





Idealised view looking west at the head of the central wetland, close to Tenterden. Lower density, two storey houses, overlook the public realm, an adopted road at this point. To the right, roads become smaller and more 'lane' like.

# 7 Conclusion

## Section 7: Conclusion



This hybrid planning application is for up to 250 dwellings and contains elements which are proposed in detail as set out in this document. The proposal is 'landscape-led' in that it takes care to respect its context, including the morphology of Tenterden, and to use these constraints and qualities to produce a scheme which will have a strong and distinctive 'sense of place'. Clearly this will be of benefit to new residents but it will also be respectful of existing residents who will want to see their town treated appropriately.

Less than one third of the land area is proposed for residential development with the remaining two thirds used for outdoor recreation, formal sport, biodiversity and landscape repair. This two thirds of the land is mainly occupied by the Country Park which acts as a buffer between the developed part of the site and the Area of Outstanding Natural Beauty.

Whilst there is no common boundary with the AONB it is important that its qualities are continued into the site and that management objectives, including a concern with dark skies, are extended into the design of the residential area.

Major public benefits include five new sports pitches and a community/sports pavilion strategically located on the Public Right of Way.

Significant effort has been spent on framing proposals for landscape and ecological management. This aims to bring back those qualities which the climate change imperative (with its requirements for resilience in flood defence and arresting the decline of species, and carbon capture) suggests. A key element of this process is education, and this is at the core of the scheme; the design aims to foster meaningful contact between young people and children and the "natural" environment which will be created.

They will experience this through play, through informal recreation and more formal means such as the outdoor classroom and teaching landscape in the "Community Hub".

This Hub brings together a range of potential benefits for the local community. Located as the 'cross roads' of the Public Right of Way and the east-west pedestrian/cycle links it contains formal sport, including a pavilion, and

imaginative natural play potential. It would, in future, connect the Country Park to the town.

The residential development is predominantly two storeyed with a small number of 2.5 storey apartments.

This hybrid planning application shows the residential development in Outline only but the proposals have been concerned with scale, built form, density, the relationship of buildings to open space, roads and hardstandings, all in the pursuit of providing a sense of place which complements the existing town. In this we have been guided by the Urban Morphology Study of Tenterden which examines the very qualities which make the town so attractive. This is not purely an architectural question, but involves the creation of a 'total' environment, much as advocated in the National Design Guide Ten Characteristics.

This proposal is respectful in scale, massing and in its very conception. It will provide much needed affordable and market housing locally for families, and young and old alike.

# 8 Appendices & Supporting documents

(under separate cover)

## Appendices

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

## Supporting documents

- The Planning Statement
- The Local Housing Needs Assessment
- The Tenterden Growth and Community Services Assessment
- The Sports Facilities Supporting Statement
- The Transport Assessment
- The Travel Plan Statement prod
- The Flood Risk Assessment & Surface Water Drainage Strategy
- The Foul Drainage & Utilities Assessment
- The Landscape and Visual Impact Assessment
- The Arboricultural Implications Report;
- The Outline Landscape and Ecological Management Plan
- The Ecological Impact Assessment and associated ecological surveys (Bat surveys, Hazel Dormouse surveys, Great Crested Newt surveys, Reptile surveys and Breeding Bird surveys)
- The Built Heritage Assessment
- The Desk Based Archaeological Assessment
- The Historic Landscape Assessment
- The Sustainability and Energy Statement
- The Ground Appraisal Report
- The Minerals Assessment
- The Agricultural Impact Statement
- The Statement of Community Involvement

# Rummey design

South Park Studios  
South Park  
Sevenoaks  
Kent  
TN13 1AN

01732 743753

[www.rummey.co.uk](http://www.rummey.co.uk)

RD1686-D6-191217-DAS  
[design@rummey.co.uk](mailto:design@rummey.co.uk)

- masterplanners
- urban designers
- architects
- landscape architects