

Land between Appledore Road and Woodchurch Road, Tenterden

Statement of Community Involvement

April 2021

Prepared on behalf of Wates Developments Ltd, by Cratus Communications Ltd

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Addendum

A comprehensive community involvement exercise was undertaken in relation to the proposed development of the land between Appledore Road and Woodchurch Road in 2018/19 and a Statement of Community Involvement (SCI) was prepared and submitted in support of the subsequent planning application (Ref:19/01788/AS).

Full details of the consultation exercise are set out within the SCI

During the determination of the subsequent planning application local residents raised various matters that were important to them.

The project team has sought to address these and the reasons for refusal cited in the determination of planning application 19/01788/AS.

The scheme subject of this Application encompasses a number of to the previously refused scheme, as summarised below:

- i. The number of dwellings has been reduced from up to 250 to up to 145.
- ii. The reduction in the number of dwellings has also allowed a relaxation in the density of proposed new homes across the site, and particularly low densities on the proposed new eastern settlement edge (approximately 25 dwellings per hectare, dph). Gross densities across the site would of course even lower due to the large areas of public open space and the country park.
- iii. The reduction in housing numbers also means that it is possible to retain vistas from the footpath at the eastern edge of the proposed development area towards St Mildred's church.
- iv. Lower housing numbers also allow a greater stand-off between the edge of proposed housing and the footpath and country park, allowing for a more gradual transition to open countryside.
- v. The western vehicular access is no longer required; this is now replaced by a 3.7m wide cycle and pedestrian and emergency route. This is turn means that there is no requirement for further tree removal on this part of Appledore Road.
- vi. The reduction in housing numbers also means that the requirements for play provision can also be commensurately lower. This means that the large play area within the country park is no longer required, and this has been replaced by a LEAP, outdoor gym and two LAPs, all of which would be closer to the proposed housing and would thus benefit from informal surveillance.
- vii. The removal of the play area from the country park means that the park now has additional capacity for habitat creation and will focus on ecological management and informal recreation.
- viii. Fewer new trees are proposed in the new greenways and the country park. The objective is to optimise the ecological value of the grasslands on the site and also to emphasise the historic pattern of hedgerows.
- ix. Scrub/grassland mosaic has been added to enhance the biodiversity of the site, as well as damp grasslands around new and existing ponds.

- x. The outdoor classroom has now been omitted, in order to former reduce built form along the eastern edge of the development.

The changes proposed within this application are considered to be positive and Key stakeholders and nearby residents have been notified of the proposed application and the changes made by letter (found in Appendix 16).

Introduction

This report has been prepared by Cratus Communications, a community consultation agency specialising in local government and planning communications. The report has been prepared in support of the hybrid planning application for Land North of Appledore Road, Tenterden.

This report outlines the public consultation process managed by Cratus Communications on behalf of Wates Developments to inform and consult the local community, stakeholders and members of the relevant local authorities. This process has been informed by Ashford Borough Council (ABC)'s own Statement of Community Involvement (2013), the Localism Act 2011 and the relevant guidance issued to local authorities within the National Planning Policy Framework (2019).

The key aims of the consultation were:

1. to inform the local community of the draft proposals;
2. to consult the local community to canvass their views on the proposal, allow them to give their opinions and ask questions; and
3. to engage with the local authority and elected representatives.

Throughout the design process, the project team sought to follow best planning practice and have been as transparent as possible with the local community.

Summary of Key Stakeholders

Since 2013 Wates Developments has sought to engage iteratively with local stakeholders. Wates has used the engagement process to listen, engage and learn from the views of local people and groups, engaging with a range of the local community including :

- Ashford Borough Council (ABC)
- Tenterden Town Council (TTC)
- Tenterden and District Residents Association (TDRA)
- Limes Land Protection Group (LLPG) – a local land protection group
- Tenterden Green Spaces Group – a group set up to guide the future of local green spaces
- Tenterden School Trust (TST)- a key local employer with four schools and one nursery within the Trust:
 - Homewood School & Sixth Form Centre
 - St Michael’s Church of England Primary School
 - Tenterden Church of England Junior School
 - Home Farm Children’s Nursery
 - Rolvenden Primary School
- Parents and carers of TST schools
- Teachers and school staff within the TST
- Sports and leisure groups
 - Tenterden Tigers – a local Junior Football Club
 - Tenterden Town Football Club
 - Tenterden Army Cadet Force – the cadets use a small cabin on the land for their activities
 - Kent Football Association
- Kent Wildlife Trust (KWT)

About the Proposal

This hybrid planning application contains an outline application for the development of up to 250 dwellings (40% affordable) on 12.35 ha including the creation of access points from Appledore Road and creation of a network of roads, footways and cycleways through the site. It also includes provision of open space including children's play areas, community orchards, sustainable urban drainage systems, landscape buffers and green links on the site. It also contains a full application for the change of use from agricultural land to land to be used as a country park (on an additional 8.66 ha), and land to be used as formal sports pitches (3.33 ha), together with a pavilion to serve the proposal and the surrounding area. Including accesses, ancillary parking, pathways, sustainable urban drainage systems and associated landscaping.

The application proposes to develop only 28% of the site for housing, with the remaining 72% of the site being used for publicly accessible green space including a 8.66ha country park, outdoor learning space, new community football pitches and a pavilion.



Proposed Masterplan

Local Policy Framework

Wates Developments Ltd has conducted its community consultation work in line with Ashford Borough Council's own Statement of Community Involvement (2013) which states:

Ashford Borough Council 'Statement of Community Involvement (2013)'

"The council also works hard to inform and involve the wider community in helping to create better quality developments and "place making". The council encourages potential major developers to undertake pre-application consultation with the local community on significant applications. This process can serve to inform interested parties about the nature and scale of the proposal and local people have an opportunity to comment before proposals reach an advanced stage."

Throughout the consultation phase the project team has been guided by Ashford Borough Council's policy on consulting with the community. This report outlines the steps that have been taken to consult with the local community, in line with the Council's guidance.

Localism Act (2011)

Cratus' community engagement work has met the consultation principles established with the Localism Act for consulting the public. Principally, these are:

1. The publication of the proposed application widely, to an extent that can be reasonably said to bring the proposed application to the attention of the majority of persons who live at, or otherwise occupy, premises in the vicinity of the land.
2. To make clear how interested persons may contact the project team should they wish to comment or collaborate in relation to the proposed development.
3. To give such information about the timetable to ensure that persons wishing to comment on the proposed development may do so in good time.
4. To have regard to the responses to consultation that have been made following the consultation process.

National Planning Policy Framework (NPPF) 2019

Consultation work has also complied with the NPPF (2019) in relation to pre-application engagement and front-loading consultation. These principles are outlined below:

"Pre-application engagement and front loading

39. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.

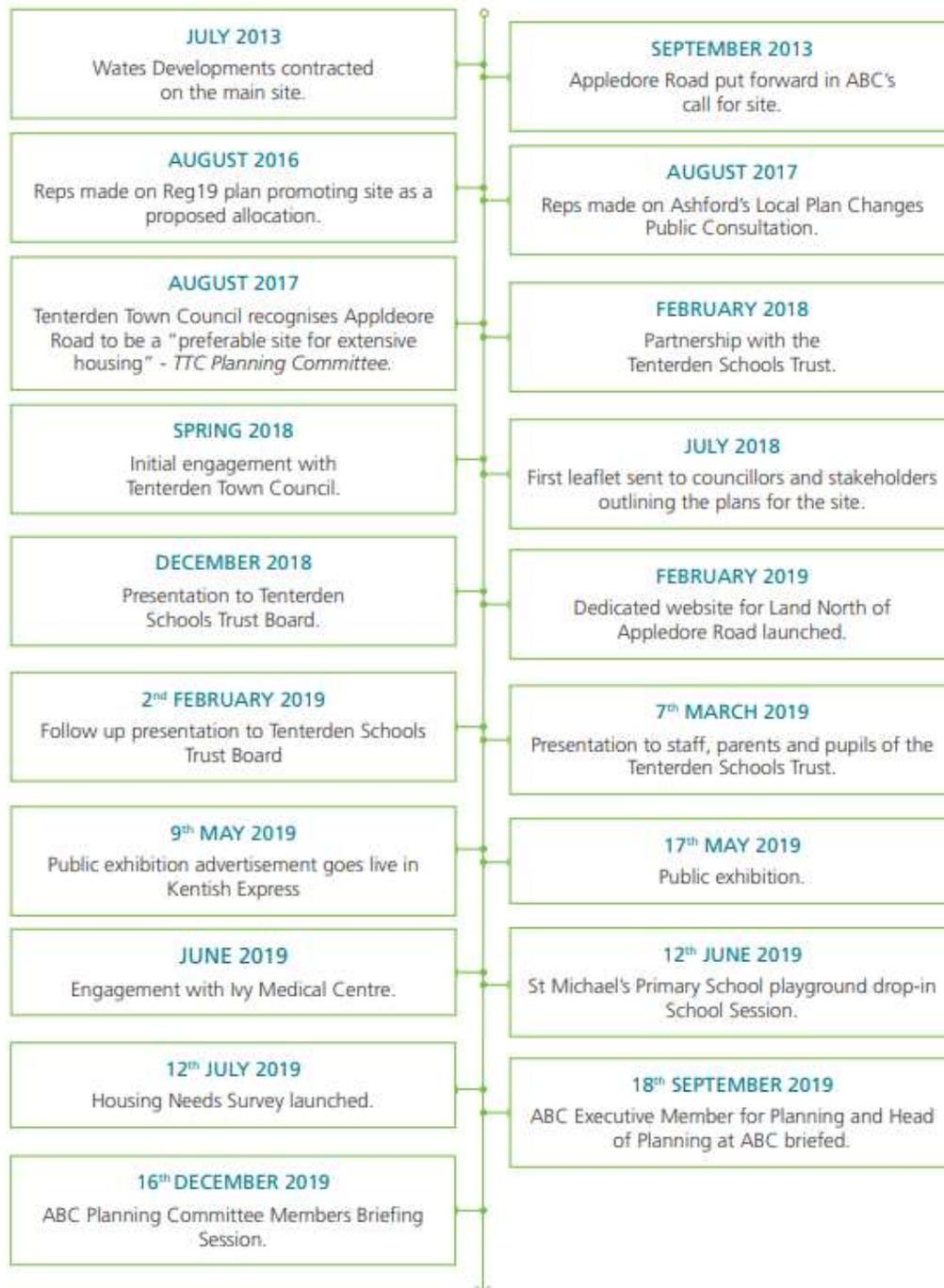
40. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.

41. The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.

42. The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.

External Engagement Timeline

Wates Developments External Engagement Timeline



Planning History and Community Consultation

Initial Site Promotion

Land North of Appledore Road has been promoted by Wates Developments since July 2013. During 2013-2017 significant technical due diligence was undertaken to get an early understanding of the site's constraints and opportunities. Early engagement with key stakeholders was key to understanding the needs of the town and what the scheme could deliver for the community.

The scheme was first put forward to ABC's call for sites for its emerging Local Plan and subsequently promoted via:

- Representations on ABC's Reg19 consultation – August 2016
- Representations on ABC's Local Plan Main Changes Public Consultation - August 2017.

There was positive early engagement with TTC in 2017 on the proposals and at Planning Committee on the 7th August 2017, Tenterden Town Council decided that this site would “be the preferable site for extensive housing” as “this would minimise traffic through Tenterden” (**see Minutes of the Tenterden Town Council Appendix 1**).

On 14th August 2017 the TTC Planning Committee voted unanimously to respond to the ABC Local Plan Consultation supporting the inclusion of the Wates Site. This was conditional on the early delivery of the football pitches and reduction in allocation Tent1b and a statement against Pope House Farm's inclusion.

The Town Council also noted that both “improved sports facilities and a country park facility was very much needed in the town”, (14th August 2017, Minutes of Special Planning Committee Meeting). (**The section of the minutes is included in Appendix 2.**) The demand for a new pavilion and grass pitches was also identified by Ashford Borough Council in their Playing Pitch Strategy (2017).

In February 2018, the Tenterden & District Resident Association (TDRA) also stated that they would ‘consider’ the development of the site, but a significant public consultation would need to be undertaken.

Despite the support from TTC and TDRA at this time the Appledore Road site was not taken forward as a proposed allocation.

Stakeholder Engagement

Wates Developments understood there to be a local need for football provision in the town. Wates therefore made early contact with the local football clubs to understand the needs in more detail. A meeting was held in 2014 between a representative for the Tenterden Tigers, to discuss the club's aspirations and how Wates could help to deliver them. Subsequent meetings and discussions were held with the Tenterden Tigers representative between 2014-2019 to keep the club informed of the emerging proposals and Wates intentions to provide 5 new football pitches and a pavilion. The provision of these facilities within the proposals address an identified local need and could provide a home for the Tenterden Tigers, Tenterden Town Football Club and/or other local clubs.

The cadets have been kept informed of the proposals and provided Wates with details of their existing facility in March 2018. Provision has been made within the proposed pavilion to ensure that the cadets existing requirements are met and therefore they are broadly supportive of the concept of using the new building.

In order to raise awareness of the proposals to councillors and the wider community, Wates Developments sent out a leaflet in July 2018 outlining the plans for the site. The leaflet contained information about the site, the sustainability, the suitability of the location and the evolving masterplan.

The leaflet was sent to all Ashford Borough Council Councillors and Tenterden Town Council Councillors. **(A copy of the leaflet is included in Appendix 3.)** The purpose of the leaflet was to set out how the sustainable scheme could help ABC meet its housing requirement and provide significant benefits for the community in line with identified needs at the time of the Local Plan Examination.

In response to the leaflet the Limes Land Protection Group (LLPG) raised concerns about the proposals through the Town Council. Wates Developments responded to these concerns, setting out how the scheme was carefully considered. The letter provided information about planning context, biodiversity, flooding, housing, sports provision, Country Park and why Tenterden is a suitable location for growth. The letters from Wates Developments also indicate Wates desire to meet with the TTC and LLPG to discuss the proposals and to share technical information. **(A copy of the letters are included in Appendix 4.)**

At this stage the Tenterden and District Residents Association expressed its desire to remain neutral over this scheme (29th March 2018 TDRA minutes). **(The section of the minutes is included in Appendix 5.)**

Tenterden School Trust Partnership and Engagement

In February 2018 Wates Developments entered into a partnership with Tenterden Schools Trust (TST) following the inclusion of 8 acres of land to the proposals. TST is a key local employer and major education provider with four schools and one nursery within the Trust. Homewood School and Sixth Form Centre educate children and young adults from a wide catchment area, with many people commuting from Ashford and the rural areas every day.

The TST land consists of two fields off Appledore Road, one an underutilised playing field and the other a field used for grazing. The inclusion of this land allows for the school to optimise underutilised land for the benefit of the community and would provide funds for significant upgrades across TST schools. A series of engagement activities took place with the TST during this period.

Date	Event	Purpose
13 th November 2018	Presentation to the TST Board	Setting out the draft proposals, answering questions, getting feedback, and discussing opportunities to access the wider Trust's community (parents, teachers/staff, pupils) to consult and engage with them on the proposals.
1 st February 2019	Presentation to the TST Board	Responding to key questions raised at the previous meeting. Organising public presentation to the TSTs wider community.
7 th March 2019*	Presentation to TST community – students, teachers/staff & parents/carers of children attending the TST	<p>Outlining the proposals and evolution of the scheme; reviewing local affordable housing issues; explaining the local demand for sports pitches and lack of public access to green space; outlining the community facilities that could be provided through the development.</p> <p>Kent Wildlife Trust presented alongside Wates Development to discuss biodiversity net gain and educational learning opportunities.</p>
12 th June 2019	St Michael's Church of England Primary School drop in	General feedback from parents who attended the previous presentation was that it can be difficult for parents to attend after school events. Therefore, Wates Developments arranged to visit St Michaels CofE Primary school at pick up to speak to parents at their convenience.

The presentation on the 7th March to the TST community allowed for a vast number of people with a local connection to Tenterden to be contacted about the proposals and given the opportunity to find out more. 2,470 flyers were printed to ensure that all parents could receive notification of the event along with the headline information of the proposals. The event was also advertised to the parents of Homewood School via their text notification system which went directly to all the parents with a link to website to sign up for the event. For the junior schools, the printed flyers were given to children to go into their book bags. Emails were sent to all staff within TST also inviting them.

(A copy of the leaflet advertising the event on 7th March 2018 is contained in Appendix 6.)

The 7th March event was attended by 38 people. Fourteen attendees were connected to schools belonging to the TST; there were four elected councillors; a representative from the LLPG and a representative from the Tenterden Army Cadet Force. The Councillors who attended were:

- Cllr Lisa Lovelidge (Tenterden Town Council)
- Cllr Jean Curties (Tenterden Town Council)
- Cllr Callum Knowles (Ashford Borough Council)
- Cllr Paul Clokie (Ashford Borough Council)

After the presentation, attendees were given the option to fill out feedback forms to indicate how they felt about the emerging proposals. **(A copy of the feedback form is contained in Appendix 7.)** Seven feedback forms were received as a result of this presentation and four included comments. Attendees were given the choice to fill in personal details on the feedback forms including name, email address and postal address.

These feedback form responses are detailed below as received verbatim:

Response 1

“I understand that the next consultation will be followed by informal chats, but would suggest that there is the opportunity for an audience based question and answer before this, as it gives the community the opportunity to share concerns and ideas collectively.”

Response 2

“Not sure how you can protect green space when you intend to build 250 homes on it?! There is already/will be football provision in the town and the recreation ground refurb will satisfy all ages of the community.”

Response 3

“Existing football pitch already available on the proposed site – this could be upgraded without building 250 houses on greenfield site. 500+ houses are already being built in tenterden, including ‘affordable’ homes. Tenterden does not need more, it does need, however, to protect the encroachment of urbanisation on its greenfield areas. The infrastructure is just not adequate for present needs, let alone 250 more dwellings.”

Response 4

“You never mentioned the army cadet unit and your plans for them. You said what Tenterden needs but never said what they need – Better roads, better policing, better supermarkets, more doctors, more schools, council/housing association not buying homes as too expensive. Not everything is about football in Tenterden.”

Public Exhibition

Prior to the public exhibition a dedicated website was created in February 2019 to share information about the scheme. www.appleдорoad.co.uk. The website contains key information about the outline proposals for the site.

(A screenshot of the website’s frontpage is included at Appendix 8.)

A public exhibition was held on 17 May 2019. The event was hosted at St Mildred's Church Hall, Church Road, Tenterden, between 3:00 – 7:00pm. The venue was chosen as it is a central location within Tenterden, giving those that live close to the site the opportunity to see the plans. The timings of the event also allowed those in full time employment a chance to see the proposals after they finished work. Key members of the project team attended the public exhibition to answer any questions.

As the scheme offers town wide benefits, it was decided that the consultation area would cover the whole of Tenterden. Over 2,500 households were contacted via an awareness raising leaflet (see below for detail). In addition to this, invitations were sent to local businesses/stakeholders. These stakeholders included:

- Ashford Borough Councillors,
- Tenterden Town Councillors,
- Tenterden Schools Trust,
- Tenterden Tigers Football Club,
- Tenterden Town Football Club,
- Ivy Medical Centre,
- Kent Wildlife Trust,
- Tenterden Army Cadet Force
- Limes Land Protection Group
- Tenterden Community Lands Trust
- Tenterden and District Residents Association

A VIP session was hosted prior to the event. All Ashford Borough Councillors and Tenterden Town Councillors were invited to this event. It was hosted between 2:00 – 3:00pm. None of the councillors attended the VIP session, although some chose to attend the general public session.

Awareness Leaflet - A leaflet was designed to make residents within the consultation area aware that proposals were being brought forward for land north of Appledore Road. The purpose of the leaflet was to invite residents to the public exhibition. The leaflet contained details of the public exhibition, how to get in touch, and images of the proposed development. **(An image of the leaflet front page is included in Appendix 9.)**

In order to ensure that residents of Tenterden were informed of the public exhibition, Wates took out a quarter-page advertisement in the 9th May 2019 edition of the Kentish Express. **(A copy of the advertisement is included in Appendix 10.)**

Posters advertising the event were given to local shop owners to put in their windows, increasing the breadth of awareness for the event. **(A copy of the poster is included in Appendix 11.)**

As attendees added their details to the sign in booklet, they were informed of how Cratus Communications Ltd would handle their data according to GDPR requirements. A printed A4 GDPR notice was provided next to the sign-in booklet for attendees to read.

There were fifteen pull up banners showing a range of information, including affordable housing, local character and heritage, site considerations and accessibility.

After attendees had finished looking at the boards, they were encouraged by the project team to fill out feedback forms that had been designed specifically for the exhibition. Attendees were informed that they could either fill in the feedback forms and submit them at the exhibition or take them away and send them in via freepost to Cratus Communications.

Exhibition Attendance - The public exhibition was attended by nine members of the project team who were on hand to answer questions from members of the public. These included representatives from Wates Developments, Judith Ashton Associates, Rummy Design, Cratus Communications, i-Transport, RSK (Drainage) and EPR Architects (Ecologists).

235 people attended the public exhibition. The exhibition was also attended by several local councillors and local stakeholders including:

- Cllr Paul Clokie (Ashford Borough Council)
- Cllr Callum Knowles (Ashford Borough Council)
- Cllr Mike Carter (Tenterden Town Council)
- Cllr John Crawford (Tenterden Town Council)
- Cllr Sue Ferguson (Tenterden Town Council)
- Cllr Lisa Lovelidge (Tenterden Town Council)
- A representative of the Limes Land Group
- A representative from the Tenterden Army Cadets Corp

(The exhibition boards are included in Appendix 12.)

All the exhibition boards used were made available on the www.appledoreroad.co.uk website.

Residents who notified the team that they were unable to attend the public exhibition events were sent online versions of the exhibition boards.

Included below are various photographs from the public exhibition.





Public Exhibition Feedback

Attendees at the public exhibition were invited to fill out feedback forms, which included a series of questions on several aspects of the proposed scheme. The feedback forms asked attendees to answer five questions:

1. “Do you believe there is a shortage of affordable housing in the Tenterden area?”
2. “Do you feel that there is a shortage of publicly accessible green space in Tenterden?”
3. “Do you support the provision of 5 new sport pitches?”
4. “Do you support the provision of a new 21 – acre country park, including play areas and outdoor learning space at Land North of Appledore Road?”
5. “Do you think the site provides an opportunity for wider community benefits to be delivered in the long term?”

103 completed feedback forms were received.

Feedback from the public exhibition event showed that many of the attendees agreed that there was a shortage in affordable housing in Tenterden (38%) and 20% of people did not specify. In response to these findings further investigation into the affordable housing need was done and a Local Housing Needs Assessment has been submitted with the planning application to clearly set out the local needs.

With regards to the public open space and country park 15% of attendees supported the provision of a 8.66ha country park, including play areas and outdoor learning facilities however 74% felt that there wasn't a shortage of publicly accessible green space in Tenterden. When considering these figures against the Council's own reports there seemed to be disparity between the findings. Ashford Borough Council's Open Space Strategy (2017) states that 'there is a real issue relating to the quality of access to informal and natural green space, even in rural areas'. The team considered that there could be misperception between a green field with limited access and a Country Park – the country park offers truly public access in perpetuity and additional recreational benefits through community orchards, play areas, new public footpaths, outdoor learning opportunities and is managed and maintained in perpetuity to ensure that that the landscape is protected and not lost and remains a high quality public amenity space. Steps have been taken in the Design And Access Statement and detailed plans to evidence the extensive high quality amenity provisions.

15% supported the provision of new sports pitches and 19% did not specify with the remainder not supporting the provision. Again, these statistics were unexpected on the basis that the need has been identified by the Tenterden Town Council and Ashford Borough Council. In Ashford Borough Council's Playing Strategy (2017) strategic priorities for football in Tenterden are a new club house to support teams, a new 3g pitch at Homewood School and additional junior community capacity to be provided on the 3G pitch and additional grass pitches'. On review of the demographic attending the public exhibition, only a small proportion may have links to football, but that doesn't deter from the identified need. The grass pitches would appeal not only to local football clubs but also to children at the local schools who might use the facilities. Whilst the pavilion was not discussed in the feedback, this would not only be for the benefit of the football club but could be used by other local groups or clubs and could be ensured through a community use agreement. Clear communication on the wider community benefits of the sports hub would be set out in future engagement events and in the planning application. Following these results Wates also engaged with the Lands Trust who manage and maintain sports facilities across the UK to understand how the pavilion and pitches could be managed. The Land Trust work closely with the Borough Council and Town Council to identify local clubs to ensure a sustainable model is put into place. This is set out in the Landscape and Ecology Management Plan (LEMP) and Outline Management Statement and they are also submitting a letter of intent with the planning application to give ABC, TTC and the community more comfort and reassurance.

12% of people believe the site provided opportunities for wider community benefits in the long term, 19% did not specify with the remainder stating that they did not. This indicates that clearer messaging is required on the what the scheme has to offer and can bring to the community. Overall, the results of the feedback also showed that Wates needed to continue the consultation programme to ensure that members of the wider Tenterden community were informed of the details of the proposals. This was also reflected in some of the feedback from parents attending the exhibition who suggested that some parents found it difficult to attend events in the evenings and that said events were predominantly attended by older members of the community. Wates therefore investigated further engagement opportunities which are detailed below. **(A copy of the questionnaire is contained in Appendix 13.)**

(The main findings from the questionnaires are contained in Appendix 14.)

Primary School Drop-in Session

To ensure that a good cross section of residents were informed about the plans, members of the project team hosted a drop-in session at St Michael's CEP School in Tenterden. The event was held on 12 June 2019. The session was targeted at parents and carers of children attending St Michael's School. Members of the project team stood in the playground of the school with printed out plans of the scheme and spoke to parents to answer any possible questions and discuss concerns with the scheme.

Parents and carers who engaged with the project team welcomed the chance to discuss the scheme. Some of key findings were:

- Concerns about the lack of affordable housing in the area
- Positive feedback on new children's play facilities in Tenterden and Country Park
- Some parents lived outside of Tenterden and so were unaware of the proposals
- Tenterden has seen a lot of development

Most discussions at the Primary School were positive with a focus on the need for affordable housing and facilities for children.

The session was advertised by a flyer located at the entrance of St Michael's School.

(A copy of the advertisement is included in Appendix 15.)

Key Worker Housing Needs Survey

To better understand the views of key workers in Tenterden in July 2019 Wates Developments carried out an online Housing Needs Survey from staff at the TST.

The survey was live from 12th July to 25th July 2019 and received 57 responses. 72% of staff who replied commute to Tenterden daily from other areas. Out of those not living in Tenterden nearly two thirds of them (67%) expressed a desire to move closer to work. However, a third (31%) of the sample responses cited price as an inhibiting factor that was stopping them from doing this.

Nearly 90% (86%) of staff thought that there should be more affordable housing linked to key workers in Tenterden and nearly half (49%) supported further housing in Tenterden.

Ashford Borough Council Meeting

The project team met and briefed Tim Naylor (Head of Planning and Development, ABC) and Cllr Neil Shorter (Executive Member for Planning) on 18th September 2019.

During this meeting Wates Developments highlighted the overall benefits and opportunities of the scheme for Ashford and Tenterden. Wates Developments also took the opportunity to introduce the possibility of a briefing session for members of ABC's Planning Committee on the details of the application prior to submission.

A members briefing session was organised to brief councillors on ABC's Planning Committee on the details of the scheme. The briefing session took place on Monday 16th December 2019.

Kent Wildlife Trust

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 which 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 helped shape the proposed ecological enhancement works on site the and management proposals which now form part of this submission.

(The collaborative principles between Kent Wildlife Trust and Wates Developments are included in Appendix 16.)

(A detailed timeline of engagement with Kent Wildlife Trust is included in Appendix 17.)

Summary of the Stakeholders who have been Consulted

Since 2013 Wates Developments has been keen to engage with as many stakeholders as possible to listen, engage and learn from their views. Significant consultation with local stakeholders resulted in the near inclusion of the Wates Site in 2017 as a preferred location for housing in the from the TTC in the Ashford Borough Local Plan and support from the TDRA. However, the site was not allocated and Wates have found it difficult in gaining traction with some stakeholders. However, despite this it feels that it has engaged at an appropriate level and taken the community's opinions on board. The stakeholders have included:

Stakeholder		When
Local Government	<ul style="list-style-type: none"> Ashford Borough Council – at Officer and Member Level. Engagement took place with members of the Executive, Planning Committee and at ward level. 	This has happened on an ongoing basis.
	Tenterden Town Council	This has happened on an ongoing basis.
Residents	Tenterden and District Residents Association	This has happened on an ongoing basis.
	Limes Land Protection Group	Since 2018
	Green Spaces Group (corresponded with but never met)	Winter/spring 2019
	Individual residents from Appledore Road	This has happened on an ongoing basis.
Sport/Leisure	Tenterden Army Cadet Corps	March and May 2019
	Tenterden Tigers	Ongoing
	Kent FA	Since 2018
Others	Ivy Medical Centre	Spring 2019
	Tenterden Schools Trust	Ongoing

	Kent Wildlife Trust	Ongoing
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Conclusions

This Statement of Community Involvement has demonstrated how Wates Developments has effectively engaged with the local community and relevant stakeholders in the emerging proposals for Land North of Appledore Road. For over six years it has sought opportunities to engage with stakeholders to listen, engage and learn from their concerns.

The project team has done the following to make this happen:

- Early engagement with Ashford Borough Council and Tenterden Town Council
- Partnership with TST and engagement with the Schools and its audience including a presentation to the parents, carers and staff within the trust
- Over 2,500 households have been written to on two occasions
- One public exhibition event
- Significant consultation with Kent Wildlife Trust
- One drop-in session to parents/carers of students at St Michael’s Primary School
- Ongoing engagement with politicians.

As a consequence, Wates Developments has modified its scheme by:

- Removing housing away from neighbouring properties
- New orchard introduced to enhance rural view
- Housing and outdoor classrooms relocated to protect important views.

Wates developments has also committed to the following in response to feedback received:

- Quality charter ensuring high quality design and principles are delivered
- Commitment to work with ABC to ensure the affordable housing is made available to local people/ those with a local connection and key workers.
- Submit a management statement with the submission to give more comfort on the future management and maintenance of the different aspects of the scheme. This involved discussions with KWT and the Land Trust on management options for the public open space

Wates Developments is confident that many of the identified concerns have been appropriately addressed through the development of the proposals or can be properly managed at a later stage in the development process.

Appendices

Appendix 1 – Minutes of Tenterden Town Council Planning Committee 7th August 2017.

- (a) ABC Local Plan 2030. Cllr. Carter raised his concern at the potential shortfall of 225 units under the proposed ABC local plan 2030 and suggested that further allocation should be considered. At ABC's request, the Town Council had chosen the land between Appledore Road and Woodchurch Road as the preferable site for extensive housing as this would minimise traffic through Tenterden. It was **RESOLVED** that a Special Planning Meeting would be arranged as soon as possible to produce a response to ABC on the Local Plan, before the end of August deadline. Borough Councillors P. Clokie and C. Knowles would be invited.

Appendix 2 – Minutes of Tenterden Town Council Planning Committee 14th August 2017.

- (e) Section 106 payments from the developers should provide for:
- (i) additional GP and healthcare facilities;
 - (ii) increased primary school capacity;

1935

- (iii) High Street improvements to streamline traffic flow without letting through traffic dominate the use of the High Street as a local facility;
- (iv) extra provision for parking near the High Street, by introducing decking in one or more existing car parks;
- (v) improved sports facilities if the Wates development (item c above) does not go ahead and, ideally, a country park facility (which Wates have said could be incorporated in their proposed development).

Appendix 3 – Initial Leaflet to Councillors July 2018

Tenterden homes

Helping to meet housing need across Ashford Borough, in line with the Inspectors' Advice ...

This paper is an introduction to a practical, deliverable planning solution to assist the Council in its deliberations of the inspectors' recently published interim findings on the Ashford Local Plan 2030. Wates have investigated this opportunity, and believe this can complement the town of Tenterden while providing additional homes, and community & educational benefits.

The site

This site sits between Appledore and Woodchurch roads and is low quality, under-used grazing land. Outside any nationally protected area, including the High Weald Area of Outstanding Natural Beauty and within a low risk flood area, the site is eminently suitable for housing.

The proposals

- **250 new homes, 100 of which (40%) will be affordable.** We are also offering starter homes, multi-generational homes and homes for those wishing to downsize.
- **Five football pitches, changing rooms, pavilion and parking** would be delivered with the first phase of housing.
- **A new 7.4 hectare Country Park** connected by greenways with the rest of town, along with substantial wetlands, woodlands, hedgerows, meadows and community orchards creating an accessible recreation and nature conservation resource for the town.
- **Low density development** of fewer than 10.3 homes per hectare. The built site would be limited to the area west of the PRoW and ridgeline, providing generous buffer zones from existing houses.
- **Natural play areas and outdoor 'classrooms'** will encourage children to use, learn and experience outdoor life.

Planning context

The emerging Ashford BC (ABC) Local Plan identifies a housing target of 16,120 over the plan period (2011–2030). Following the Local Plan Examination the Inspectors' guidance directs ABC to:

- 1 increase the housing target to 16,872
- 2 delete 6 draft allocations that provided for 430 dwellings as they are unsound

We believe the Council will need further sites that are suitable, available and deliverable to deliver a further circa 1,182 homes during the life time of the new local plan.

The ABC Playing Pitch Strategy and the Tenterden Town Council Sports Facilities Strategy both identify a need for more football pitches and a clubhouse in Tenterden. The Open Space Strategy concludes that access to informal and natural green space, even in rural areas, is deficient.

A sustainable location

The site is in a highly sustainable location, being within just 800 metres of the wealth of services and facilities of Tenterden town centre and its high performing schools. It is well served by six bus routes and will connect into existing pedestrian and cycle links into town.

Access from Appledore Road will be carefully designed to respect the existing trees in the street scene and link with existing Public Rights of Way.

... new homes, sports and recreation, open space and nature conservation ...

Meeting a need

- Providing 250 new homes to help meet Ashfords housing needs.
- Dedicating 16 hectares (two thirds of the site) for public open space including a large Country Park and a high-quality sports hub that the town can be proud of.
- ABC Playing Pitch Strategy and the Tenterden Town Council Sports Facilities Strategy identify a need for more football pitches and a clubhouse in Tenterden, ensuring a strong future for football there; the renewed all-age facilities will be designed to Sport England standards, supported by a new pavilion.
- The Open Space Strategy concludes that access to informal and natural green space, even in rural areas, is deficient. The Country Park will rectify this in the Tenterden area, providing opportunities for wildlife conservation, biodiversity, environmental education and active, stimulating and safe recreation.
- This is the only site capable of delivering these valuable community-wide benefits. Through its design the Country Park is 'brought' into the town, bringing private land into publicly accessible amenity space for existing residents as well as new home owners.
- By providing a well contained small extension to the town, avoiding visibility beyond the ridgeline and public footpaths, this sustainable site would affect few residents, yet benefit the entire community.
- Growth will help the vitality and viability of local shops, stem the decline in Tenterden's share of the Borough's population, help redress the ageing population and ensure the town's ability to meet the aims and objectives of the emerging Local Plan.

Economic & retail benefits

We calculate the following economic benefits would be provided through the delivery of 250 new homes:



The masterplan



Wates Developments has a proven reputation for working collaboratively with local people, councils and stakeholders to create thriving communities that stand the test of time. We have extensively assessed the opportunities for an exemplar housing scheme with as many local benefits as the site can bring forward and we look forward to working closely with both the Borough and the town to deliver this vision.

If you have any questions or would like further information please contact Nick Kilby at nkilby@cratus.co.uk.

Appendix 4-Correspondence letters between Limes Land Protection Group, Tenterden Town Council and Wates Development.

Ref: RD/5.11.18

5 November 2018

Phil Burgess
Town Clerk
Tenterden Town Council
Town Hall, 24 High Street
Tenterden
Kent
TN30 6AN

Wates House
Station Approach
Leatherhead
Surrey
KT22 7SW
T: 01372 861000

Dear Mr Burgess

Limes Land Protection Group Letter dated 17 August

I am writing in response to the letter received from the Limes Land Protection Group (LLPG) dated the 17 August, which was an analysis of Wates' leaflet on the proposals for Land North of Appledore Road. We would like to take this opportunity to respond in full to the various points raised in the letter and offer the opportunity to discuss these in more detail with the LLPG should they be happy to meet.

For background, the purpose of the Wates flyer was to ensure the community and key stakeholders were kept up to speed about Wates' proposals and promotion of the site moving forward. Wates is a privately owned construction and development business, employing over 4,000 people across the UK. The Wates' family, now operating under the 4th generation are committed to creating sustainable communities in the long-term. The team work closely with communities, Local Authorities and key stakeholders to ensure people have the opportunity of shaping proposals where there is a need to bring forward new homes.

Wates believes the land at Appledore Road is a sustainable location for new homes, including affordable, and that our evolving scheme has a lot to offer the community.

We have considered the LLPG letter in great detail and have tried to summarise the key issues raised and respond to each point individually. A team of planning and technical experts have also provided input which has been based on a suite of surveys undertaken on the land. The response is divided into the following categories: planning context; biodiversity; flooding; housing; sports provision; Country Park; and why Tenterden.

Planning Context

In neither our letter to the Council, nor our leaflet, have Wates suggested that the site between Appledore and Woodchurch roads should be allocated in the Local Plan. We acknowledge that Ashford Borough Council (ABC) have since confirmed they don't intend to



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allocate any more land for housing however we do believe that the site in Tenterden has real planning merit, offering a sustainable site for much needed low-density housing, together with addressing an identified shortage of sports pitches and access to green space.

Biodiversity

The LLPG comments are based around the land supporting a rich eco-system, having agricultural land value and being nature friendly grazing land.

With regards to agricultural land, an independent review of the reports has been carried out by Reading Agricultural Consultants who are experts in assessing the grading of land and work for a wide range of clients, including Local Authorities. Their review of the "Agricultural Land Classification Report – Site 53 Appledore Road" (Farming and Rural Conservation Agency, 1997) concludes that grade 2 agricultural land is avoided altogether by the proposed development and about two-thirds of the land proposed for development is classified as Subgrade 3b, which is not the best and most versatile land, and one-third as Subgrade 3a. The "Provisional Agricultural Land Classification survey of London and the South East" (Natural England, 2010) (1:250,000), show Tenterden surrounded by Grade 3 land and therefore current developments in Tenterden are likely to involve a similar mix of land.

With regards to ecology and biodiversity, an expert in ecology, EPR was instructed by Wates to carry out a wide range of ecology surveys between 2016 and 2018 and we are happy to share our detailed findings with you. The botanical assessment highlighted that the existing grasslands across the site have a diminished floral diversity possibly due to the long history of grazing. The protected species surveys found a small population of Great Crested Newt, a population of reptiles, an assemblage of common bats, and an assemblage of common birds/widespread species.

The data from these surveys has been used to inform the retention and protection of important biodiversity features where ever possible via sensitive design that includes a green infrastructure network within the developed area and a natural country park. Accepted industry standard mitigation measures will be used to ensure that wildlife is protected from harm during the construction process. Where important features cannot be retained, additional new habitats will be created within the green infrastructure and Country Park in the form of ponds, woodland, hedgerows and species-rich wildflower meadow grassland, for the benefit of wildlife. Development proposals affecting Great Crested Newt require special licensing from Natural England and the development process is strictly governed to ensure the Great Crested Newts are protected in a suitable and sensitive way.

Discussions have also been held with the Kent County Council ecologists and Kent Wildlife Trust, and their comments have been used to inform the proposed indicative masterplan. Overall the proposal will deliver a net gain in biodiversity, achieved through sensitive design and incorporation of robust mitigation and compensation measures, with opportunities to deliver biodiversity enhancements on site.

Flooding

With regards to Flooding, the site is located within Flood Zone 1 which is the lowest possible risk of flooding due to sea or river flooding, as outlined by the Environment Agency. The LLPG has raised concerns with surface water flooding and Wates have a consultant instructed to advise on such matters, RSK Land & Development Engineering Ltd, who are experts in this field. They have reviewed the Environment Agency Long Term Flood Risk Map which shows evidence of surface water flooding in the vicinity of numbers 11-45 Appledore Road. This area of surface water flooding correlates to the existing ground level low point in Appledore Road where surface water from the ordinary watercourses connects

to the existing Southern Water Services public surface water sewer located within the curtilage of 13 Appledore Road.

At this time the existing ditches and surface water outfall from the development site in this area are known to be in a poor state of repair and have obviously not been subject to any maintenance by the water authority for a significant period. It is very likely that this fact has led to an increase in the instances and severity of surface water flooding in this area which we have found is a common problem that can be easily solved by better maintenance of ditches. The proposed surface water drainage strategy for the development site will take significant steps to reduce the risk, instances and severity of all downstream flooding by introducing various methods within the future surface water drainage scheme. These methods include flow controls, source control, improvements to existing drainage features, construction of new drainage features, and future maintenance of existing and proposed drainage assets. We would be happy to share further details on these methods if requested or could arrange a meeting with the LLPG, Wates and RSK to discuss the matter in more detail.

Housing (Mix, Density and Affordability)

The LLPG response outlines that there is no clear cut definition of affordability, no details of the likely cost of these homes, and that the housing density figure given is misleading.

The emerging plan requires 40% affordable housing in the rural area, which includes Tenterden. The Wates proposals are for a maximum of 250 new homes, therefore approximately 100 would be affordable homes to be delivered. Affordable dwellings are properties that are split between Affordable/Social Rented homes and Affordable Home Ownership homes. Affordable rent is where the rent is charged up to 80% of local market rent levels and Social rent is where rent is charged up to 60% of the local market rent. Shared ownership is a form of affordable home ownership which involves part owning, part renting a property. It's designed to help people who can't afford to buy a home at full market value and allows them to buy a share of a property (usually 25%–75%) and pay rent on the part they don't own.

Within the housing element of the proposed scheme, there is a bias towards 2 and 3 bedroom homes, in accordance with ABCs Strategic Housing Market Assessment, thus accommodating those wanting to move onto the property ladder and those downsizing. In terms of size, the homes will be in line with ABC emerging residential space standards.

The figure of 10.3 homes per hectare was based on the gross area of the site to demonstrate the significant amount of public open space and sports provision that this scheme can deliver – over two thirds. As requested, the density of the site excluding the land to the east of the PRoW is 18 dwellings per hectare, therefore still demonstrating the amount of public open space within this area as well. Please see a plan enclosed which identifies the different land use areas.

Sports Provision

The LLPG argue that the need for football pitches has abated with the closure of Tenterden Tigers, the provision of the new 3G pitch at Homewood School and potential other sites in town. They also questioned the future maintenance of the facilities.

There is evidence from both ABC and Tenterden Town Council (TTC) that there is a need. The "TTC Sports Review" (April 2014) identified key issues which consisted of; the need for a new clubhouse and home ground for Tenterden Tigers; the need for a new 3G pitch; drainage issues at all the natural turf pitch sites; the need to refurbish/renew the clubhouse

used by the senior team and aspirations for Tenterden Town FC to progress in the FA football pyramid. We are aware that a lack of facilities/home for the club was a key factor in the Tenterden Tigers folding. The ABC “Draft Playing Pitch Strategy” (May 2017) is perhaps of more relevance as it is both more up to date and also follows the standards set out by Sport England in their document “Playing Pitch Strategy Guidance” (October 2013). It covers the period to 2020. ABC state that the strategic priorities for Football in Tenterden are a new club house to support teams in Tenterden; a new 3G pitch at Homewood School; and additional junior capacity to be provided on the 3G pitch and additional grass pitches. The PPS suggests the Homewood School playing fields at Appledore Rd as the location.

We understand that there might also be other potential sites being considered. Wates believe that the land north of Appledore Road provides the most sustainable, well connected, non-environmentally sensitive location in Tenterden for the sports pitches and hub to be located, which can be delivered without the need for Football funding. Sport England has also been consulted on the proposals and has confirmed that the pitches and changing facilities meet their requirements and they are broadly supportive, we are happy to share this correspondence if required.

In response to the management of the sports facilities, not only can they be delivered at the cost of the developer, but a commuted sum would be paid through the Section 106 Agreement for the future maintenance of the facilities, therefore securing the facility in the long-term. There are options in terms of the long term management as the land and buildings could be transferred over to the TTC if they wanted to own or lease it and then charge rents for the use by others. Alternatively a local club could take on the facilities as a new home ground, for example if Tenterden Tigers were to reform.

Country Park and Landscape

LLPG highlight concerns that there is no need for a Country Park in Tenterden and that the land is accessible to residents via the Public Right of Way (PRoW). They also raise concerns of who would pay and maintain the future of the park in the long-term.

The need for public open space has been identified by ABC within their ‘Open Space Strategy’ (October 2017) which concludes that there is a real issue relating to the quality of access to informal and natural green space even in rural areas.

At present, the land provides a single public footpath, which crosses the eastern part of the site only. The remainder of the land is private, rented by a tenant farmer for grazing and should not be in use by the public.

The area which is proposed as Country Park, totalling 8.57 ha, is located in the east of the site and includes the high point of the site and the east facing slopes which juxtapose the High Weald AONB and have panoramic views over it. This is the area of the site with greatest landscape and visual sensitivity and provides a setting for the AONB. It also provides glimpsed views to St Mildred’s Church, an important asset to the site which has been incorporated into the design. Views from key points will be retained. The additional access to the public open space may also open up further views to the Church.

The proposed Country Park will contain an interlinked open space network, based around retained and enhanced natural features, will consist of wildflower meadows, orchards, small areas of woodland, tree belts, native hedgerows, ponds, wetlands and water courses, which will be managed using traditional methods to improve habitat for wildlife, and enhance amenity and educational opportunities. The site will provide a comprehensive network of footpaths and a new access on Appledore Road closer to the High Street and dedicated car parking. The opportunity to create such an asset for the community is above and beyond the

current PRoW facility across the site and would create high quality recreational and educational benefits.

With regards to the soil tests that were undertaken within the proposed Country Park land; these were to check for contaminated land. The intrusive ground investigation works were undertaken on 4th – 8th September 2017 by Geo-Environmental Services Limited who is a ground conditions specialist. Soil samples were tested for geotechnical analysis and no potentially contaminative activities were identified. Even where the land is outside the proposed development areas it can, if it contains contaminants, cause leaching, therefore in order to meet standard good practice and being a responsible developer, the whole site was investigated but only one third is proposed for development.

In response to the points on funding and management, Wates have previous experience in delivering similar spaces successfully. For example at Scaynes Hill, Lindfield, the S106 required the transfer of the proposed country park (of 9.54ha) to the charity 'The Land Trust' together with a substantial endowment (£495,000) for it to manage the park in perpetuity. The Land Trust also received an annual service charge from the owners of the new homes, said charge being subsidised by Wates as far as the affordable units were concerned so as not to add to the burden on the affordable occupier. Alternatively the land could be offered to TTC if they were amenable.

Why Tenterden

There was some concern raised by the LLPG that Wates did not acknowledge all of the new build development coming forward in Tenterden, that more development would be completely unsustainable and queried who would bear the impact of the additional 250 homes on the town's infrastructure and traffic. The LLPG highlight that the population figures did not concur with the Lichfield Report.

Tilden Gill was not referred to as it is an existing commitment within ABCs housing numbers, whereas Tent1A and Tent1B are allocations and was specifically discussed in the flyer. This was not done intentionally to mislead anyone. Table 2.1 of the Lichfield report, indicates that Tenterden is circa one-tenth the population of Ashford. Para 3.30.1 of the Ashford LP states: *'Although only about one-tenth the size of Ashford, Tenterden is the second largest settlement in the borough and it's only other town'*.

ABC's spatial vision for the Borough and reference to Tenterden as a sustainable location is clear as set out at para 3.5/3.9 of the Local Plan, which states that *"Tenterden will continue to serve the south western part of the Borough as a principle rural service centre with a strong offer of shops and services, conserving and enhancing its historic centre and accommodating development of a suitable scale, design and character"*.

Lichfield's figures outline that the town has seen little growth over the past 14 years and that even taking into account what is planned the town's population as a percentage of the borough is falling and that this has implications for the continued vitality and viability of the town. The more people, the more footfalls and the more money spent locally. Having a diverse population means a diverse shopping offer and a more attractive town. As an example, to get back to 7.7% (Tenterden's % of the Borough's population in 2002) it would need to provide for 1,200 dwellings by 2030, not 635 as currently proposed¹.

Lichfield's report also identifies that across all types of dwellings average house prices in Tenterden are consistently more expensive than average house prices across Ashford District, with house prices in Tenterden being on average 32% higher than the district

¹ 100 at Tilden Gill, 250 on Tent 1A, 225 at Tent 1B and 60 at Pope House Farm

average (as at 2017); that they have risen faster in the short term and since the recession. All of which affects affordability and suggests a pent up demand from lack of supply.

In response to the impact of the development on local infrastructure, Section 106 contributions provided by the developer ensure that new developments provide the required services, infrastructure and amenities to serve new and existing communities. These contributions help towards improvements such as upgrading the local highway network, funds towards local doctor's surgeries, funds towards increasing capacity at local schools, money towards community facilities or youth services, money towards sports pitches or play areas, maintenance of local infrastructure etc.

In Summary, the Wates team do hope this letter has provided the Council with clarity regarding some of the concerns LLPG raise following the flyer issued in July. The team will be continuing to engage with the community and key stakeholders moving forward in order to evolve any further proposal on the site and we would indeed welcome the opportunity to discuss any of the above points in more detail or provide any further clarity if required.

Yours Sincerely,

RIO JANE DANIEL
Land and Planning Manager
Wates Developments
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M: 07523 044001

Ref: RD/11.01.19

11 January 2019

Phil Burgess
Town Clerk
Tenterden Town Council
Town Hall, 24 High Street
Tenterden
Kent
TN30 6AN

Wates House
Station Approach
Leatherhead
Surrey
KT22 7SW

T: 01372 861000

Dear Mr Burgess

Limes Land Protection Group Letter dated 17 November 2018

Thank you for passing on the letter from the Limes Land Protection Group (LLPG).

As outlined in the previous letter, Wates is keen to work with and engage with key stakeholders.

We note the LLPG has requested to see a range of reports prior to making further comments on the proposals, and Wates is happy to share their findings. Some of these reports are a work in progress and therefore we can share this information when available.

The team is happy to share further technical information and would welcome the opportunity of a meeting. We would ensure that specialist technical consultants could also attend to answer any specific queries on ecology, drainage, arboriculture, highways and landscape etc.

As requested, please find the latest masterplan enclosed which was submitted to the Ashford Main Modifications Consultation. There was also a request to identify features which are not retained, site lines to St Mildred's Church, the parking areas and allotments, which are discussed below.

Features have been retained as much as possible and as summarised in detail in the previous letter the proposal will deliver an overall net gain in biodiversity.

The site lines to St Mildred's church are an important asset to the land and we are currently working on a Landscape and Visual Impact Assessment (LVIA), in consultation with Ashford Borough Council which we can share when available.

The proposed parking area is annotated on the masterplan enclosed and there are currently no allotments proposed as a need has not been identified locally. If, through the consultation process this was highlighted as a local need then we could look to provide allotments as part of a future planning application.



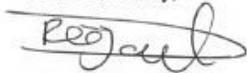
Wates Developments Limited
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Registered office: Wates House,
Station Approach, Leatherhead,
Surrey, KT22 7SW

wates.co.uk

The LLPG have also requested copies of correspondence with KCC, Kent Wildlife Trust and Sport England. We would need to gain agreement from these parties in order to release this information and would be happy to do this in advance of any meeting. We will be working closely with all key stakeholders as the plans progress to ensure any future application is compliant, technically sound and high quality.

We look forward to hearing whether a meeting would assist in addressing any further technical queries the LLPG may have.

Yours Sincerely,



RIO JANE DANIEL
Land and Planning Manager
Wates Developments
E: rio.daniel@wates.co.uk
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M: 07523 044001

Appendix 5 – Minutes of Tenterden and District Residents Association Meeting 29th March 2017.

5. Correspondence

Questions raised by Adrian Greaves and Ros Debling concerning the dead line for the AGM. It was agreed that because of the absence of a rule in the constitution, they should be asked to table their questions as soon as possible. They also asked how many members we have. Since a precise membership number requires a full manual count against paid households and declared residents, we have generally used the number of paid households (520 to 530) and extrapolated to calculate approximately 1,000 members. Ros Debling has also asked whether we had commented on the Kentish Express report about the proposed agreement between Homewood and Wates for the lease of the football pitch. It was agreed that we cannot consult the membership on every issue or article, on top of which we do not have the means to since we lack email addresses for a lot of members. The general feeling was that since the land is in trust Homewood would have an obligation to get the best deal for it, and on that basis it is not up to us to comment. It was further noted that we had looked at possible places for development between 2008/9 using the development criteria that had been established and considered the site suitable. It was agreed that we have to be careful not to be supporting separate interest groups as we have an obligation to act on behalf of residents as a whole. It was agreed that the only time that we should comment is when something concrete is proposed and not just on the basis of a press report. We need to be neutral between Wates and the Westwell project and bearing in mind that if a site is rejected, provision for a further hundred houses would have to be found elsewhere.

Appendix 6 – Homewood School Presentation Invite



Invitation

Presentation for Parents/Carers, Students and Staff of the Tenterden Schools Trust on plans including School land at Appledore Road Tenterden

 **THURSDAY 7th MARCH 2019, 6.30pm** (*Arrival from 6.00pm*)

 **SINDEN THEATRE, HOMEWOOD SCHOOL, ASHFORD ROAD, TENTERDEN, TN30 6LT**

Tenterden Schools Trust would like to notify you of Wates Developments proposals for land at Appledore Road, Tenterden. Wates Developments invites you to attend a presentation about their shared vision with the Tenterden Schools Trust for land at Appledore Road.

The land offers many opportunities including:

- Up to 250 well designed new homes (100 of which will be affordable) to help meet local housing need
- New sports hub to include 5 football pitches and new club house/pavilion
- 21-acre country park including play areas and an outdoor learning space.

We want to hear your thoughts on the emerging proposals.

The presentation is at 6:30 pm (*arrival from 6pm, refreshments will be provided*) on Thursday 7th March at the Sinden Theatre, Homewood School, Ashford Road, Tenterden, TN30 6LT.

REGISTER YOUR INTEREST
www.appledoreroad.co.uk



Appendix 7. Feedback form.

Feedback Form



Please use this form to give us your comments and feedback.

Mr Mrs Miss Ms Other

First Name

Last Name

Email

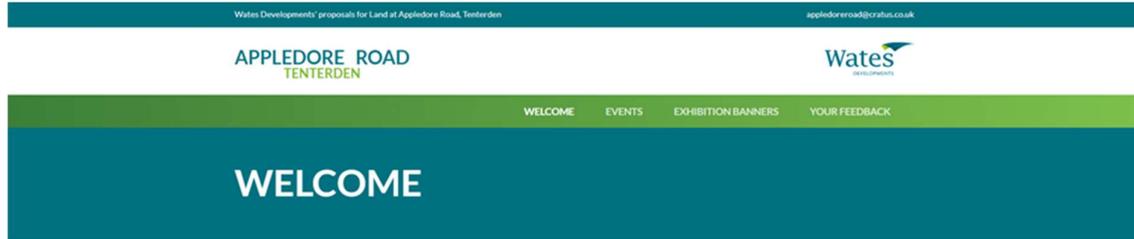
Address Postcode

- Do you believe there is a shortage of affordable housing in the Tenterden area? Yes No
- Do you feel that there is a shortage of publicly accessible green space in Tenterden? Yes No
- Do you support the provision of 5 new sport pitches? Yes No
- Do you support the provision of a new 21-acre country park, including play areas and outdoor learning space at Land North of Appledore Road? Yes No
- Do you think the site provides an opportunity for wider community benefits to be delivered in the long term? Yes No

Are there any other recreational facilities that you would like to see provided on site? Please list below.

DATA PROTECTION: The information you provide will be held by Cubus Communications LTD on behalf of Wates Development Ltd. We may need to share your data with the local planning authority as part of a future planning application. We will not sell your data to third parties.

Appendix 8. Appledore Road website front page.



Wates Developments would like to share their vision for land at Appledore Road, Tenterden.

The emerging proposals will build on just 27% of the site. The remainder of the site (73%) will be developed to provide more manageable open space for the people of Tenterden.

The land offers many opportunities including:

- Up to 250 well designed new homes (100 of which will be Affordable Housing) to help meet local housing need.
- New sports hub to include 5 football pitches and new club house/pavilion.
- 21-acre country park including play areas and an outdoor learning space.

We held a public exhibition on Friday 17th May between 3pm – 7.30pm, at St Mildred's Church Hall.

Please [click here](#) for further information from the event.



Masterplan for land north of Appledore Road, Tenterden.
[Click image to view full masterplan](#)

Appendix 9. Awareness leaflet for public exhibition



You are invited to a public exhibition
Wates Developments would like to share their vision for land at
Appledore Road, Tenterden.

The proposals will bring forward new homes, including affordable, much needed sports pitches, a new pavillion, a country park with play areas and an outdoor classroom.

We want to hear your thoughts on the emerging proposals. The exhibition will provide you with an opportunity to learn more about the plans and give your feedback. The project team will be on hand at the event to talk to you about the proposals and answer any questions you may have.

Friday 17th May 2019 | 3pm - 7:30pm

St Mildred's Church Hall,
Church Road, Tenterden, TN30 6AT

We look forward to seeing you there.



Above all, it's all about people

www.wates.co.uk



Venue



Get in Touch

For further information, please feel free to get in touch with the team.



appledoreroad@cratus.co.uk



020 8629 7190



www.appledoreroad.co.uk

Above all, it's all about people

www.wates.co.uk

Appendix 10. Advertisement in Kentish Express 9th May edition.

epublisher
nielsen

Advertiser Management Systems

Kentish Express 09 May 2019 (Thursday)
 Section: Main B, Edition: Main E, Page: 13
 Published by Kent Messenger

Number: 1021 0202
www.kentishexpress.co.uk
Phone No: 01622 520000

KENTISH EXPRESS TIME CAPSULE FROM OUR ARCHIVES

1974

Members and senior officers at the final meeting of Ashford Urban Council. Many went on to serve the new authority and five of the councillors – Derek Weatherall, Derek Murgitt, Brian Fooks, Bernard Morrison and Gordon Turner – took the office of mayor in the new borough.



IN THE CHARTS

1. **ARTISTRY**
 1974
 1. LOCAL AUTHORITY
 2. MARRIAGE RECORDS
 3. MARRIAGE RECORDS & BIRTHS

2. **WORKS**
 A GREAT DAY (MARTIN TAYLOR)
 PUNISH AND LIE
 1. MARRIAGE & BIRTHS
 200 CITY ROAD (S. BAKER)



ON THE TELLY

1. **CRICKET**
 Kentish Council votes to provide
 Investigated Facts Company, a big
 new player in commercial work
 in the region, a new county
 of London, a big value effort
 into, from a 20-20 and a 10-10
 in August, the new county
 in the new county



You are invited to a public exhibition

Wates Developments would like to share their vision for land at Appleton Road, Tonbridge.

The proposals will bring forward new homes, including affordable, much needed play facilities, a new pavilion, a leisure path with play areas and an outdoor classroom.

Friday 17th May 2019 | 9am - 7.00pm

St Michael's Church Hall,
Church Road, Tonbridge, TN11 6AT

We look forward to seeing you there.

THE VIEW
St Michael's Church



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Appendix 11. Poster advertising public exhibition.



You are invited to a public exhibition

Wates Developments would like to share their vision for land at Appledore Road, Tenterden.

The proposals could deliver new homes, including affordable homes, much needed sports pitches and pavilion, and significant Country Park with play areas and outdoor classroom.

We want to hear your thoughts on the emerging proposals. The exhibition will provide you with an opportunity to learn more about the plans and give your feedback. The project team will be on hand at the event to talk to you about the proposals and answer any questions you may have.

Friday 17th May 2019 | 3pm - 8pm

St Mildred's Church Hall,
Church Road, Tenterden, TN30 6AT

We look forward to seeing you there.



Above all, it's all about people

www.wates.co.uk

Appendix 12. Exhibition Boards.

WELCOME

LAND NORTH OF APPLEDORE ROAD, TENTERDEN



Welcome to this public exhibition relating to the draft proposals for the land north of Appledore Road. Wates Developments has been working in collaboration with others to bring forward a scheme which:

- Creates much needed housing, especially affordable housing
- Opens up access to the countryside
- Maintains Tenterden's special character through sensitive design
- Creates new sports hub for Tenterden

At today's exhibition you will be able to meet members of the project team to discuss how we are proposing to ensure that over 73% of the site is to be publicly accessible greenspace. Today is also the chance for the team to listen, engage and learn with you about your views on the future of this site.

This scheme provides the opportunity to develop:

- 73% publically accessible green space
- 100 affordable homes
- New pitches, hub and pavilion
- 21 acre country park, outdoor learning space
- 2.5km new footpaths
- Biodiversity net gain

We are proposing that only 27% of the site would be developed for housing.

We are working in collaboration with others...

Tenterden Schools Trust own part of the land to the north of Appledore Road which is included within the following proposals. The existing sports pitch is currently underused and development of their land will provide funding for the Trust to significantly upgrade their other facilities. New high quality pitches will also be delivered on this land.

Wates is also working in collaboration with Kent Wildlife Trust (KWT) which will ensure design that benefits biodiversity and the wider landscape and creates a real net gain for biodiversity. KWT attended a consultation event with Wates in March 19 to help further explain the collaboration and its objectives to the parents and staff within the Tenterden Schools Trust.

Images a kind permission of West Kent Council



WHO IS WATES DEVELOPMENTS?

LAND NORTH OF APPLEDORE ROAD, TENTERDEN

Wates Developments is an expert in delivering residential planning consents throughout Southern England and forms part of the Wates Group founded in 1897. Today the family business, now led by the fourth generation, is one of the largest privately owned development and construction companies in the UK.

The importance of community and sustainability is at the very core of the business and we see every development as an opportunity to enhance and improve. By engaging with local people, understanding their needs and aspirations for the future of their environment, we are able to build a picture that informs how a scheme is put together. Wates Developments' open and consultative approach with the community is consistent with the highly regarded corporate responsibility credentials of the Wates Group.

Wates Giving is a charitable programme set up by the family with the aim of strengthening the role business has to play in society, focused on making a real difference to the communities in which we live, work and build. Since 2008, Wates Giving has invested over £8m in local initiatives through five themes: Education; Employment and Training; Social Enterprise; Sustainability; and Community Building. Wates Group has twice won the Queen's Enterprise Award, recognition of the commitment of all to working closely in our communities.



Dr Mark Jones



ADDRESSING LOCAL NEED

IDENTIFIED LOCAL NEEDS

We are evolving a scheme which is sensitive to its location and will create a distinctive high-quality place to live.

These proposals reflect and work with the special character of Tenterden.

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

The project team has undertaken a detailed review of what is needed in Tenterden. This in turn has helped shape our proposals. We have spent time studying:

- The site
- The housing need locally
- The ecology
- Sports and recreational needs of Tenterden
- The environment
- Traffic, transport and pedestrian routes
- The trees, the water and the land
- Tenterden's urban form and quality



NEED FOR AFFORDABLE HOMES

Affordability in Tenterden is a real issue. House prices are 30% higher than the rest of the borough (ONS, MSOA 2018). Since 2009 this has increased by 53%. Tenterden has an increasing ageing population and a lack of key worker housing. In 2017/18 Ashford Borough Council identified that 117 people on the housing register in Ashford had a local connection to Tenterden.

New Affordable Homes allow young people access to Tenterden. Homes will be made available to local people and key workers.



NEED FOR PUBLIC GREEN SPACES

Ashford Borough Council's Open Space Strategy (October 2017) confirms that there are issues with the quality of access to natural green spaces, even in rural areas of the borough.

The land is currently privately owned with a single public access. We are proposing a 21 acre public country park that will provide over 2.5km of new footpaths.



NEED FOR SPORTS PITCHES

It has been identified by both Ashford Borough Council (Playing Pitch Strategy, 2017) and Tenterden Town Council that there is a need for more football pitches in Tenterden and specifically a new club house and new grass pitches to support teams. We also know that with the possible redevelopment of the Recreation Ground, Tenterden Town Football Club is at risk of losing their home.

The new pavilion and pitches could provide a new home for TTFC (Tenterden Town Football Club) and ensure the future of junior football in the town.



OPPORTUNITIES TO ADDRESS LOCAL NEEDS

Sensitive development of this sustainable site could provide for new homes including affordable, a sports hub to include 5 new grass pitches, a new club house / community pavilion, significant public country park, natural play areas and outdoor learning opportunities.

AFFORDABLE HOUSING

MEETING TENTERDEN'S AFFORDABLE HOUSING NEED

We know that there needs to be more housing in Tenterden that people can afford to buy, if it is to continue to be a special place for people to live in. This is why the scheme will provide up to 100 Affordable Homes. Affordable Homes are allocated by Ashford Borough Council and Kent Homechoice, and include both affordable/social rent, and 'shared equity' properties.

Some of the 100 Affordable Homes will be available for rent. These could include both social rent (a rent that is approximately 60% of the local market rent) or affordable rent (a rent which is up to 80% of the local market rent inclusive of service charges). Some will be available through shared equity (which is a mix between rent and mortgage).

There is also 'Help to Buy', a government initiative to enable social housing tenants, MOD staff and other first time buyers to buy a share of a home and get on the first step of the housing ladder; and Low-cost home ownership, where properties are sold at 70% of open market value and the remaining 30% is held in the ownership of the developer – there is no rent payable on the un-owned share.

Affordable Homes are normally managed via a Housing Association. We understand there are currently 117 households on Ashford Borough Council's housing waiting list who have a local connection to Tenterden.

Wates will aim to ensure that the Affordable Homes are offered to those with a local connection to Tenterden and to key workers in the first instance, and have experience of achieving this in other areas. This can be delivered through the future Legal Agreement and will be discussed further with Ashford BC as part of the pre-application discussions.

The Affordable Homes would be pepper-potted across the site so as to ensure they are not isolated or left to the last phase of the development. Again, this is a matter that can be controlled by the future Legal Agreement.

Any future development would also look to contribute towards local educational needs, local health facilities, libraries, community learning/social care and youth facilities.

Affordable housing examples.



LOCAL CHARACTER & HERITAGE

RESPECTING AND ENHANCING TENTERDEN'S HERITAGE

Tenterden is indeed a special place to live and work. At its heart it has a unique urban centre, surrounded by leafy suburbs. It is also nestled next to an Area of Outstanding Natural Beauty (AONB). It is well known across Kent and the south east for its green streets and wide avenues.

We will preserve Tenterden's special character, and working within the national planning policy framework look to respect these heritage assets situated in the local area.

The site is located between the Conservation Area and the AONB. We aim to complement the qualities of both.

Conservation area

The Appledore Road site is close to the conservation area of the historic core of Tenterden. The conservation area will be protected.

Listed buildings

Nationally or locally designated buildings are not located within the site area.

There are two listed buildings (Stace House and Craythorne) that lie close to the western boundary of the site. However, the intervening garden and boundary vegetation will reduce the visibility between these listed buildings and the site.

Further listed buildings lie to the west and east of the site. A combination of distance, topography and vegetation will protect these heritage assets.

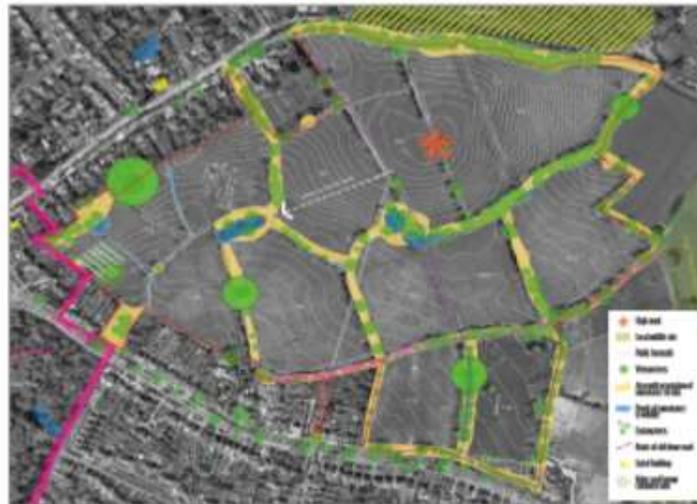
The historic church tower of St Mildred is visible from high points within the site. Our proposals seek to retain and celebrate these views.

Two listed buildings in Tenterden



SITE CONSIDERATIONS

CREATING OPPORTUNITIES



Constraints and opportunities

We have worked with the many qualities of the site to understand its character and have made these qualities part of our design.

- There are wet areas including seasonal wetland and pastures
- The site has some small ponds. Our design aims to capture rainwater run-off and use it creatively for the benefit of wildlife, giving it a distinctive character
- The views to the east across the High Weald AONB will remain undisturbed
- The design will retain the magnificent sentinel trees and manage and improve the existing hedgerows
- Views to the west of the church spire will be protected

The emerging masterplan - May 2019



- | | | |
|----------------------------------|--|---|
| A Proposed housing | F Parking for sports hub and country park | H New community traditional orchards |
| B 23 Acre Country Park | G Central green public open space and ponds | I Pavilion |
| C Adult football pitch | D Access points of Appledow road | J Outdoor classrooms with pond dipping |
| D Junior football pitches | | K Natural play trail |

OUR VISION

BRINGING THE COUNTRY TO THE TOWN

Our vision is to develop less than a third of the site (27%) for housing and the rest (73%) will provide a country park, sports fields, play space and public amenity. All of this will be a few minutes walk from the town.

The undeveloped / non-residential areas will contain, at their core, new wetlands, water attenuation and biodiversity areas which link by a new footpath to the Town Centre via Appledore Road.

This is a landscape-led scheme respecting the AONB. It aims to significantly extend the public footpaths four fold of what is currently available. It will improve the wildlife on site and its quality to place to live.

The proposal allows key features to be cherished and become focal points of the future landscape. It will also respect the views of the Church, the highest point in Iwerford.



THE NATURAL ENVIRONMENT

MAKING THE ENVIRONMENT BETTER

Our vision is that the site will become much richer in wildlife after the development has taken place than it is now. Wates had early engagement with Kent County Council Ecology and Kent Wildlife Trust on the detailed surveys which have informed the scheme.

Biodiversity

A number of ecology surveys have been carried out to understand what species are present and where these are located.



We know that the site is currently characterised by:

- grasslands, in which small areas have become marshy or have developed into 'rush pasture' habitats due to impeded drainage
- areas grazed by livestock, with one field being closely mown and used as sports pitches
- low bat activity across the site
- hedgerows bisecting the fields and at the boundary of the site that support ditches and bank structures. Nearly all of these are unmanaged and have become over-mature
- Low number bird species with heightened conservation importance
- there are six ponds currently in poor condition. Breeding of Great Crested Newts has been confirmed in one pond and a medium population is present across the site
- three species of reptile including Slow Worm, Common Lizard and Grass Snake

The site is not designated as protected land in any form.

The 73% of land that will not be developed for housing will benefit from a programme of ongoing land management. By working in collaboration with the Kent Wildlife Trust we will create a rich collection of meadows, wetlands, copses and woods. This will create a rich environment for people and wildlife.



GREEN SPACE

NEW ACCESSIBLE GREEN SPACE

Our aspiration is to improve the quality of the undeveloped land. New woodland, hedgerows, tree planting and wetlands will make a positive contribution towards combatting climate change. Natural play will encourage children to enjoy the great outdoors, and the outdoor classroom, which could be run in collaboration with Kent Wildlife Trust, will improve children's environmental education.



GAINS FOR WILDLIFE

- Habitat creation for a wide range of species
- Extensive wildflower meadows
- Creation of a network of ponds and water courses including new ponds
- Hedgerow and tree network enhanced, extended, and linked to open woodland
- Creation of traditionally managed orchards through the development

IMPROVED HEALTH & WELLBEING

- Potential for outdoor classrooms and community/education facilities
- Nature/cultural history trails
- Enhanced Public Right of Way network connecting communities to the countryside
- Green gym, walking, cycling and outdoor sports facilities
- Opportunities for natural and more formal play

CONNECTIVITY

- The Country Park connects to the open space network via greatly extended public footpaths
- The Country Park complements and links the habitats in Knock Wood, the High Weald AONB and the Low Weald Biodiversity Opportunity Area



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EASY ACCESS TO GREEN SPACE

- New pedestrian and cycle routes will create an extensive network connecting town and new community
- A variety of greenspaces; formal and natural play; accessible walking routes panoramic views to the wider countryside

EFFECTIVE WATER MANAGEMENT

- A comprehensive network of wetlands, ponds and swales controlling surface water and enhancing biodiversity
- Comprehensive SuDS including porous paving and swales in residential areas where feasible
- We will be improving overall drainage regime

COMMUNITY HUB

EDUCATION, HEALTH AND WELLBEING

We are interested in creating a vibrant place to both live and play. This is why we have created more public green space, outdoor classrooms, natural play trails, new sports pitches and a new club house/ community pavilion. We are keen to hear your views on other facilities that you might want to see on site.



NEW SPORT PITCHES, PAVILLION AND OUTDOOR LEARNING

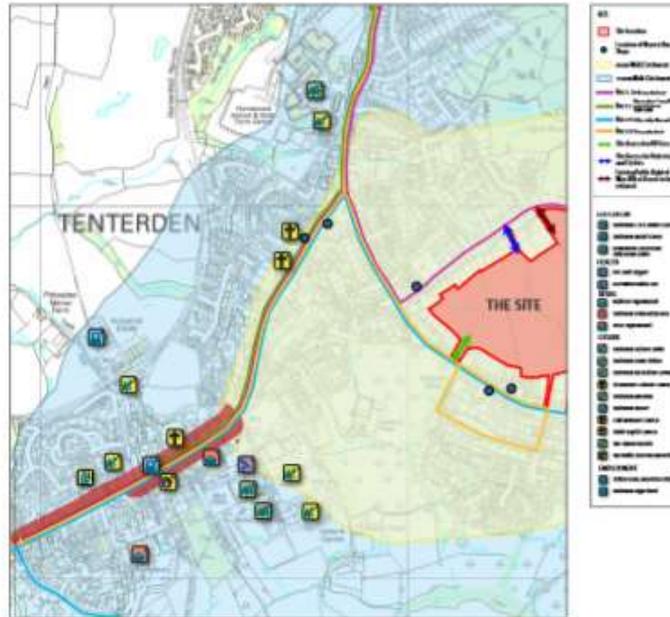
- A Senior pitch
- B Junior Pitches
- C Pavilion
- D Outdoor classroom with pond dipping
- E Natural play trail
- F Part of the 21 Acre Country Park
- G Orchards
- H Car Parks



ACCESSIBILITY

MAKING TENTERDEN CLOSER & SAFER

The plan below indicates that the site is within easy walking distance of basic day to day services.



The site is close to a number of bus stops. These are located on Appledore Road and Woodchurch Road which are within 550m or a 7 minute walk.

Further bus stops are located on Ashford Road and Tenterden High Street within a 12 to 16 minute walk of the site.

PROPOSED ACCESS TO THE SITE

Two vehicle access points are being proposed. One from next to number 13 Appledore Road and another close to the playing fields.

The vehicle access arrangements have been subject to an independent road safety audit and scrutiny from Kent County Council to ensure the development is able to be safely accessed from the local road network. This will be a necessary part of any future planning application.

Access is also proposed onto Woodchurch Road for pedestrians and cyclists only.

TRAFFIC MOVEMENTS

A transport assessment has been produced to ensure that the traffic generated by the development can be safely accommodated on the local and wider road network.

WORKS TO APPLIEDORE ROAD

As part of the development, we are proposing that the existing speed limit along part of Appledore Road is reduced from 40mph to 30mph and a number of traffic calming measures introduced. This will not include speed humps.

Appledore Road is an attractive tree lined avenue. We have worked carefully to ensure that any proposed traffic calming can be both effective and sympathetic to its surroundings.

SURFACE WATER DRAINAGE

IMPROVING SURFACE WATER DRAINAGE

There will be no additional risk of surface water flooding downstream as a result of the development.

The management of surface water on site will be through a Sustainable Drainage System (SuDS).

The majority of the existing ditch network will be retained, and maintenance works carried out to improve the hydraulic performance of the ditches as well as providing a habitat for reptiles and amphibians (including the Great Crested Newt).

New ditches and swales will be introduced to complement the existing ditch network on site. The existing ponds will be retained and improved. New shallow ponds will be constructed in the southern areas of the site to reduce the flow of surface water into the existing public sewers in Appledore Road.

The water run-off from the scheme will be less than it is now through our careful arrangement of SuDS. These will also be designed to be attractive features of the site.

Works will be carried out in the vicinity of 13 Appledore Road to reinstate the existing ditches and connections to the public surface water sewage network. Alterations to the drainage will better manage localised flooding in the area.



WHY NOW?

MEETING TENTERDEN'S HOUSING NEED

Why is this scheme coming forward now?

Ashford Borough Council formally adopted their Local Plan (ALP) in February 2019. This site was not formally allocated in the ALP. However, the ALP identifies a need to provide for 1,000 new homes via 'unidentified windfall sites' over the remaining plan period.

To qualify as a windfall site a development must comply with policy HOU5 of the ALP. This provides for residential development adjoining or close to the existing built up confines of a number of settlements, including Tenterden, subject to a number of criteria. We believe this development complies with the strict criteria set out in this policy.

Whilst Tenterden has additional development coming forward elsewhere, as the second largest town in the borough, and the principle rural service centre serving the south western part of the borough, we consider it has the ability to accommodate the proposals at Appledore Road.

The Local Plan Inspector recognised that in general terms the population of Tenterden has not grown since 2002 compared to growth across the Borough since 2002 of some 21%. The ALP provides for overall growth over the plan period across the whole Borough of 24.1%. Combined with other committed development in Tenterden this development would result in the overall growth of the town over the new plan period of 24.5%. This compares to proposed growth at Ashford over the plan period of approximately 33%.

At present Tenterden's population is aging at a disproportionate rate to the regional average. House prices are more expensive than the Borough average and increasing more quickly in value. This makes it more difficult to get on the housing ladder. This development will help meet the affordable needs of the Town. It will also help provide housing for those with a local connection and key workers.

It also offers an opportunity to provide for those wishing to downsize, whether this is into dedicated accommodation or custom-built new homes. The site is located within easy walking distance of the town centre. It has access to all the services and facilities within the town and can contribute to enhanced provision via S106 payments.

The design ethos is to be sensitive to its location and to create a distinctive high-quality place to live; it brings the country to the town; and enriches the biodiversity of the site.

This scheme also delivers new education opportunities, and facilities, health and wellbeing via the proposed country park, sports pitches and pavilion; whilst the proposed highway works and drainage strategy provide for highway safety improvements and reduce surface water runoff. The site represents an ideal opportunity to help address Ashford Borough Council's need for windfall sites.



Appendix 13. Blank feedback form from public exhibition.

Feedback Form



Please use this form to give us your comments and feedback.

Mr Mrs Miss Ms Other

First Name

Last Name

Email

Address Postcode

- Do you believe there is a shortage of affordable housing in the Tenterden area? Yes No
- Do you feel that there is a shortage of publicly accessible green space in Tenterden? Yes No
- Do you support the provision of 5 new sport pitches? Yes No
- Do you support the provision of a new 21-acre country park, including play areas and outdoor learning space at Land North of Appledore Road? Yes No
- Do you think the site provides an opportunity for wider community benefits to be delivered in the long term? Yes No

Are there any other recreational facilities that you would like to see provided on site? Please list below.

DATA PROTECTION: The information you provide will be held by Cratus Communications LTD on behalf of Wates Development Ltd. We may need to share your data with the local planning authority as part of a future planning application. We will not sell your data to third parties.

If you have any additional comments, or questions please let us know:

CONTACT DETAILS

Email: appledoreroad@cratus.co.uk

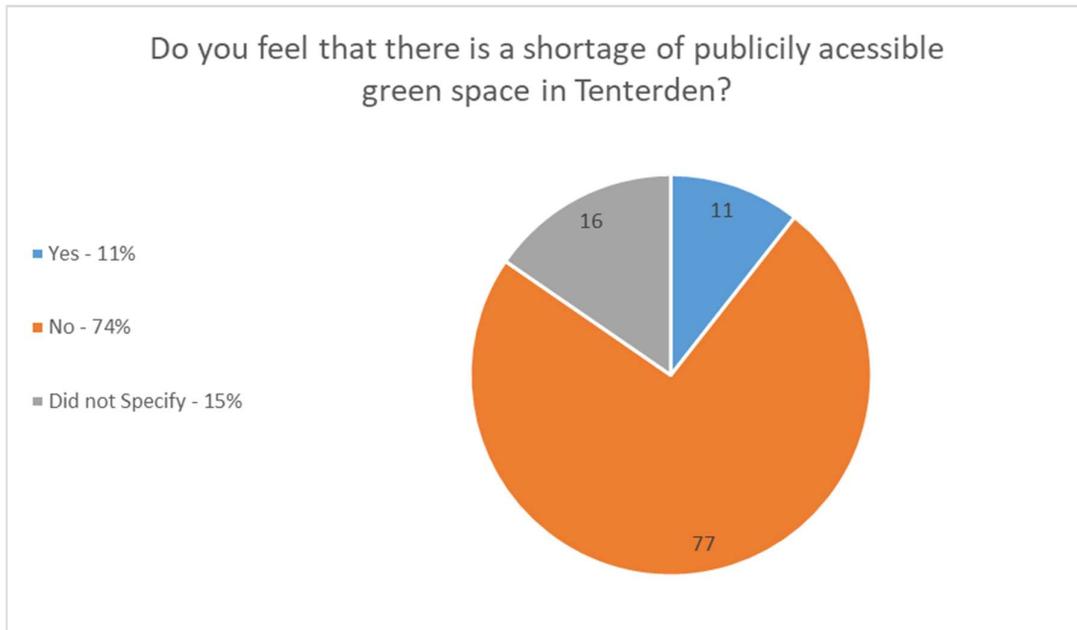
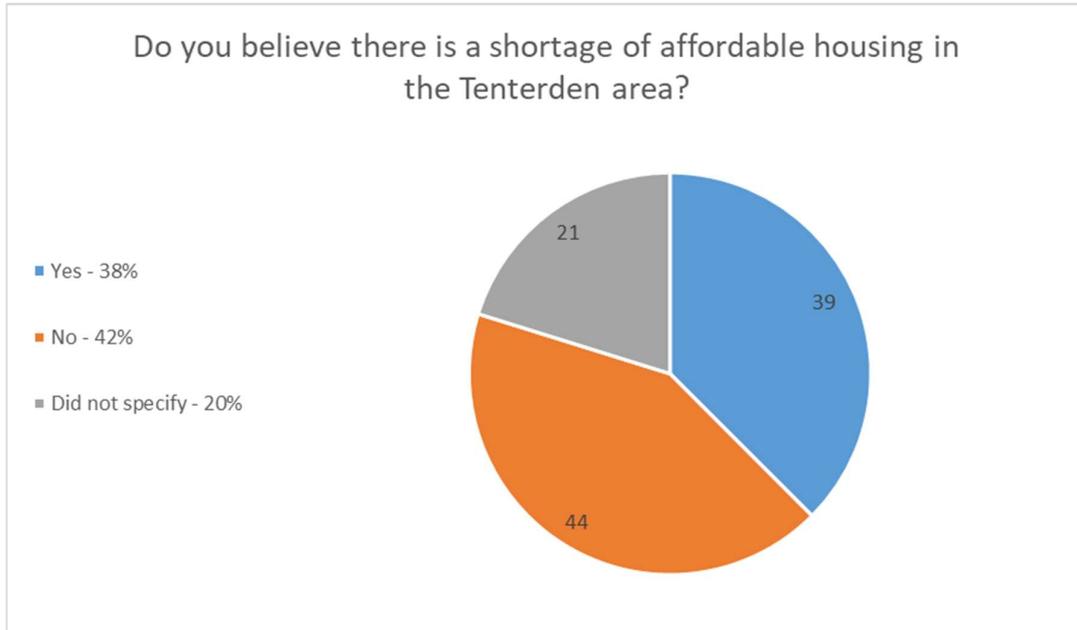
Phone: 020 8629 7190

Web: www.appledoreroad.co.uk

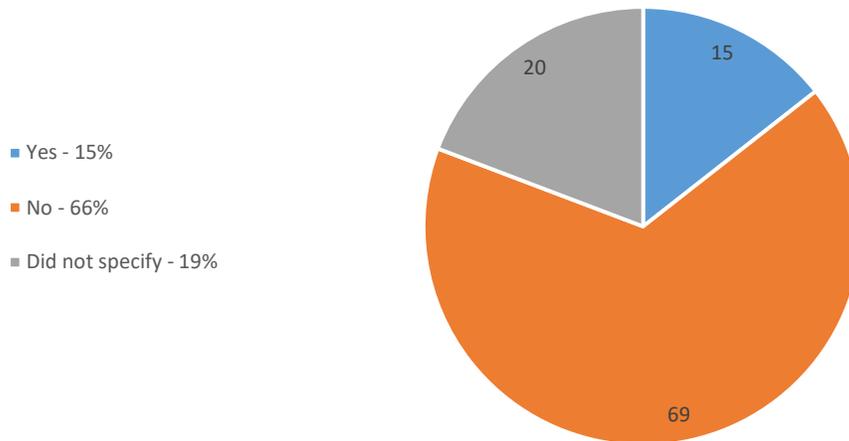
Post: Freepost RTSY-BYYK-CZT
Cratus Communications
25 Lavington Street
London, SE1 0NZ

DATA PROTECTION: The information you provide will be held by Cratus Communications Ltd on behalf of Wates Development Ltd. We may need to share your data with the local planning authority as part of a future planning application. We will not sell your data to third parties.

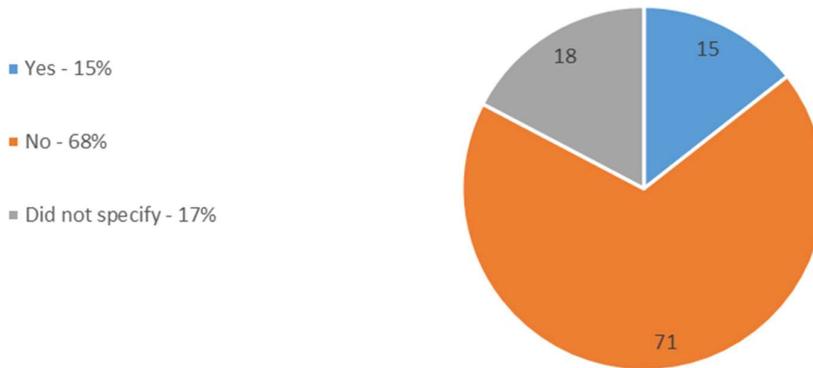
Appendix 14. Results of exhibition feedback



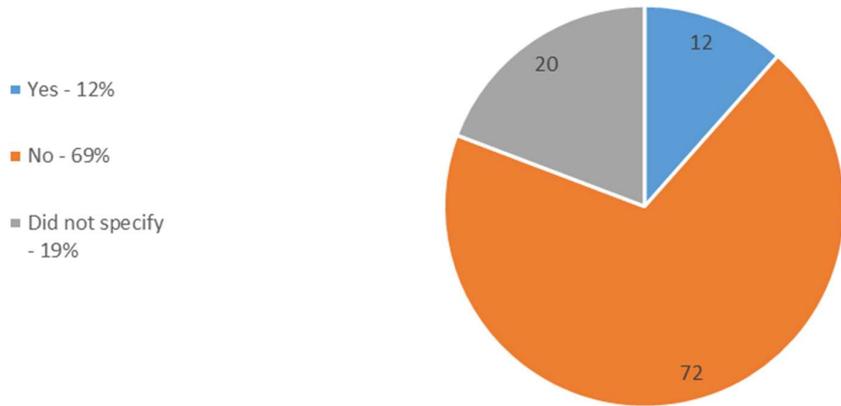
Do you support the provision of 5 new sports pitches?



Do you support the provision of a new 21-acre country park, including play areas and outdoor learning facilities at Land North of Appledore Road?



Do you think the site provides an opportunity for wider community benefits to be delivered in the long term?



Appendix 15. School session flyer.



Wates Developments Playground Drop-in

**Wates would like to share with you their vision for
Land North of Appledore Road.**

The proposals will bring forward new homes, including affordable, much needed sports pitches, a new pavillion, a country park with play areas and an outdoor classroom.

Venue

Wednesday 12th June | 3:00pm - 5:00pm

St Michaels CEP School, Ashford Rd, Tenterden, Kent TN30 6PU

We look forward to seeing you there.



Above all, it's all about people

www.wates.co.uk

Appendix 16. Agreement between Kent Wildlife Trust and Wates Developments.



Wates Developments and Kent Wildlife Trust

Aim/Objective:

Wates Developments and Kent Wildlife Trust will work in partnership to deliver an overall net gain in biodiversity as part of Wates Developments proposal for Land at Appledore Road, Tenterden. This will be achieved through creation of an agreed ecological enhancement strategy and Landscape and Ecology Management Plan (LEMP) which will form part of a comprehensive residential planning application. Both parties will work together through the planning and engagement process. Should planning consent be secured, the aim is for Kent Wildlife Trust to take on the management of the proposed Country Park.

Framework guidelines:

- The parties agree to support each other in the most appropriate ways in order to achieve the joint objective and act in good faith at all times.
- This strategy should be in line with and not contradict either organisation's core principles, objectives or code of conduct.
- Decisions made should be in the best interest of both parties.
 - Ecological enhancement strategy and LEMP to support the planning application at Appledore Road will be led by Wates Developments, supported by input and advice from KWT, and require approval from both parties prior to submission.
- The key ecological objectives of the proposal at Appledore Road are:
 - Maximum retention of existing features and appropriate mitigation where required.
 - Enhancement of existing features in consideration of the wider ecological network.
 - Overall net biodiversity gain.
 - The proposed Country Park will be for the benefit of the wildlife and community.
- Any public statements will be agreed by both parties prior to publication.
- Both parties will jointly agree a media statement highlighting their to the public and third parties.

Delivery:

- Specific wildlife mitigation and enhancement will be agreed collaboratively including input from Wates Developments ecological consultants/landscape architects via a separate ecological enhancement strategy and will form part of the planning submission.
- Landscape and Ecology Management strategy for the proposed Country Park (to form part of planning application) will be developed jointly with Wates, and their Landscape Consultants/Ecological Consultants, through the provision of a Landscape and Ecology Management Plan (LEMP).
- Delivery and maintenance of a proposed Country Park and other soft-landscaping features (to be agreed), which will be secured via the ecological enhancement strategy, LEMP and through Section 106 Agreement /Planning Conditions.
- Opportunity for Kent Wildlife Trust to take on the long term management of the proposed Country Park.

Planning/Engagement Programme for Appledore Road, Tenterden:

- Presentation to KWT Trustees
- Communication to KWT membership
- Agree statement of working relationship
- Agree comms and PR approach
- Inspectors Report on Ashford Local Plan now received with adoption likely to be the end of February.
- Political and community engagement strategy for the Land at Appledore Road can now commence with the aim of promoting the benefits of the site on the lead up to planning application submission.
- Community consultation and engagement events include:
 - Tenterden Schools Trust Board of Directors presentation on the 1st February
 - Tenterden School Trust community presentation on the 7th March to the school's audience of parents, teachers and pupils.
 - Ashford Borough Council Pre-application meeting (TBC)
 - AONB Board meeting (TBC)
 - Design South East Review Panel (TBC)
 - Tenterden Green Spaces Steering Group (TBC)
 - Tenterden District Residents Association (TBC)
 - Limes Land Protection Group (TBC)
 - Tenterden Town Council (TBC)
 - Councillor meetings (TBC)
 - Public Exhibition (TBC)
- Planning application submission following engagement strategy in spring 2019.
- Possible decision 2020.
- Possible delivery of Country Park 2021.

Kent Wildlife Trust and KWT Consultancy Services estimate of costs:

Chief Executive; Meetings and presentations

- Day rate = £600
- Half day = £300
- Hourly rate = £100

Consultancy Manager; Meetings, presentations and engagement

- Day rate = £450
- Half day = £225
- Hourly rate = £75

Senior Ecologist; Meetings, presentations, engagement, technical surveys and reports

- Day Rate = £400
- Half day = £200
- Hourly rate = £70

Ecologist; Presentations, engagement, technical surveys and reports

- Day rate = £350
- Half day = £175

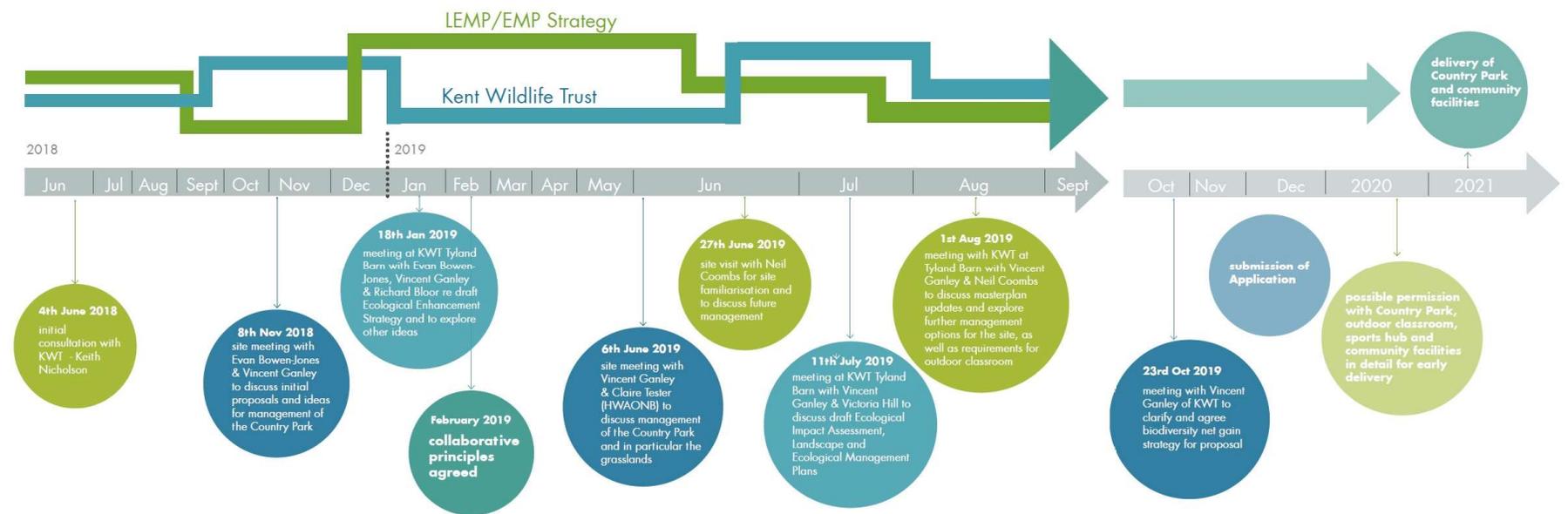
- Hourly rate = £65

All costs exclude VAT chargeable at the standard rate. Costs include all reasonable expenses.

Standard Criteria for Land Management Costs:

Scope the management approach
Quantify future land use, priority habitat and features (ha)
Define management approach: <ul style="list-style-type: none"> • Restoration • Habitat creation • Commitments on access • Engagement measures to take in the wider landscape and ecological network (ha,km)
Define unit costs: <ul style="list-style-type: none"> • Identified measures • Prescriptions • Management actions (£/ha, £/km)
Estimate: Area of management, restoration, creation needs x unit costs
Basis for costs = Agri-environment payment rates + 50%, Forestry Commission standard rates and existing estimates from KWT estates work
Adjustment = forecasted labour, fuel, material costs and cost benefits of shared stewardship and grazing

Appendix 17. Detailed timeline of engagement with Kent Wildlife Trust



PLANNING UPDATE | APRIL 2021



PLANNING APPLICATION SUBMITTED FOR MUCH NEEDED FAMILY HOMES IN TENTERDEN



Illustration site layout of the proposed Tenterden masterplan

In response to comments made on a previous submission made in 2019 and Ashford having an identified housing need Wates Developments is pleased to bring forward a revised scheme for Appledore Road.

The scheme not only provides all the community benefits as previously proposed but also a higher level of affordable homes to help meet the chronic housing need locally for Tenterden. The new proposals include 150 new homes of which 50% would be affordable (72 homes) and the community benefits remain extensive with a 8.66 hectare country park, five football pitches, a community club house/pavilion, three outdoor play areas, an outdoor gym and new walkways and cycleways.

This exciting development will provide

- | | |
|--|---|
|  Three outdoor play areas |  New cycle and pedestrian only route to the west of the site |
|  An outdoor gym |  High quality new homes for families |
|  8.66 ha expansive country park |  72 much needed affordable homes |
|  Scrub and grassland mosaic to enhance biodiversity, damp grasslands and new ponds |  Viewing corridors to St Mildred's Church |
|  5 new football pitches along with club house and parking creating a new sports hub for Tenterden | |

For further information please contact our community relations team: Email: appledoreroad@cratus.co.uk or visit website www.appledoreroad.co.uk

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PLANNING APPLICATION SUBMITTED FOR MUCH NEEDED FAMILY HOMES IN TENTERDEN



Artists impressions of the proposed homes and community hub

The amended scheme retains the key community benefits whilst also responding to feedback received by the community and Ashford Borough Council. There will be five football pitches, a pavilion and car parking to support the re-establishment of junior football in Tenterden. This will create a clear pathway from mini soccer through to senior football in the town in line with the needs identified by Ashford Borough Council and Tenterden Town Council.

Tenterden Community Land Trust undertook a recent housing needs survey (June 2020) which identified a significant affordable housing need in the town. The proposals will deliver 50% affordable housing, which equates to 72 affordable homes, that will be made available to people with a connection to the town.

Amendments from the previous planning application

- | | |
|---|---|
|  Proposed homes reduced from 250 to 145 |  50% affordable housing (increase of further 10% from previous submission) |
|  Retained vistas of St Mildred's Church |  Increase in natural open space within the residential areas to 6.9ha |
|  Positive biodiversity strategy through landscape proposals by optimising the grassland ecological value and enhanced mitigation |  Increase of landscape buffers along the eastern edge of the site |

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