2017</b> Public exhibition</p> <p><b>Aug 2017</b> Reps made on Ashford's Local Plan Changes Public Consultation</p> <p><b>Aug 2017</b> Tenterden Town Council recognises Appledore Road to be a "preferable site for extensive housing" TCC Planning Committee</p>	<p><b>Spring 2018</b> Initial engagement with Tenterden Town Council</p> <p><b>Feb 2017</b> Partnership with Tenterden Schools Trust</p> <p><b>Jul 2018</b> First leaflet sent to councillors &amp; stakeholders outlining the plans for the site</p> <p><b>Dec 2018</b> Presentation to Tenterden Schools Trust Board</p>	<p><b>Feb 2019</b> Dedicated website for Land North of Appledore Road launched</p> <p><b>Mar 019</b> Presentation to staff, parents and pupils of the Tenterden Schools Trust</p> <p><b>May 2019</b> Advert goes live in Kentish Express</p> <p><b>May 2019</b> Damien Green MP site visit</p> <p><b>Jun 2019</b> Engagement with Ivy Medical Centre</p> <p><b>Jun 2019</b> St Michael's Primary School playground drop-in sessions</p> <p><b>Jul 2019</b> Housing needs survey launched</p> <p><b>Sept 2019</b> ABC Executive Cabinet Member for Planning briefed</p> <p><b>Sept 2019</b> Final design review following liaison with ABC head of planning and executive member for planning</p>	<p><b>Dec 2019</b> ABC Executive Cabinet Member for Planning briefed</p> <p><b>Dec 2019</b> ABC Planning Committee Members Briefing session</p> <p><b>Dec 2019</b> Application submitted</p> <p><b>Feb-Apr 2020</b> Detailed liaison with KCC footpaths team re the alignment and the proposed surface material for potential footpath routes through the country park, as well as links out to Woodchurch Road and Appledore Road</p> <p><b>May – July 2020</b> Detailed liaison with ABC tree officer re relationship of development to trees 312 and 381 and their associated buffers – with consequential changes to levels and drainage strategy for sports pitch (to address concerns re Tree 381) and layout of development adjacent to Tree 312</p> <p><b>March – July 2020</b> Detailed liaison with KCC highways re the design and location of the pedestrian crossing on Woodchurch Road, and footpath links to the proposed new bus stop on Woodchurch Road</p> <p><b>March – July 2020</b> Detailed liaison with KCC ecology re the ecological implications of development and the proposed ecological enhancement strategy/biodiversity net gain</p> <p><b>March – July 2020</b> Detailed liaison with ABC cultural services re sports and recreational provision</p> <p><b>Aug - Sept 2020</b> Liaison with case officer re unit numbers and mix</p> <p><b>Sept 2020</b> App reported to committee</p> <p><b>23rd Sept 2020</b> Application refused</p> <p><b>Oct 2020 – March 2021</b> Detailed peer review of scheme and amended scheme designed</p> <p><b>April 2021</b> Revised application submitted</p>

## 2.0 Assessing the site

## 2.1 Site Location

The site is located to the north-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.

## 2.2 Site Description

The site comprises approximately 24.35 hectares of land located to the north-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 under utilised 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, townfacing 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.

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

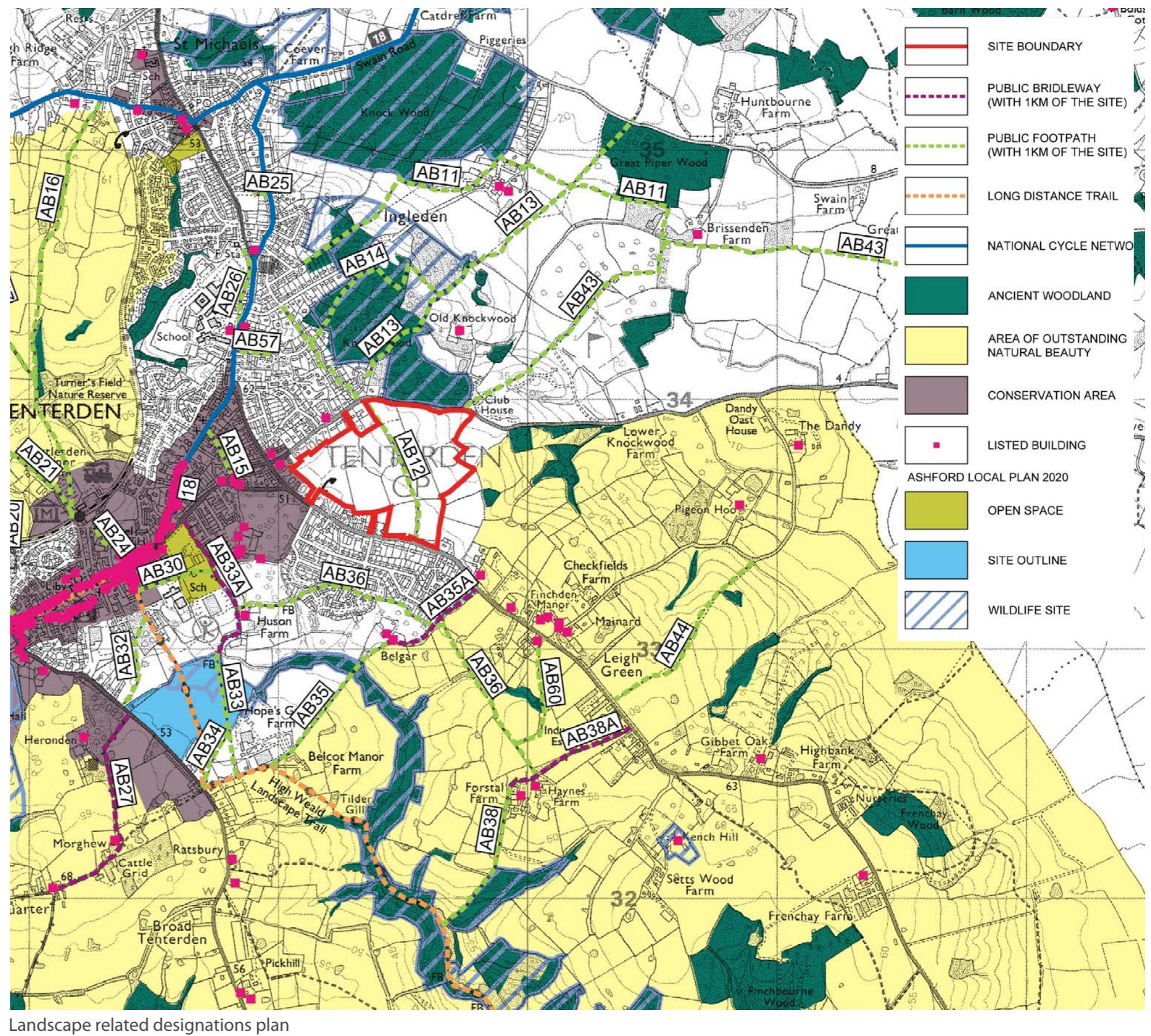


The site location; the site is constrained between the Woodchurch and Appledore Roads to the east of Tenterden. Existing fields numbered.

## 2.3 Designations

The application site is not located within any formal designations for the most valued landscapes, although it does abut the High Weald AONB for a short section of its eastern boundary.

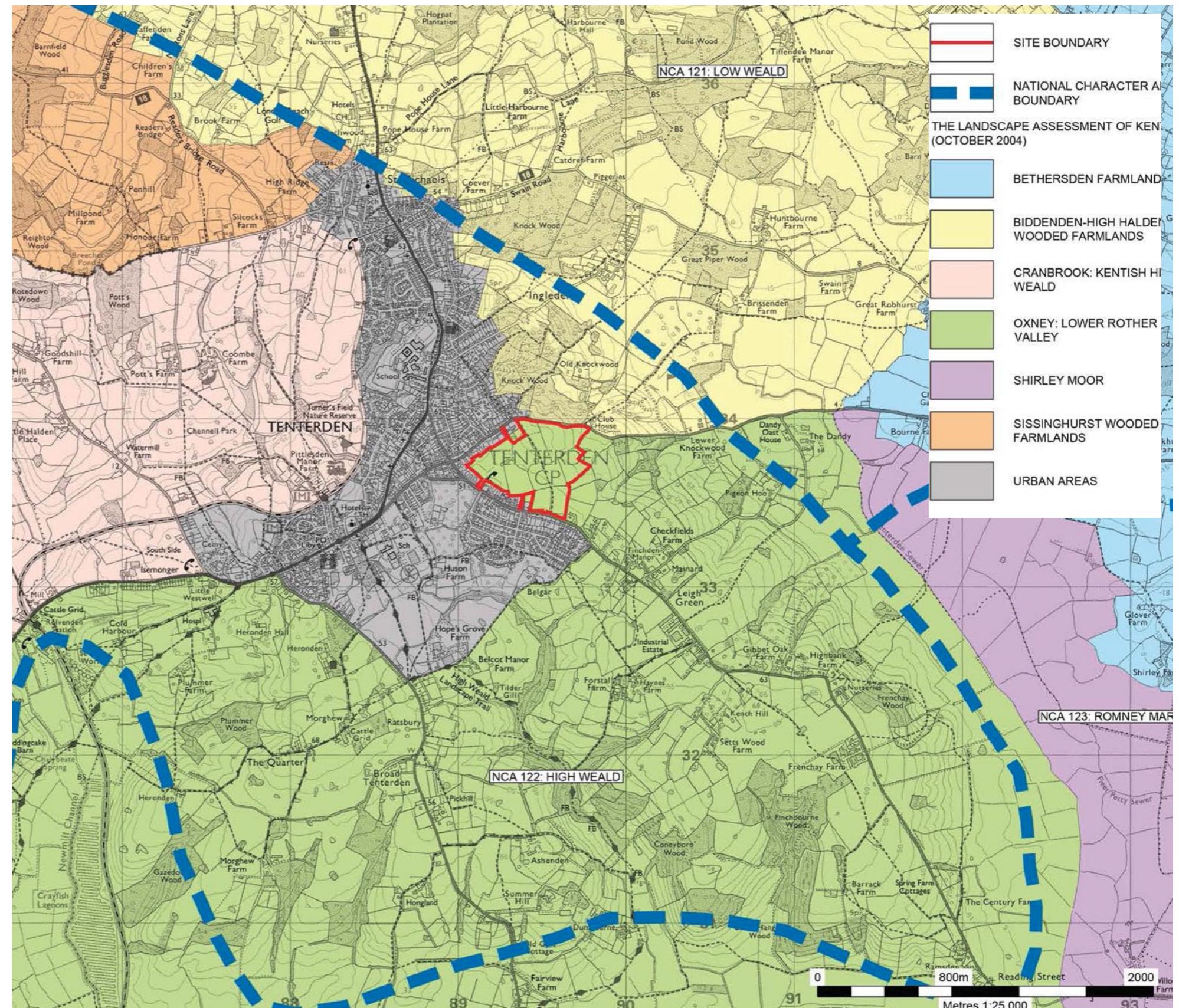
The western edge of the site is adjacent to the Tenterden conservation area with a very small overlap along Appledore Road. There are grade II listed buildings that lie close to the site in Appledore Road and Woodchurch Road, but these are separated from the site either by private gardens or by an existing road and housing. Grade I St Mildred's Church is visible from several parts of the site.



## 2.4 Landscape Character

At a national scale the site is close to the eastern edge of the High Weald character area, NCA 122. NCA 121, Low Weald, lies approximately half a kilometre to the north east and east of the application site. The site is thus in a transitional zone between two national character areas.

At a local level the Ashford Landscape Character Assessment classifies the application site as part of the Woodchurch Undulating Farmlands character area (area 23). Key characteristics of this landscape include undulating landform, mixed farmland with a varied field pattern, a strong sense of enclosure provided by mixed woodlands and hedgerows, as well as field ponds.



Landscape character plan

## 2.5 Site Character

At a site level the character of the site is defined by undulating pasture fields enclosed by mature but gappy hedgerows, with some mature trees. The site is effectively divided into two parts by a low ridge, extending above 60m AOD, which extends roughly north-south through the centre of the site.

The western part of the site is more influenced by the existing settlement edge, which is clearly visible to the south west and north west. The part of the site closest to Appledore Road also contains an existing football pitch. This part of the site also affords long views to the tower of St Mildred's Church.

The eastern part of the site is more steeply sloping and provides open views towards the Low Weald. This area is screened from the settlement edge, and consequently is more remote and rural in character.



## 2.5 Site Character

### Individual Elements and Features

The landscape of the application site comprises several elements:

- Enclosed pasture fields to the west of the footpath
- Open sloping fields to the east of the footpath, with long views to the AONB
- Network of hedgerows, with ponds and mature trees
- Distant views of St Mildred's Church at the west of the site
- Influence of the existing settlement at the north west and south west of the site

### Overall Character

The application site has two distinct character sub-areas:

- To the west of the footpath is a more enclosed section of the Woodchurch Undulating Farmlands, which comprises medium scale pastoral fields (and a football pitch) with mature trees and hedgerows and some influence from housing on the settlement edge. This western part of the site often affords clear views of the top of the tower of St Mildred's Church.

- To the east of the footpath is a more open section of the Woodchurch Undulating Farmlands. This area is a sloping patchwork of pasture fields, which partly due to its visual separation from the settlement edge, and partly due to its long views towards the Low Weald, has a more open, intact rural character.

The separation between these two sub-areas is provided by a low ridge crossing the centre of the site, as shown on the topography plan (refer to topography plan)

In addition to these character sub-areas there are other character areas around the application site which have the potential to be affected by the proposed development:

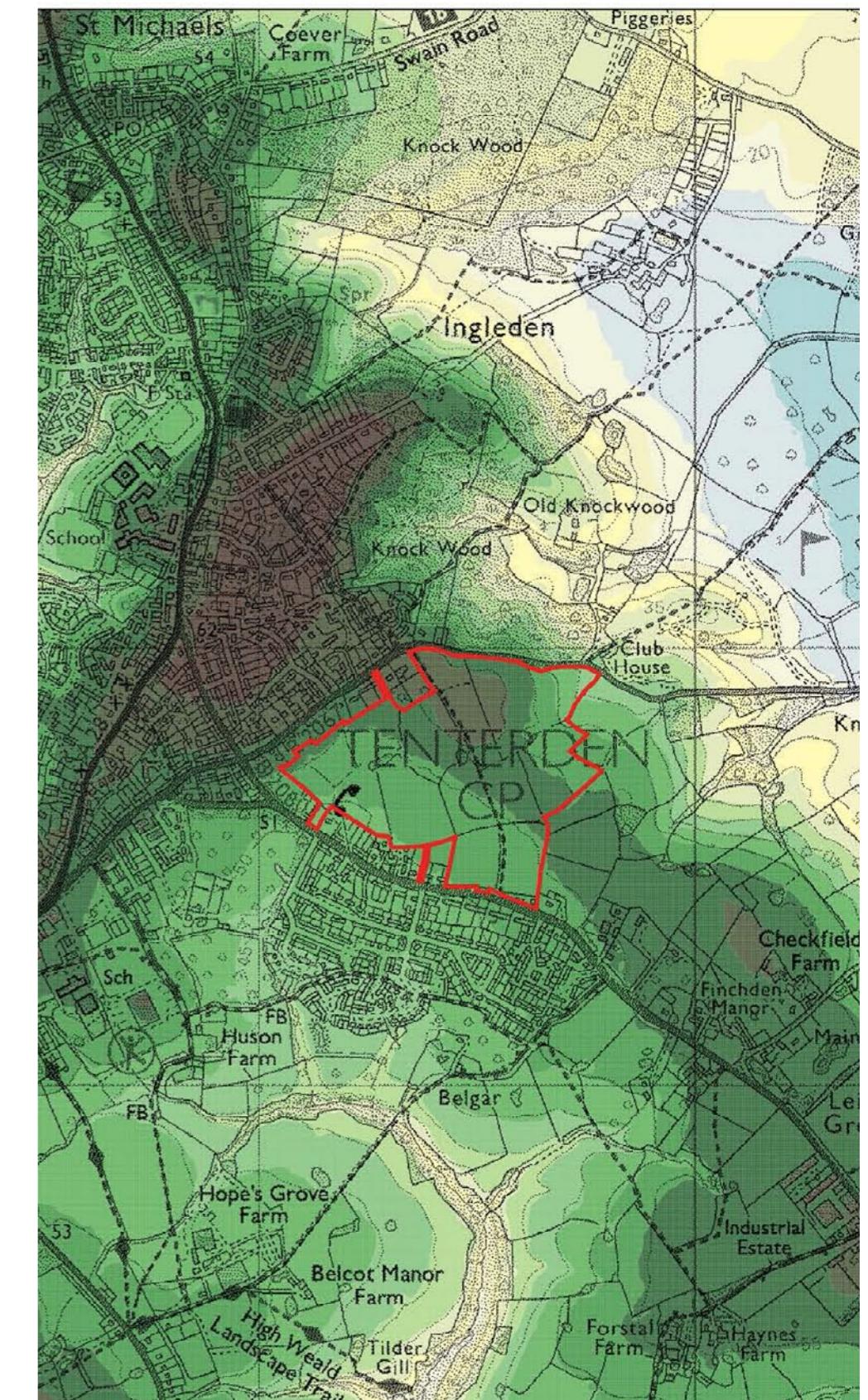
- The landscape of the High Weald AONB, which abuts the eastern boundary of the application site;
- The lowland sub-area of the Woodchurch Undulating Farmlands, which lies outside of the AONB and to the north east of the site;
- The tree-lined streetscape of Appledore Road;



The character of the western part of the site is influenced by the existing settlement edge



The site is partly characterised by pasture enclosed by mature hedgerows and trees.



Topography plan - dark green denoting higher ground and the ridge that runs through the site

## 2.6 Visibility and Views

## The Visibility of the Proposed Development

Overall visibility of the proposed development has been determined by a computer-generated Zone of Theoretical Visibility (ZTV) and then by assessment on site. The ZTV demonstrates that the visual (and landscape) effects of the proposed development would be highly localised, with negligible potential for effects on landscape and visual receptors further from the site, including within the AONB.

The Landscape and Visual Appraisal (LVA) has selected 22 viewpoints within the zone of theoretical visibility in order to assess potential effects on walkers, residents and vehicle users.

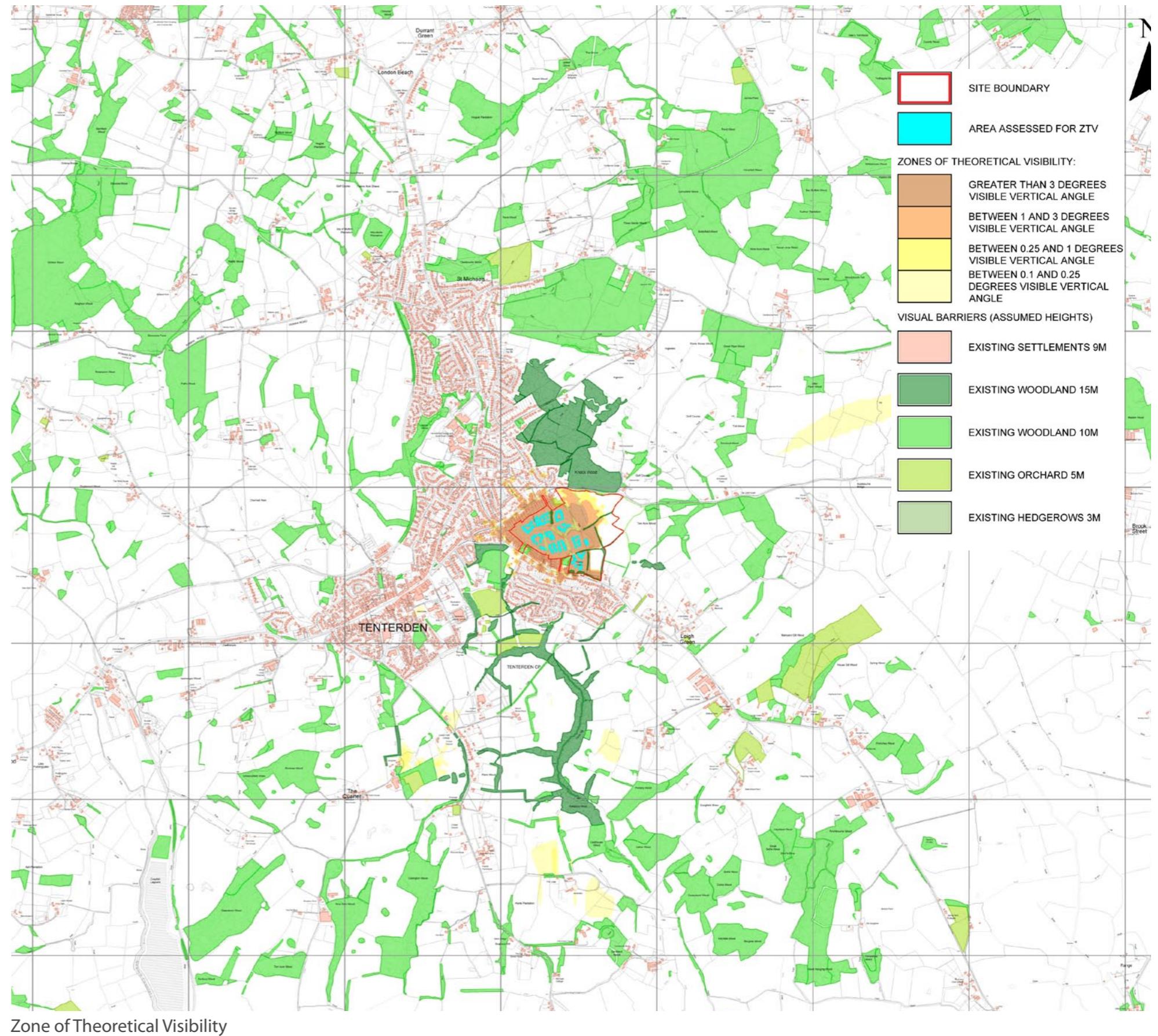
## The Potential Visual Effects of the Proposed Development

The highest levels of visual effect would be focused on walkers using footpath AB12. Walkers would be able to obtain clear views towards the new homes as they look to the west. However, they would also be able to experience enhanced habitats and the new orchard to the east of the path. Furthermore, it is important to note that not all visual effects to the west of the path would be entirely negative: there would be several framed views of the tower of St Mildred's Church, seen above existing tree canopies, viewed along broad greenways.

Residents immediately adjacent to the site also have potential to experience major/moderate effects in the first few years following completion of the development. For many residents these effects would reduce over time once proposed new hedgerows on the site boundary reach semi-maturity.

Effects for pedestrians and the majority of residents in the conservation area

The visual effects would be limited to minor effects resulting from new traffic calming measures on Appledore Road, with views to the proposed new homes being limited by existing houses and buildings around the site.



## 2.7 Key Views

It is best practice to carry out landscape and visual site surveys in the autumn/winter months, since at this time deciduous trees are without foliage, and consequently there is greater potential for views into the site. The assessment of winter views is therefore a worst case assessment of visibility.



View 5: entering the site from the north on footpath AB12 there are glimpsed views over the fields at the west of the site towards the tower of St Mildred's Church



View B: at the centre of the site St Mildred's is again glimpsed between the canopies of existing trees.



View 9: there are also glimpsed views of the church from footpath AB12 near the south of the site, walking from Appledore Road.

## 2.7 Key Views

It is best practice to carry out landscape and visual site surveys in the autumn/winter months, since at this time deciduous trees are without foliage, and consequently there is greater potential for views into the site. The assessment of winter views is therefore a worst case assessment of visibility.



View VP1 - footpath AB12 also affords views to the east, over the proposed country park. These areas are less influenced by the existing settlement edge.



View VP15 – Appledore Road is a suburban, tree-lined avenue, view is taken from the edge of the conservation area. There would be limited potential for views from the conservation area towards the proposed development.



View VP C – views from Woodchurch Road would be limited by existing houses and vegetation. From this perspective the proposed development would appear at a much lower level than the existing houses.

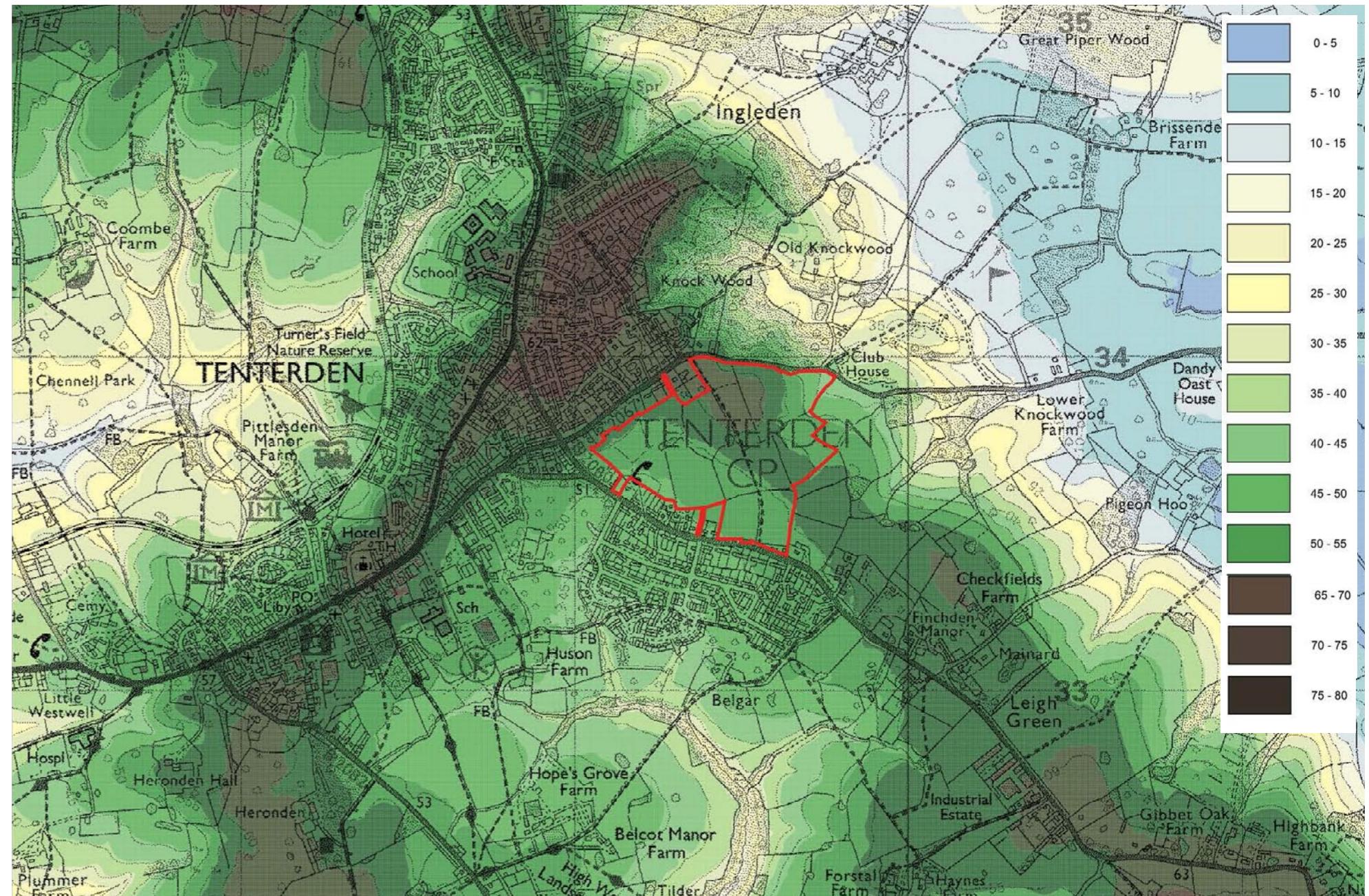
## 2.8 Historic Development

The High Weald of Kent is "characterised by dispersed historic settlements of farmsteads and hamlets, and late medieval villages founded on trade and non-agricultural rural industries". The wooded lowland hill landscape heavily influenced the way people settled here.

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.

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.



Topography plan



Ashford road turnpike tollgate -18c engraving Six Fields Lane 1967 in 'Tenterden Explored'

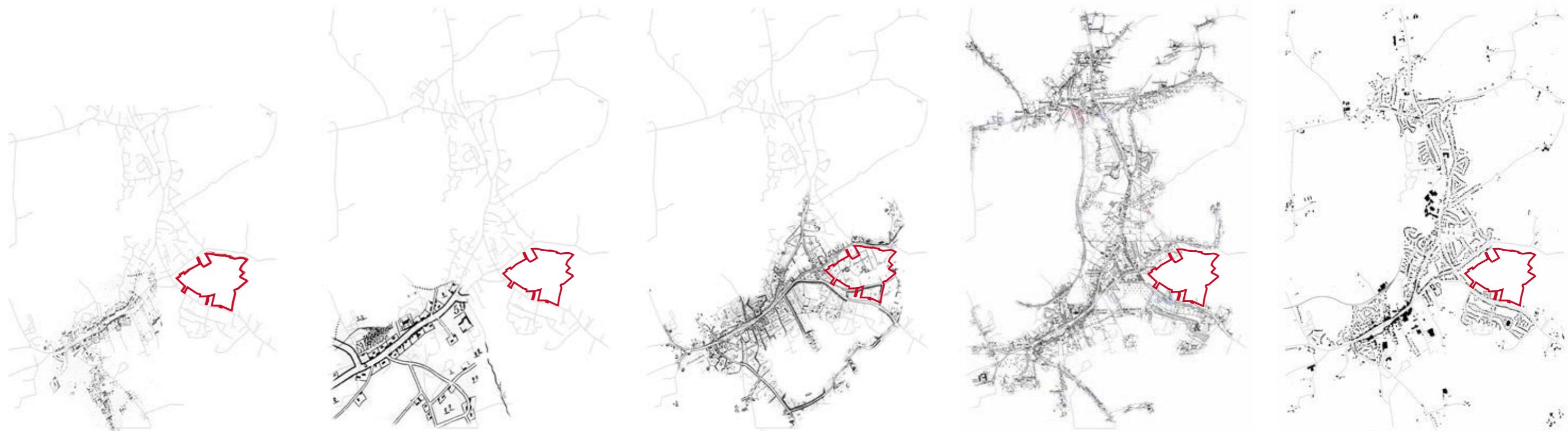
## 2.8 Historic Development

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.

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. Recently larger scale housing development has taken place in infill sites and to the south west, behind the historic core, off Smallhythe Road.



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

1822

new development spreads along Woodchurch and Appledore Road, which divides at the gallows

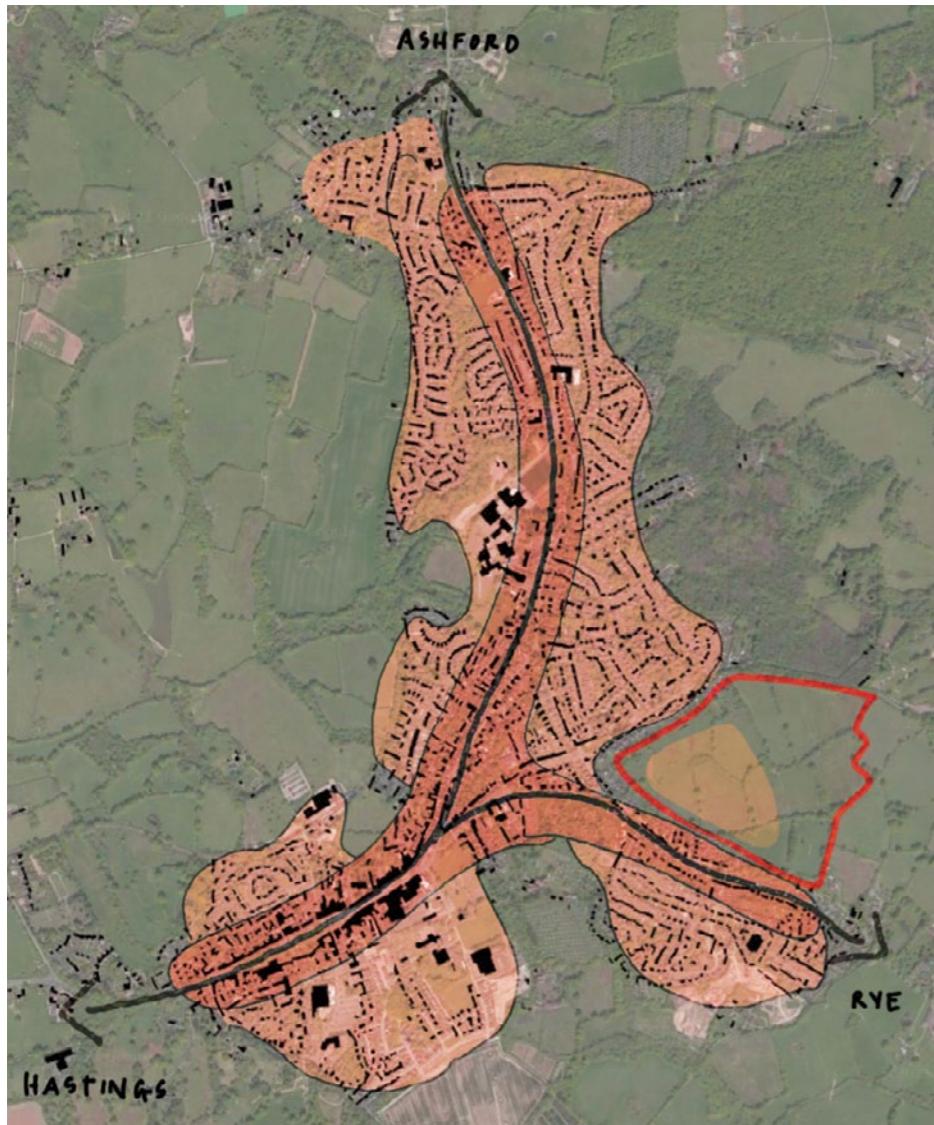
1961

Historic pattern significantly altered with considerable ribbon and infill developments along the main road network

1980

Further new estate infill following 1960's pattern of development, adding an additional suburban layer behind linear development

## 2.9 Historic Character



### Linear development

A common development pattern in trading and market towns was for built form to line the key trade passsages. Later mid century development has filled in parcels behind the the key linear routes creating a natural hierarchy of townscape and more residential infill.

### Time depth figure ground

Darker colours indicate development in 1700's and 1800's. Lighter tones indicating mid century 1960's-80's. Lightest tone for recent developments to the south. It is clear from this this, that aside from the central linear routes, the vast majority is 1960-80's infill.

### Figure / Ground

The figure ground plan further evidences the linear pattern with more informal domestic development infill behind these routes.

## 2.10 Character Areas

### High Street

The high street is the historic core of Tenterden. It comprises a linear ribbon from 18th c., extending into later 19th c. Further development comprising mews are set behind the main street pattern, historically forming stables, outhouses etc and now tight knit lanes with mews housing.

The High Street has the key characteristics of a largely unspoiled 18th century market town. 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.



High Street

The tight knit mews and lanes have a more informal quality by virtue of their historic use as access to stables, outhouses and old burgage plots, with many comprising undefined roads and shared surfaces

19th and 20th c. expansion encompasses a variety of suburban townscape developments, terraces, and town villas with defined pavements, verges and defensible space via brickwalls and clipped hedges.



Mews / Lanes



19th/20th century expansion

## 2.10 Character Areas

### Suburban expansion

1950-90's estate development was constructed as infill layers behind the principle linear access roads, creating relatively dense typically 2 storey cul de sac patterns. These create enclosed and hard built edges with a fairly generic palette of materials and typical styling for their construction periods. These developments do not strongly relate to Tenterden or respond to a regional architectural vernacular.



Colonel Stephens Way



Leslie Crescent



Shrubcoat

## 2.10 Character Areas

### Rural edge

Tenterden experienced rapid post war expansion along its rural edge, particularly during the 1960s and 1970s, with low density suburban housing comprising predominantly 1.5 to 2 storey detached and semi-detached houses built within low density neighbourhoods set within garden plots with driveways for private parking and relatively little enclosure of the road/street.

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 almost all circumstances rear gardens abut the countryside edge with a variety of hedges, fences, sheds and garden paraphernalia abutting the settlement edge.



Tent 1



Hurst Close



Appledore Road

## 2.11 Heritage

The Heritage baseline conditions have been carefully considered through the production of an Archaeological Desk-Based Assessment, Built Heritage Statement and Historic Landscape Assessment.

The Archaeological Assessment consulted all relevant sources, including the Historic Environments Record, historic maps and other documentary sources and historic aerial photographs, and was informed by a site visit. This assessment concluded that the study site has low archaeological potential for significant archaeological evidence for all periods. A high potential for archaeological evidence relating to Post Medieval agricultural activity was identified in the north-western corner of the study site, where ridge and furrow earthworks are extant.

The Historic Landscape Assessment was informed by in depth archival research. This identified extant landscape features including marl pits, field boundaries, trackways, footpaths and ridge and furrow which might be considered to be non-designated heritage assets. This study specifically considered the potential for the former gallows site to be present within the site, but concluded that the evidence points to this lying beyond its boundaries.

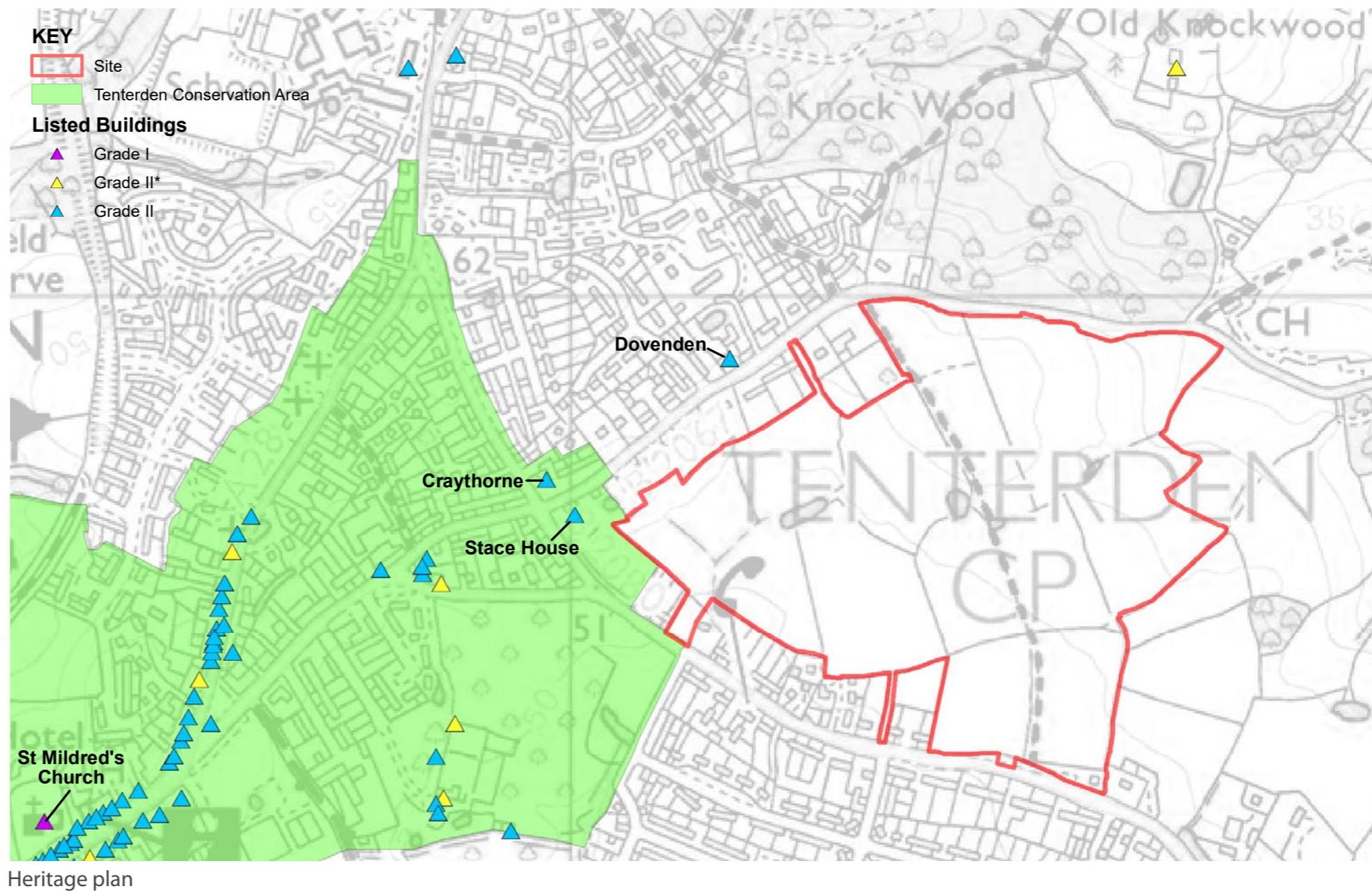
With regards to built heritage, the site overlaps very slightly with the eastern edge of the Tenterden Conservation Area, with the area that lies within both comprising a small stretch of grassed verge flanking Appledore Road. A horse chestnut tree present in this area positively contributes to the character and appearance of the Conservation Area.

Consideration was also given to whether the site contributes to the heritage significance of the Conservation Area through setting, as well as whether it contributes to the significance of Listed buildings to the west including the Grade II Listed Craythorne and Stace House, and the Grade I Listed Parish Church of St Mildred.

Views from the site are not considered to make any particular contribution to the heritage significance of St Mildred's Church and the Conservation Area through setting, with views afforded from the site being distant views to the church from this general area which are not illustrative of its architectural detail, its topographic situation on a local high point, or its location within

the historic settlement core. Nevertheless, these views have been very carefully considered in the evolving design of the proposed scheme, to maintain views from this locality.

The site is not considered to contribute to the heritage significance of other designated heritage assets through setting.



## 2.12 Arboriculture

The Arboricultural Impact Report (AIR) concludes that the arboricultural impact of this scheme is of low magnitude, as defined according to the categories set out in Table 1 of the AIR.

There are no incursions into the buffer zones of ancient or veteran trees. Therefore, the proposals will not result in the loss of or detrimental impacts on irreplaceable habitats and will comply with current UK planning and development guidance.

No veteran or ancient trees, no category 'A' trees, and no trees of high landscape or biodiversity value are to be removed. The proposed removal of less than 10% of individual trees and only 10% of the groups of trees will represent negligible alterations to the main arboricultural features of the site and will not have a significant adverse impact on the arboricultural character and appearance of the local landscape.

The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

The incursions into the Root Protection Areas of trees to be retained are minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at Appendix 1 of the AIR, no significant or long-term damage to their root systems or rooting environments will occur.

The proposed development will not result in a negative impact on the pattern or composition of trees and woodlands, in so far as they contribute to the landscape significance of the site. The proposed development will not significantly alter the character and distinctiveness of the area in so far as this is influenced by the presence of trees. The proposed development makes efficient use of the existing trees; it complies therefore with strategic Policies SP1 and SP6 and with detailed Policies ENV3a, ENV14 And HOU5 of the Ashford Local Plan.



Tree Plan

## 2.13 Transport

A Transport Assessment (and accompanying Travel Plan Statement) have been prepared by i-Transport to accompany the planning application to assess transport and highways matters. The site is located northeast of Tenterden town centre, between Appledore Road and Woodchurch Road. The Site is bound by existing residential properties to its western edge and partially along its southern edge. Its location is conducive to walking to a range of local facilities in the town centre and local bus stops. The site includes an existing PRoW footpath that broadly runs northwest-southeast providing a key desire line across Woodchurch Road and towards Homewood School and the Sinden Theatre. There is a cycle link from Tenterden High Street northwards along Ashford Road. This connects to National Cycle Route 18 at Swain Road. Lightly trafficked roads surrounding the site are conducive to on-street cycling, especially towards the town centre.

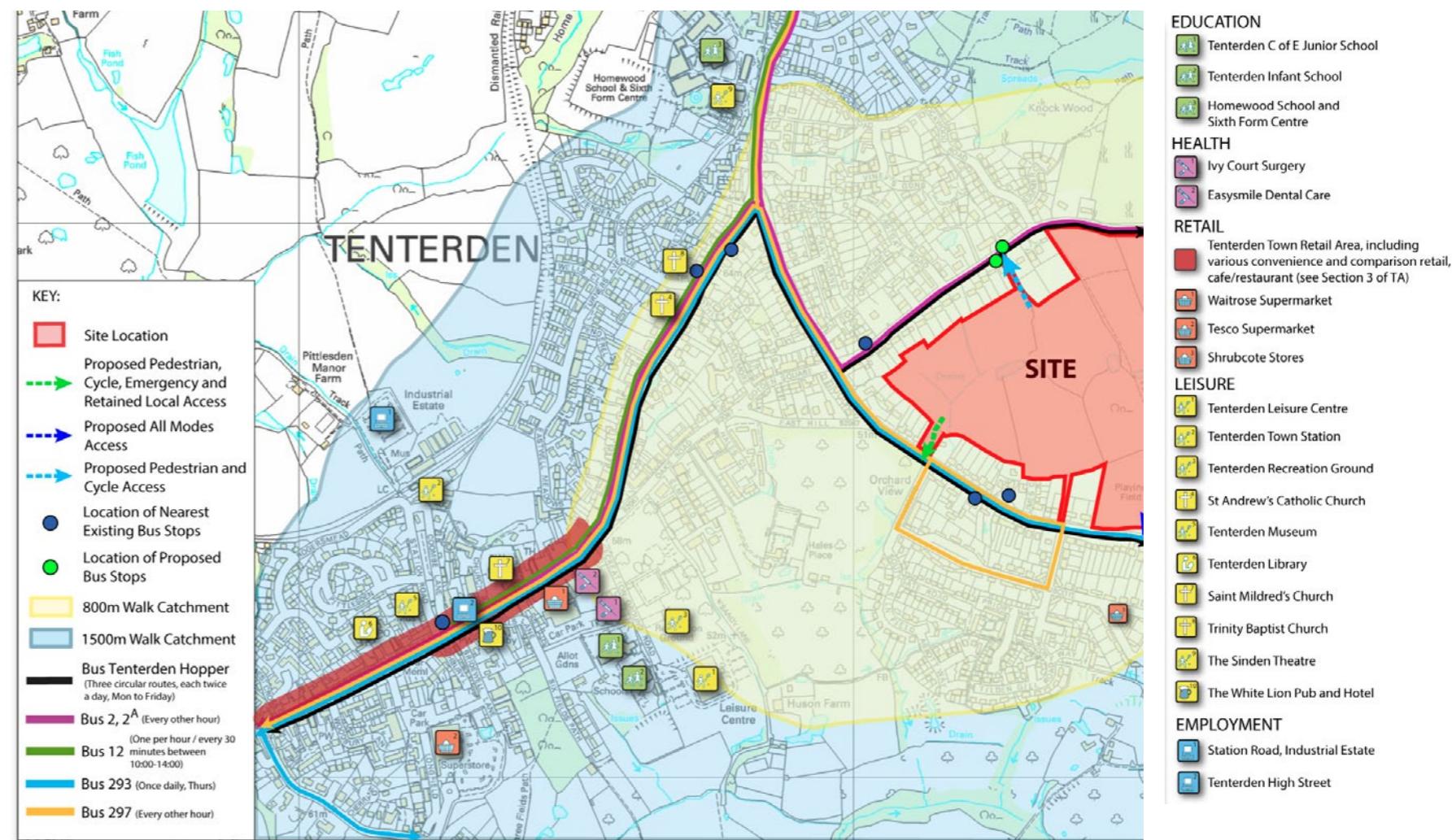
The nearest bus stops to the site are located on Woodchurch Road and Appledore Road, with further stops located north west along Ashford Road and west along High Street. In total these stops serve eight bus routes (excluding hopper and school services) providing frequent local buses, including an hourly service towards the centre of Tenterden, as well as the main centres of employment, retail, and leisure in the area at Ashford and Hastings. The proposal delivers two new bus stops in the vicinity of its new access to Woodchurch Road.

Ashford International station is located some 14.5km north of the site and is accessible via bus service No. 2A from Woodchurch Road, providing onward services via the high-speed services to central London in less than 40 minutes. Headcorn station is located circa 14.2km from the site and is accessible by bus service No.12 from Ashford Road, providing services to London Charing Cross, Dover Priory and Ramsgate via Canterbury West. Appledore station is located circa 9km to the east of the site and is on the Brighton to Ashford line, calling at Hastings and Eastbourne en route.

The site abuts both Appledore Road and Woodchurch Road. The section of Appledore Road south of the site is suburban in nature, with direct residential accesses on both sides, street lighting and a two-way single carriageway subject to a 40mph speed limit. Woodchurch Road from the junction of Beacon Oak Road is restricted to 30mph and includes a footway and is street lit up to the junction with Knockwood Road, further east beyond this junction (100m) Woodchurch Road changes to national speed limit and becomes rural in nature.

A review of personal injury accident data for the most available five-year period reveals a total of 11 accidents recorded, of which 10 were slight, one was serious, and no fatalities. The cause and locations of the accidents do not suggest a reoccurring highway safety problem on the local highway network.

Both weekday average and 85th percentile speeds recorded are within the existing speed limit on the western side of Appledore Road, however 85th percentile speeds on the eastern side of Appledore Road close to the existing sport pitches were recorded slightly over the existing speed limit.



Facilities plan