

Section 2: The site and its context

2.1 Landscape setting, character & proximity to the AONB

2.2 Visibility and views

2.3 The morphology of Tenterden & 'distinctiveness'

2.4 Heritage and conservation

2.5 Vegetation and biodiversity

2.6 Transport assessment

2.7 Water and attenuation

2.8 Sport and the need for recreational space

2.9 Constraints summary

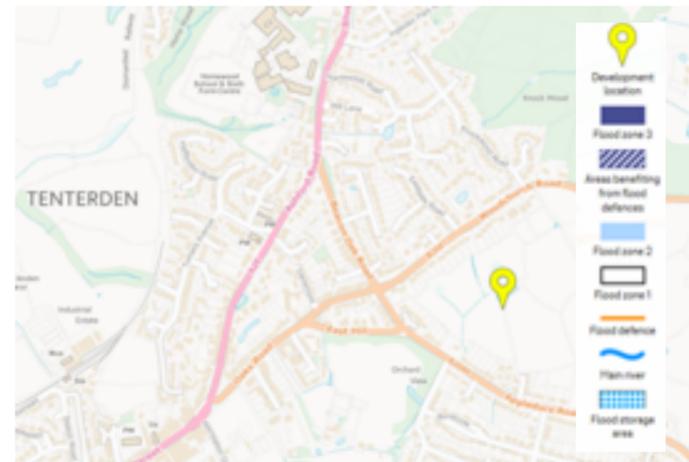
2.10 Avenue Study

2.7 Water and attenuation

The existing topography of the site and the ditch networks to the southern sector of the site all flow north to south and outfall from the site at three locations in Appledore Road.

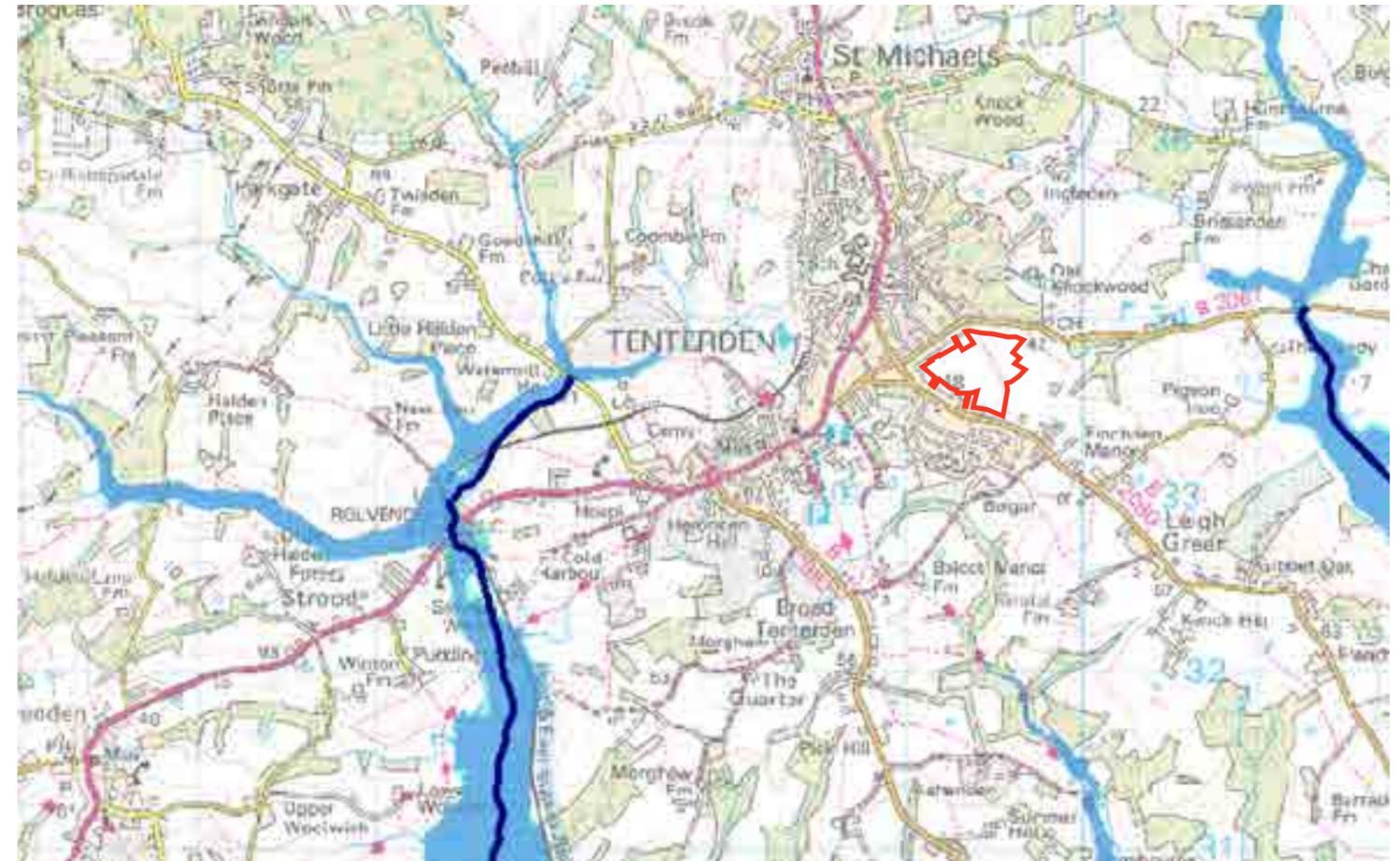
Existing greenfield runoff rates have been calculated in these locations at 5.9 litres per second (L/s); 13.4 L/s and 7.1 L/s, given a peak surface water discharge from the developable areas of the site of 26.4 L/s.

With the entire development site located within the Environment Agency's Flood Zone 1 area the risk of flooding from fluvial sources represents less than 1 in 1000-year probability.



Environment Agency Fluvial Flood Map showing Appledore Road development site in Flood Zone 1

The existing hydrological features on site include several ponds and a complex system of ditch networks. This collects surface water from within the development area and offsite to the north, discharging these waters to the existing sewerage systems in Appledore Road.



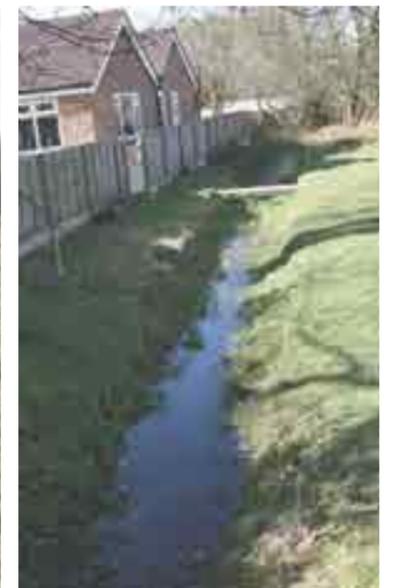
Local flood map showing the main rivers in the low lying valleys to the west and east of Tenterden, which drain into the River Rother.



Existing pond



Drainage ditch to the south west of site to be maintained and tied into proposed hydrology



Drainage ditch to the south eastern boundary to be maintained

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2.8 Sport and the need for recreational space

Playing Pitch Strategies (PPS) provide local authorities with a comprehensive understanding of the local supply and demand balance for outdoor sports pitches. In consultation with sports governing bodies, local clubs and Sport England, they provide an evidence base for current and projected needs for sports including cricket, football and rugby, helping to prioritise investment.

This review is based on the Draft ABC Playing Pitch Strategy 2017-30 (May 2017) as included on the Ashford Local Plan 2030 Examination Library (Ref: CBD02). The Strategy provides an Action Plan to address qualitative and quantitative issues based on an assessment of current and future supply and demand balance. The PPS aims to:

“Ensure that the current and future demand for sports and recreation are planned for holistically and that the needs of the current and growing population of Ashford Borough can be fully met.”

From a football perspective, the PPS identifies Strategic Priorities across the Borough, summarised below:

- 1 protect all pitches unless suitable equivalents or better replacements are provided
- 2 ensure formal Community Use Agreements are in place for all 3G pitches on education sites
- 3 support junior clubs with facility management and improvement and ensure security of tenure
- 4 engage with FA Pitch Improvement Programme resulting in improvements to playing fields
- 5 improve non-playing facilities, i.e. changing rooms, parking and access. The need for a new clubhouse in Tenterden is identified
- 6 development on the Jemmet Road site to meet Sport England Policy Exception 4 (replacement provision)
- 7 provide three new 3G pitches, including one at Homewood School in Tenterden
- 8 grass pitch shortfalls identified across the Borough:
 - a need for further junior 11v11 pitches in Tenterden. Identifies Homewood School (3G) and Appledore Road as venues
 - b shortfall of 9.5 junior 9v9 match equivalent sessions

- c current demand for mini soccer pitches can be met through a combination of 3G pitches, improvements to existing sites and reconfiguration. Small projected shortfalls in the future.

The 3G pitch has been built at Homewood School, thereby delivering one of the key Tenterden priorities (7). However, the identified need for more grass pitch capacity (8a & 8b) and a new club house building remains (5). The development will address these outstanding Strategic Priorities, as well as being entirely consistent with Strategic Priority 1.

Finally, a potentially important issue for football in Tenterden is the Town Council's plans for redevelopment of the Recreation Ground. The layout has yet to be finalised, but we understand that the future plans do not propose retention of the football pitch traditionally used by Tenterden Town FC.

The club is able to use the Homewood School 3G pitch as a home ground. However, this pitch and ancillary facilities do not comply with the Ground Grading criteria required for Clubs at Step 7 of the National League System pyramid (Appendix 2). This would therefore prevent the club from being promoted to the Kent County Football League Premier Division if an alternative venue is not available.



The existing football pitch on F13 showing houses on Appledore Road beyond. Major trees and the Public Right of Way are to the left.

Seven soil test pits (TP) were excavated to evaluate the soil type/structure of the proposed sports pitches.



Site overview showing approximate location of soil test pits

Against this demonstrable need a convenient and practical layout needed to be found which did not compromise the AONB landscape, did not fragment residential development, but which created a valuable amenity for the town, in combination with other features. To achieve this the proposals leaned heavily on soil, agronomy, hydrology, and arboricultural surveys. The results of these are summarised in the supporting documents.

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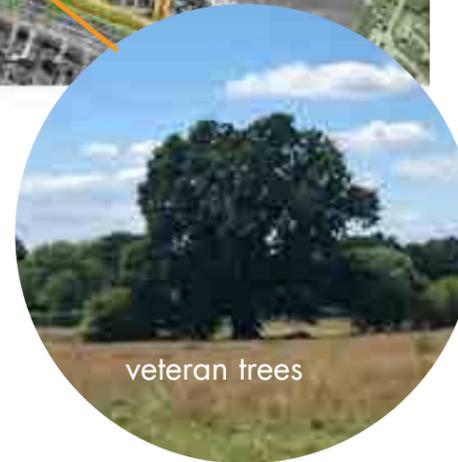
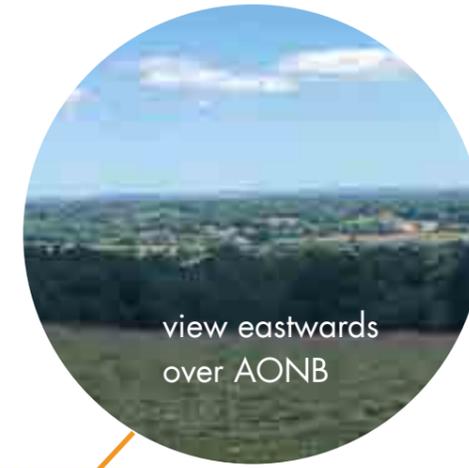
2.8 Sport and the need for recreational space

2.9 Constraints summary

2.10 Avenue Study

2.9 Constraints summary

A pictorial summary of known constraints and opportunities for design is shown below. This map has formed the basis for layout design which follows, though it has been refined by further technical study.



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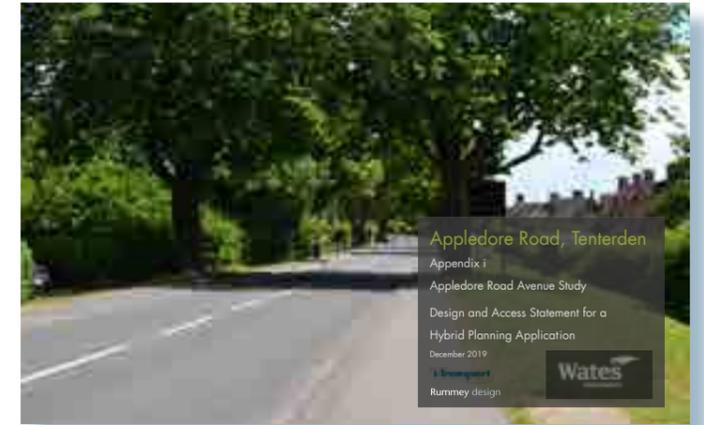
2.9 Constraints summary

2.10 Avenue Study

2.10 Avenue Study

It is recognised that the existing Appledore Road development, primarily developed in the 1920's, has a homogeneity and a particular character which comes, largely, from the green space and wide verges, and the avenue trees themselves.

Some residents have commented that the road would benefit from calming to slow traffic speeds; clearly this, and any adjacent proposals should not impinge on the avenue. A study was undertaken of how these twin objectives could be achieved, please see Appendix i. Sample illustrations from this study are reproduced here.



avenue landscape analysis



Appledore Road enhancement plan





reflective bollards

priority road signs - could be enhanced with black poles and rear of sign *

road narrowed and verge extended with matching kerb

give way sign

**subject to highway authority agreement
For full traffic engineering details, see supporting document.*

Appledore Road; illustrative impression of typical road narrowing traffic calming feature showing integration into streetscape.

3 Design development

The proposal responds to its function, its context, and wider environmental issues related to sustainability. This is shown in this chapter with the development of the key ideas and the exploration of options.

Section 3: Design development

3.1 Drivers for the design

3.2 Emerging masterplan principles

3.3 Masterplan iterations

3.4 Pre-Application discussions

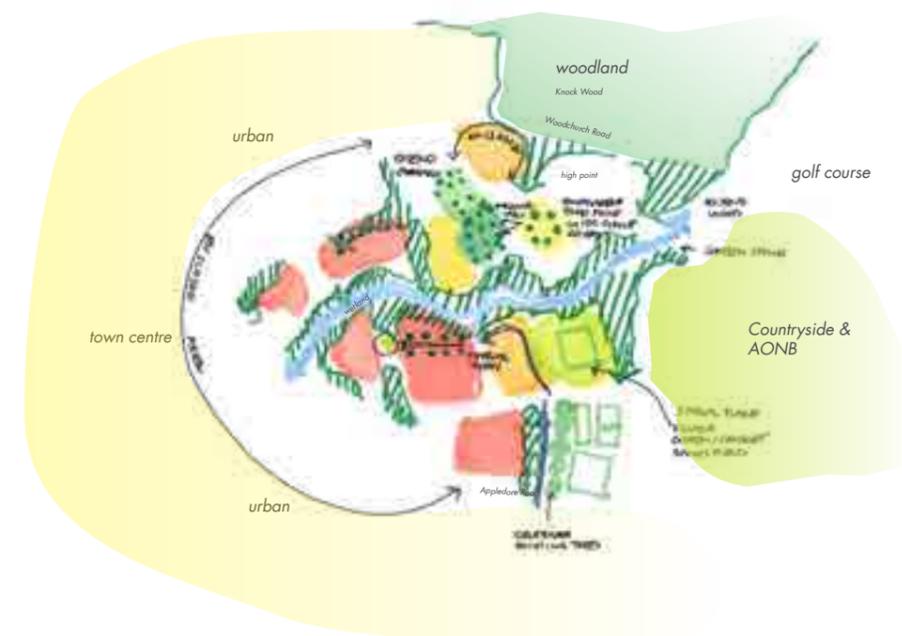
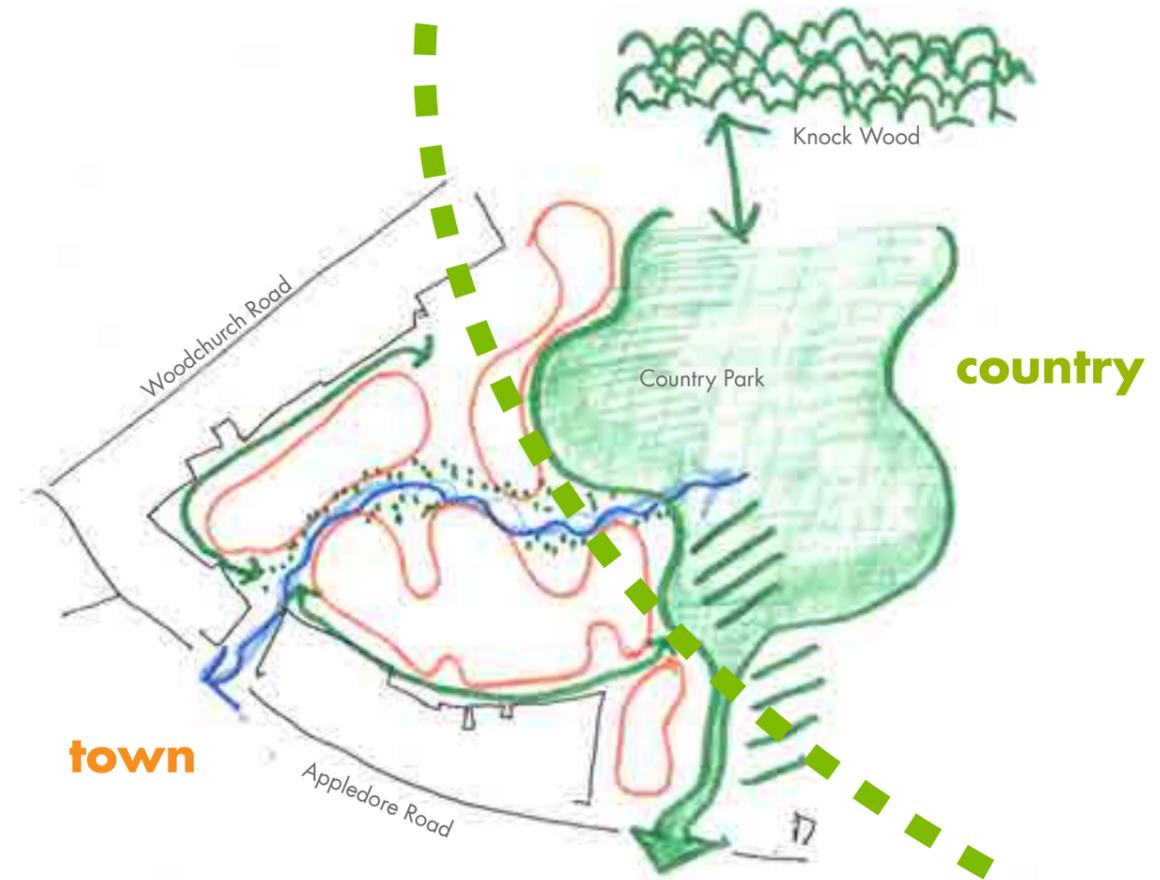
3.5 Consultation

3.1 Drivers for the design

As discussed earlier, Tenterden is largely a product of its landscape, and this approach is extended into the design of this site. Key features (Public Right of Way, slopes, views, water and vegetation) have influenced the proposal from the outset.

First thoughts

An early design decision was to devote much of the site to open space and group the development to the west of the site, close to the town. The east of the site is given over to open space, sport and country park uses, respecting the proximity to the AONB. This key decision allows a strong contrast between the two parts of the site, rather than dissipating development over the whole area. These early thoughts are illustrated in the following diagrams.



Tenterden - existing features and surrounding influences. The existing, and remnant hedgerows structure starts to 'organise' the scheme. Urban and rural influences are intended to translate into specific character and distinctiveness of the scheme, and within the scheme.

Within the development of 250 houses there must be specific 'places'. Existing water features on site will be connected along the valley floor to create a linear wetland as a central feature of the development. In some places visible water will be retained - in others attenuation features will store water on a seasonal basis.

Detail and diversity of landscape structure, orchard, playing pitches, wetland and green infrastructure all help to give local distinctiveness. At this early stage these landscape characters have become important determinants of form.

Section 3: Design development

3.1 Drivers for the design

3.2 Emerging masterplan principles

3.3 Masterplan iterations

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3.5 Consultation

3.2 Emerging masterplan principles

A first sketch layout responding to broad constraints: access locations, recreation, and development areas are established respecting the existing green infrastructure. The central spine of water and vegetation is too constrained, but sports areas have been located in areas which are likely to have least impact on the AONB. The initial decision to divide the site and most of the Public Right of Way into 'town' and 'country' is established as a basis for the masterplans which follow.



-  access, all modes
-  pedestrian & cycle access
-  pedestrian access only

Section 3: Design development

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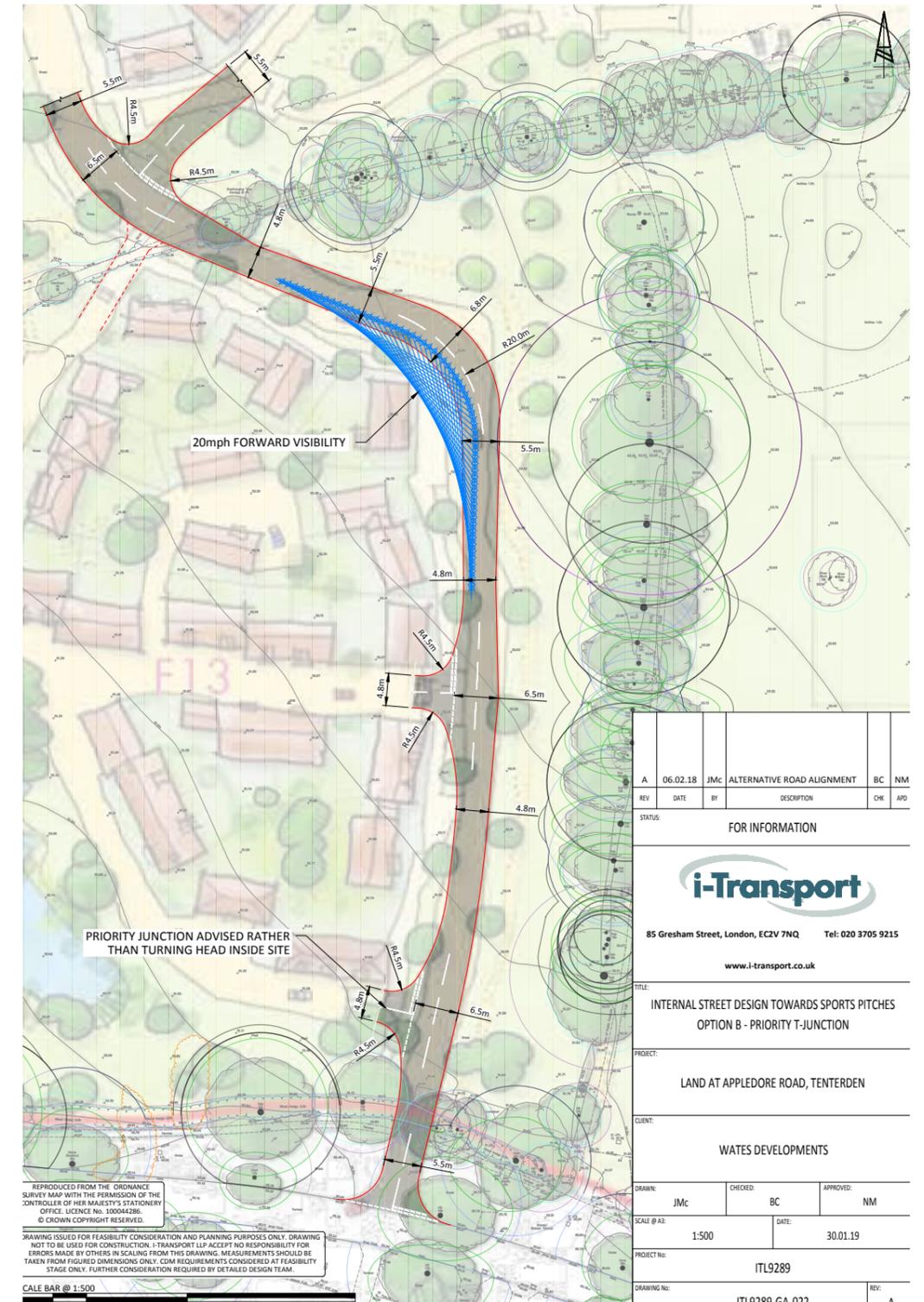
3.3 Masterplan iterations

The 2018 masterplan built on the basic decisions set out previously.

At this stage, the masterplan has been through a number of iterations including:

- the addition of the School land
- consideration of more/different configuration of football pitches, providing for different needs over a wider area
- adjustment to highway geometry of entrances in order to protect trees
- deletion of housing in western corner to respect ridge and furrow land and from the eastern corner onto Appledore Road to allow for water attenuation (and later, pedestrian access)

A number of refinements were introduced as further information become available including the need for traffic speed reduction through traffic calming along Appledore Road.



An engineer's drawing showing the vehicular tracking at the eastern boundary access, close to the PRoW. This produced the direct and therefore 'fast' route. Design effort was focused on ways to reduce speed.

Section 3: Design development

3.1 Drivers for the design

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3.5 Consultation

It is important that the roads, hardstandings, parking areas etc become an attractive part of the environment and landscape as suggested by the morphology study and the 'key areas' study, particularly the lane shown on page 29. Traffic speeds need to be low for safety and wellbeing, and this can be achieved by introducing bends or angles in the road so that safe driving becomes a product of the geometry of the houses and the built form rather than a matter of obeying road signs.

The April 2019 masterplan has reconfigured the southern portion to allow a 'square' overlooking the entrance from Appledore Road to slow traffic speed, allow the necessary flood attenuation to be very visible, to create an 'address' and allow the footpath from the town centre to be direct.

The proposal showed up to 250 dwellings on the 24.53 ha site, of which 18.9 ha (77%) would be open spaces, playing fields or Country Park.



April 2019 masterplan

Possible revised eastern access arrangement (right) to provide an entrance square to receive pedestrians from Appledore Road and to slow traffic speeds, providing an entrance space. This proposal was reviewed by KCC and is now part of this proposal.

building surveying the access

square to produce right angle bends for slowing traffic and as arrival space

attenuation ponds as part of footpath direct access

footpath access to junior playing fields



This significant modification to the scheme allows the quality of the open space (square and pond) to 'set the scene' as viewed from Appledore Road; houses are set well back, the Public Right of Way trees are dominant and the 'new' landscape in the foreground separates new buildings from Appledore Road itself.



Section 3: Design development

3.1 Drivers for the design

3.2 Emerging masterplan principles

3.4 Masterplan iterations

3.4 Pre-Application discussions

3.5 Consultation

The Community 'Hub' is a key element of the proposals. The idea builds on the proposal for new sports pitches but aims to use this infrastructure for a wider purpose. The pitches and the pavilion/community building are located next to the Public Right of Way, adjacent to the proposed car parking which can also serve the Country Park to the east as well as the sports pitches. In effect, a cross roads of pedestrian and vehicular routes is formed and hence this is the location for a number of facilities. A key element of this proposal is greatly improved biodiversity and also the

aspiration to create an outdoor rural environment which is attractive to the resident children but also those who live nearby. An outdoor classroom is proposed adjacent to a specially constructed water attenuation pond within a rich landscape of orchards and outdoor educational opportunities. This has been designed in consultation with Kent Wildlife Trust.

Nearby is a picnic area and linear natural playground accessed off the Public Right of Way and taking advantage

of the qualities of mature trees, ditches and slopes close to the look out high point. This gives very attractive views over the High Weald AONB to the east.

In this way, the Public Right of Way becomes the route which connects a number of public facilities, some formal, some informal, but all contributing to a health and wellness agenda.

sport
pavilion
public access
outdoor learning
natural play
playspace
orchards
look-out
parking



The Community Hub layout as at 2018/early 2019

Section 3: Design development

- 3.1 Drivers for the design
- 3.2 Emerging masterplan principles
- 3.4 Masterplan iterations
- 3.4 Pre-Application discussions
- 3.5 Consultation

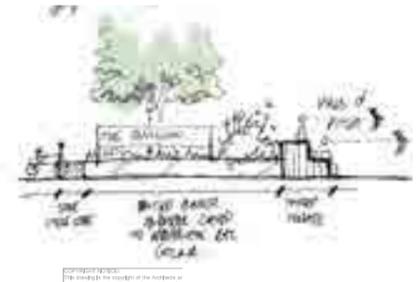
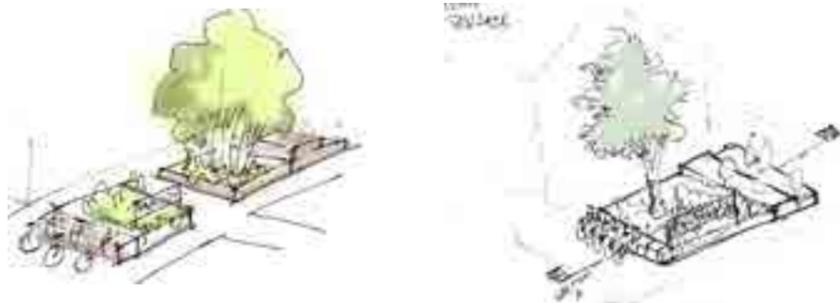
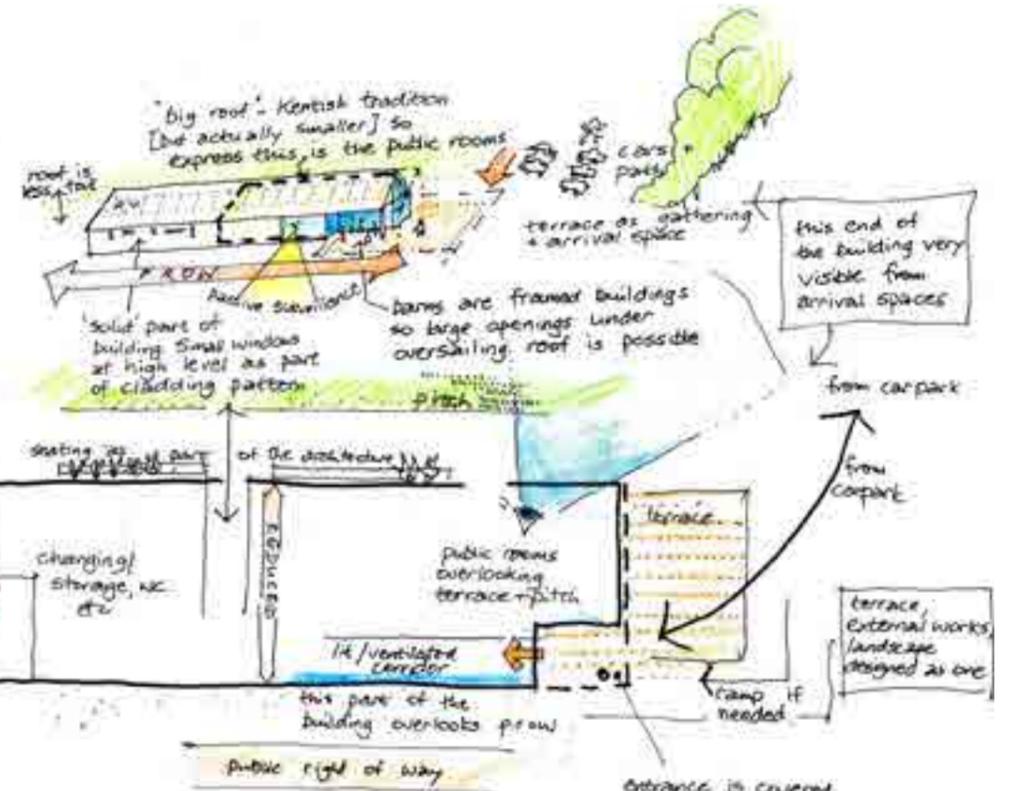
Pavilion

More recently, in the late 2019 plan, the Pavilion location has been moved slightly and the proportions of the building have been adjusted to make the building more 'barn-like' and to fit with the available space between the pitches and the Public Right of Way. The design debate illustrated in the sketches below show how the entrance sequence from the car park has been refined, the levels have been taken account of, overlooking of the Public Right of Way has been arranged and account has been taken of the form of the building since it is close to the AONB. These suggestions have resulted in a revised proposal presented later in this document. The aim has been to present a building which is at ease with its AONB and countryside location in terms of its form, detail and external works.

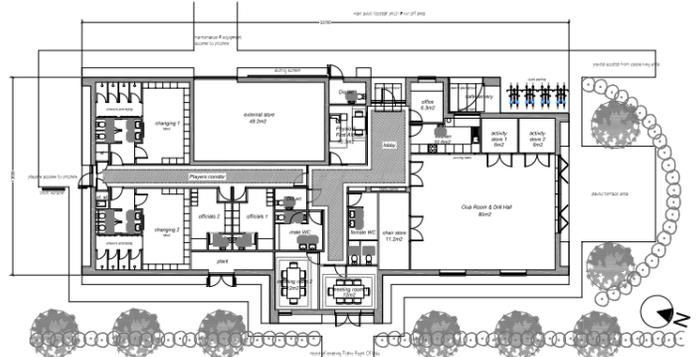
Architectural "language"

The building becomes more 'barnlike'
 - its roof is less high, but steeply pitched
 - it becomes more linear
 - the roof becomes simpler

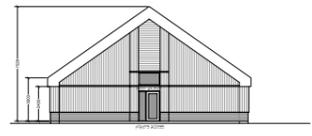
Really, this building is the roof with all other elements subsidiary
 This gives great scope for an economical, legible, simple + distinguished building, which is complementary to the AONB



Proposed Elevation to Pitch - East



Proposed Ground Floor Plan



Proposed End Elevation - North



Proposed Elevation to Terrace - South



Proposed Elevation to residential Development - West



Sustainability

The roof could extend partly covering the terrace which faces south. Could sweet chestnut [contains natural preservative] from adjacent AONB be used for cladding. The large simple S.W facing roof is ideal for integrated PVs. Supplying at least 50% of power.

This is not a design...

More a collection of thoughts...

- appropriate detailing - roof to be linear
- simply and expose the roof
- make the building thinner
- make the entrance clear
- consider sustainability & distinctiveness
- sun shading / social space / view over activity
- exemplary but simple design



... architecture and landscape as one ...

Section 3: Design development

3.1 Drivers for the design

3.2 Emerging masterplan principles

3.3 Masterplan iterations

3.4 Pre-Application discussions

3.5 Consultation

At the pre-Application discussion with Ashford Borough Council on 5th April 2019 a number of comments were made relating to the design;

in progressing the scheme, and in particular if meeting with Design South East, the team needs to demonstrate how regard has been taken of the historic growth of Tenterden/the morphology of the town - there is a very urban yet formal core and a suburban yet still quite formal outer area of growth – how does what is proposed on this site reflect that – and if it does not, why is a different typology appropriate here?

- in the context of this, Officers recognised that both the High Street and Appledore Road were quiet green thoroughfares and the development respected this
- the relationship between the development and adjacent properties – esp. along the northern boundary with Woodchurch Road was also discussed. Officers thought more space should be devoted to this boundary to allow a more landscape intensive buffer
- there were, in ABC's opinion, opportunities to increase the density in some areas and make the development adjacent to existing residents less dense; there could be more variation in densities to contribute to place-making
- the relationship in design terms to adjacent development including that opposite on Appledore Road was discussed and agreed
- the relationship of the pavilion to the adjacent properties was questioned – could the pavilion be re-sited to create less of an issue in terms of noise and disturbance
- views into and out of / across the site – including private views - need to be considered – especially those of the church
- the two main criticisms of Tent 1a were compliance with space standards and level of parking – both would need to be addressed here

- these issues aside, ABC appeared to be happy to facilitate meetings with local amenity groups such as the Green Spaces Group and TTC and agreed the formal pre app process would start after any meeting with D:SE and should include KCC highways so that the access strategy was fully understood by officers
- Officers also indicated that ABC would outsource the landscape assessment work to LMS and that as far as they were concerned they did not feel the development was EIA development – but noted we would be submitting an application for screening soon

A second discussion took place on 18th September 2019 with Councillor N Shorter and T Naylor, where the planning history the planning strategy and the design proposals and their principles were discussed. The Morphology Study and the landscape-led approach was noted. Against a general background of respect for the work carried out so far, two critical questions were raised with the experience of major developments in the Borough:

- how would quality be maintained over time, and how would this approach be continued seamlessly over phases of the project over time?
- how could the scheme be managed in terms of infrastructure, amenity landscape, swales and suds, and the wider landscape in order to protect its quality over time and to avoid becoming the maintaining authority 'of last resort'?

A Design Quality Charter and Design Coding are one solution but these can take many forms and can be over prescriptive. The developer was asked to provide answers to these questions.



The document was used as the base for a pre-Application discussion with Ashford Borough Council in April 2019.

Section 3: Design development

3.1 Drivers for the design

3.2 Emerging masterplan principles

3.3 Masterplan iterations

3.4 Pre-Application discussions

3.5 Consultation

As a result of the pre-Application discussions a number of changes were made to the masterplan. Some were the result of technical information and some were the result of a further study. For example, a morphology study of Tenterden has been undertaken and the character areas identified in that have been incorporated in principle, in the proposal.

This has resulted in less 'evenness' of density across the site. A range of other details related to the visibility of the Church from the scheme, the pavilion building, attenuation ponds, the form of woodland and the linear play space all of which have been addressed.

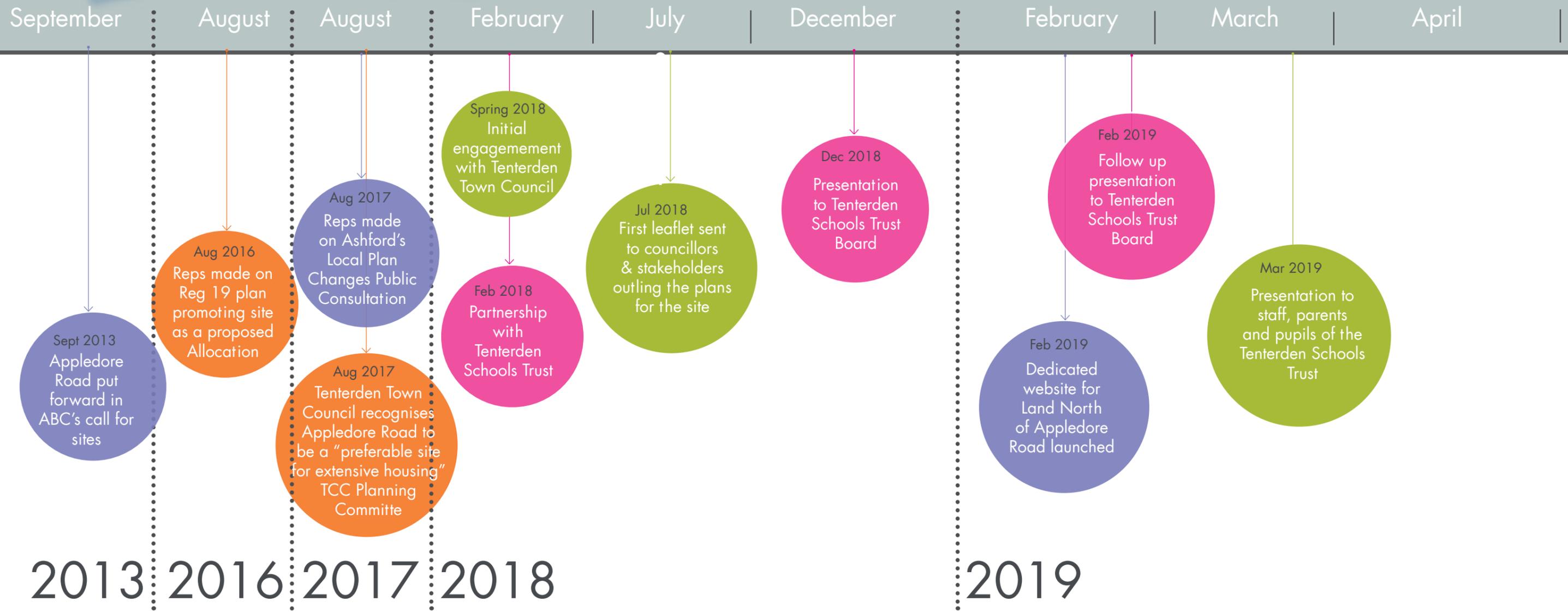
The access and location of the outdoor classroom have also been adjusted to protect views from the AONB and to allow unimpeded glimpsed views of St Mildred's Church.



The masterplan showing design iterations resulting from the pre-App discussion and further technical issues.

Section 3: Design development

Community involvement & consultation timeline





Public exhibition

17th May 2019



May 2019
Advert goes live in Kentish Express



Jun 2019
Engagement with Ivy Medical Centre

Jun 2019
St Michael's Primary School playground drop-in sessions



Jul 2019
Housing needs survey launched



Sep 2019
ABC Executive Cabinet Member for Planning briefed



Dec 2019
ABC Planning Committee Members Briefing session





the site; wetland, unmanaged scrub and over-grazing contained within a framework of trees

4 The proposal

The Outline Application proposal is set out here, together with parts of the project which are Detailed Applications.

Section 4: The Proposal

4.1 The Masterplan

4.2 Detailed Application area

4.3 Plans, sections and uses

4.1 The Masterplan

This masterplan has responded to the pre-Application discussion of April 2019 and that of 18th September 2019, comments expressed at the public consultation event on 17th May 2019, and a number of technical iterations set out earlier. The masterplan is explained in the following chapter, with Detailed areas shown at larger scale.

The masterplan takes its cue from:

- landscape
- topography
- the context of urban Tenterden
- the open space and the AONB to the east
- the need to attenuate water on site
- the desire to create a strong relationship between the development context in which it sits for the benefit of residents and wildlife.

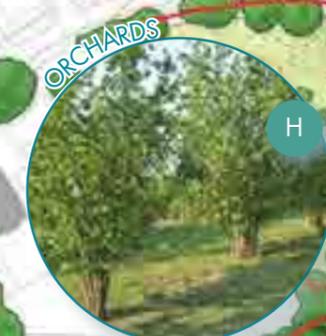
For the main part of the development this is an Outline Application. The broad form of buildings and their distribution, densities, access and place-making only can be set out here. The precision of architectural detail will need to be considered later, within the development framework set out here.

The masterplan shows how access (adopted and non-adopted roads), public pedestrian routes, open space and recreation areas, environmental and landscape measures including flood attenuation, are all combined through the medium of development to create places and neighbourhoods which sit well within their site, are appropriately distinctive and complement the existing settlement of Tenterden.

components of the masterplan:

- A** proposed housing
- B** Country Park
- C** adult football pitch
- D** junior football pitches
- E** parking for sports hub and country park
- F** central green public open space and ponds
- G** access points off Appledore Road
- H** new community traditional orchards
- I** pavilion
- J** outdoor classroom
- K** natural play trail

The illustrative masterplan shows up to 250 dwellings, an 8.4 ha (21 acres) Country Park, 5 sports pitches, pavilion, outdoor classroom, orchards and landscape improvement, a natural play trail, within a Community Hub.



Section 4: The Proposal

4.1 The Masterplan

4.2 Detail Application area

4.3 Plans, sections and uses

4.1 Detailed Application areas

The Country Park, linear play space, orchard, pavilion and parking, eastern access and route to pavilion car park, and western access points and crossing on Woodchurch Road are all part of the Detailed Application; the remainder is in Outline.



Country Park,
linear play space,
orchard, pavilion
and parking

Section 4: The Proposal

4.1 The Masterplan

4.2 Detail Application area

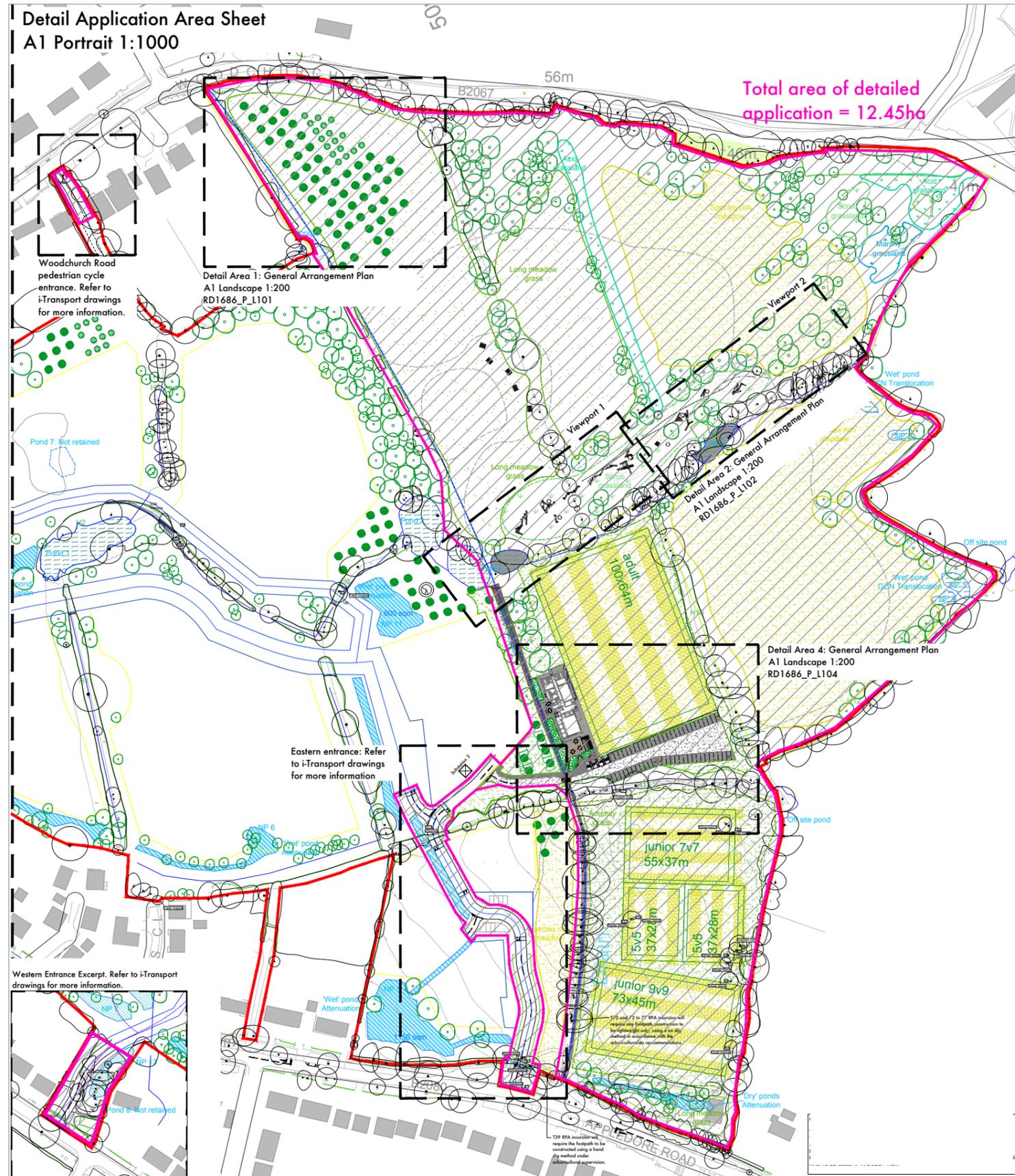
4.3 Plans, sections and uses

The adjacent plan is an excerpt from Rummy Design's Detail Application Area Plan (drawing number RD 1686_P_L100).

It highlights the extent of the Detailed Planning Application area and calls out some of the key character areas within this aspect of the application.

The relationship this area has to the outline application to the west can be seen here.

Further details of the key character areas follow later in this report.



Detail Application Area 1:
Orchard

Woodchurch
Road entrance -
pedestrians and
cycles

Detail Application Area 2:
Linear natural playground

Detail Application Area 4:
sports and community pavilion
and parking

Eastern entrance

Western entrance

Section 4: The Proposal

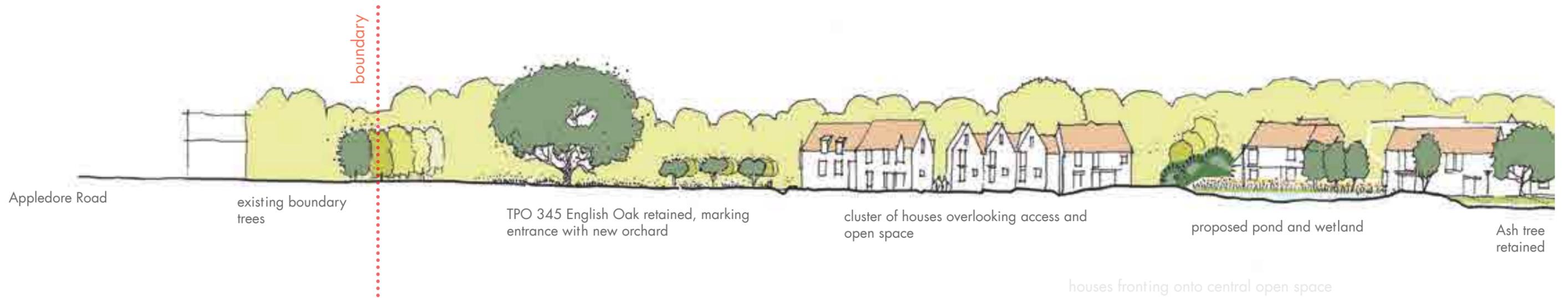
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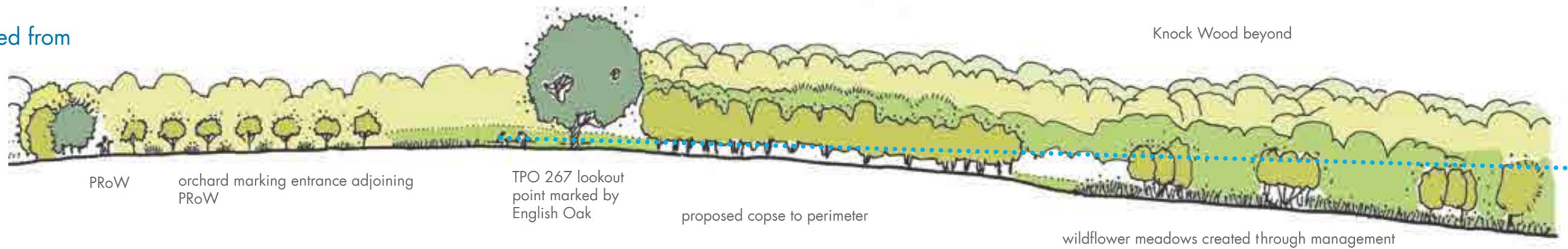
4.2 Plans, sections and uses

This long section AA through the site shows the landform and the relationship of the proposal with the Country Park (and the AONB), and the scale of the mainly two storey buildings in relation to the existing trees. The precise detail of the houses may change with future detailed planning applications but the principles of landscape, building parcels, scale and water attenuation will not.



Section AA looking north

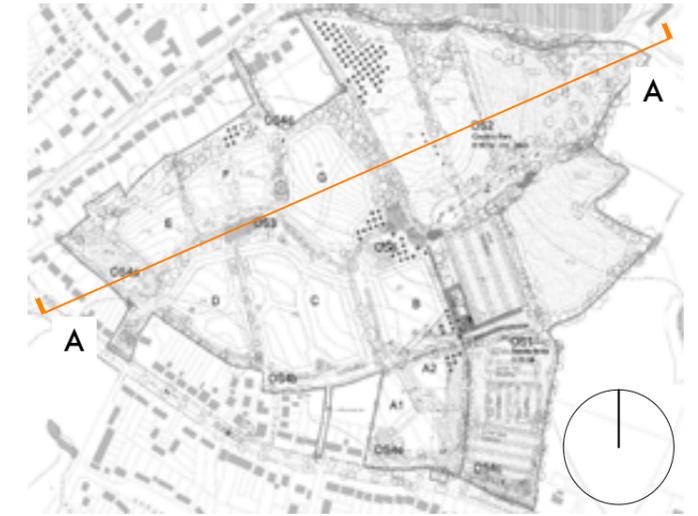
continued from above



Country Park - rural landscape



Section 4: The Proposal



Section AA looking north - see section below

continued below ...



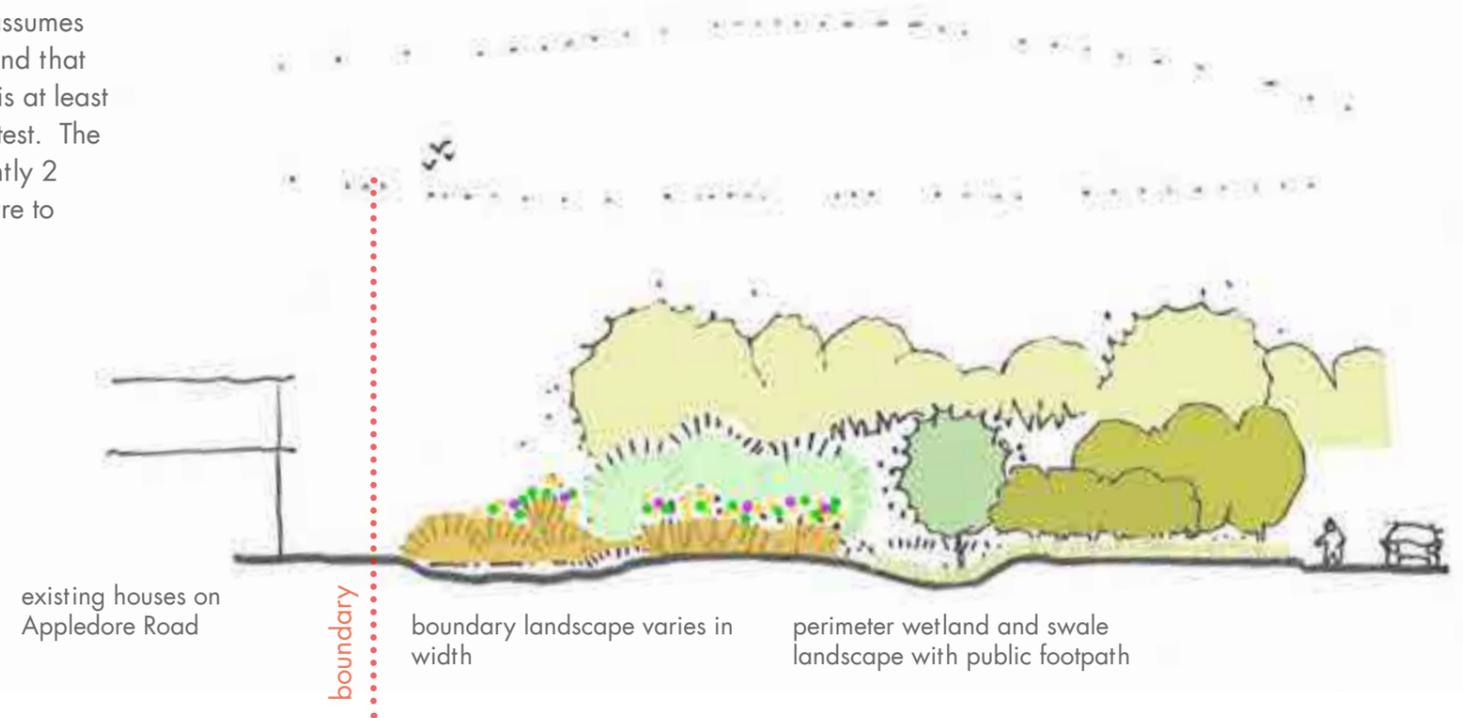
Section 4: The Proposal

4.1 The Masterplan

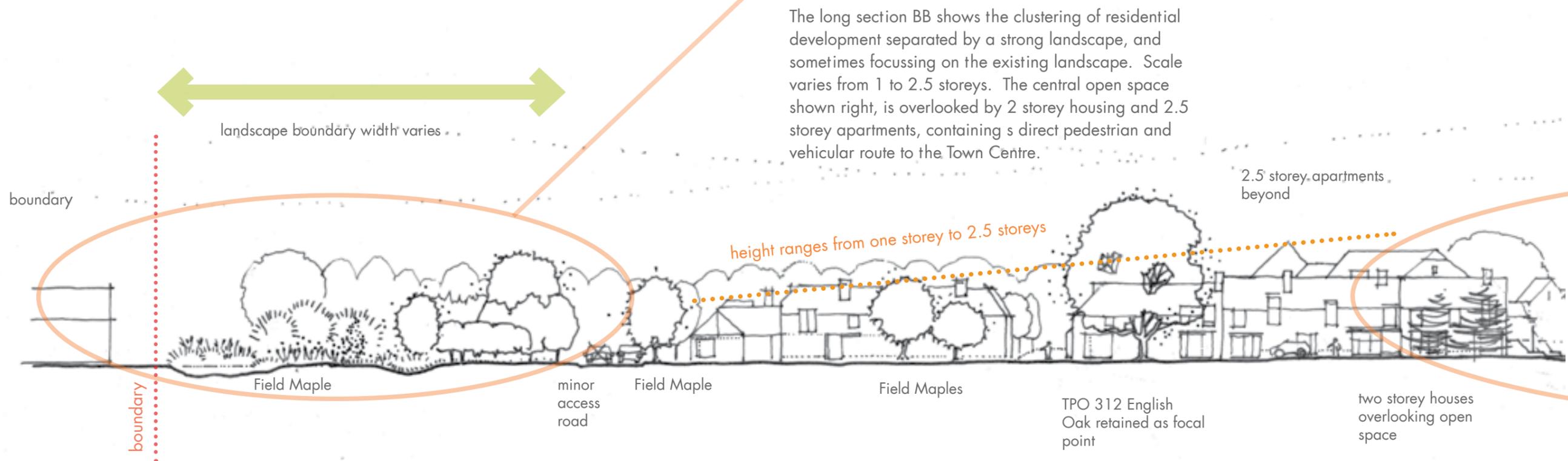
4.2 Plans, sections and uses

4.3 Plans, sections and uses

The southern landscape corridor, separating the development from the existing houses on Appledore Road, formerly contained a drove road. The proposal assumes that there will be public access along this route and that there will be swales and wetlands. The corridor is at least 10m at its narrowest widening to 50m at its greatest. The new development in this area will be predominantly 2 storey housing set within a new landscape structure to complement the existing trees.

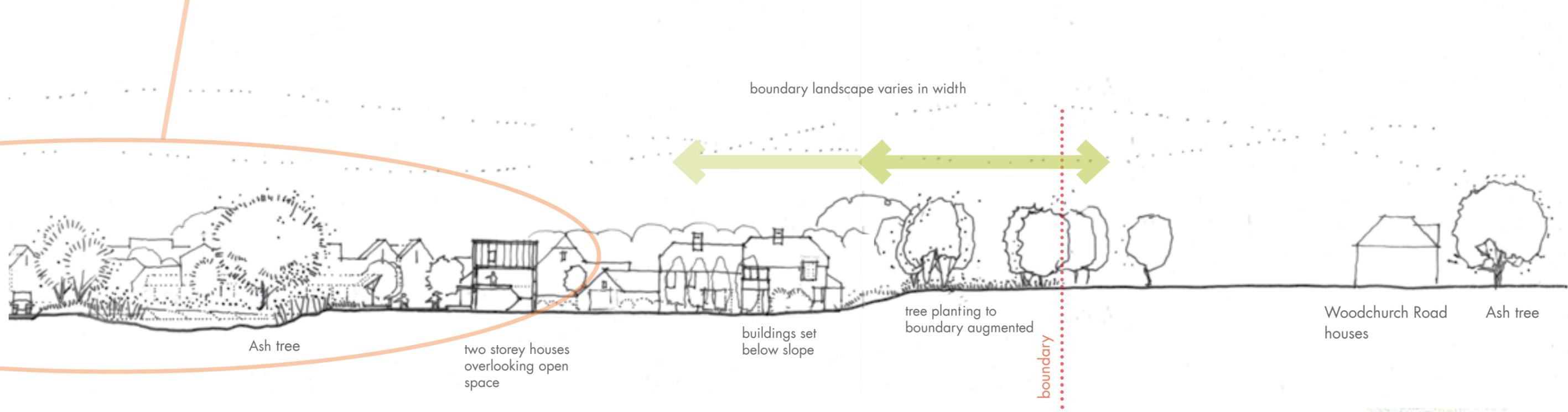
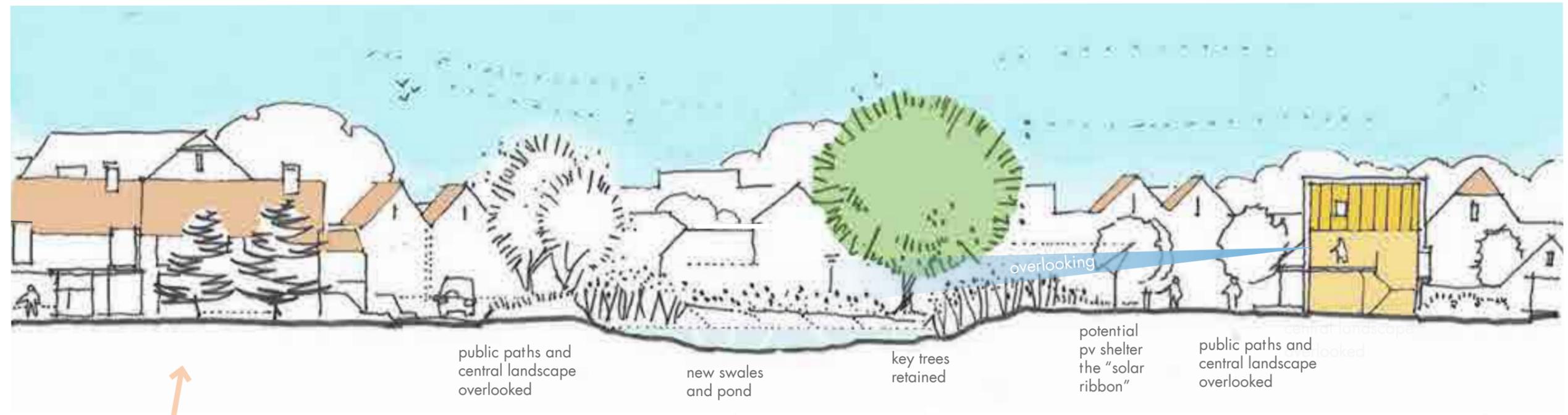


Section BB looking north west



The long section BB shows the clustering of residential development separated by a strong landscape, and sometimes focussing on the existing landscape. Scale varies from 1 to 2.5 storeys. The central open space shown right, is overlooked by 2 storey housing and 2.5 storey apartments, containing a direct pedestrian and vehicular route to the Town Centre.

The central open space provides recreation, biodiversity, public pedestrian routes connecting to the town, and is the heart of the scheme. The scale of the space mimics the High Street although the buildings are generally lower here and the open space is more 'natural' in its feel.





the existing playing field (F13) beyond the mature trees on Appledore Road

5 The proposal explained

Section 5: The proposal explained

5.1 Integration of landscape and development

5.2 Place-making and lessons from the morphology study

5.3 The masterplan explored

5.4 Scale, form and distribution

5.5 Access

5.6 Movement patterns & parking

5.7 Treatment of water

5.8 Biodiversity

5.9 Landscape and environmental management

5.10 Education, recreation and play

5.11 Sport

5.12 Architectural form and materials

5.1 Integration of landscape and development

green network this includes:

- hedgerows
- meadows
- proposed trees
- existing trees
- woodland shaws

massing this includes:

- single storey structures
- two storey structures
- two & a half storey structures
- block structure & street frontages

blue network this includes:

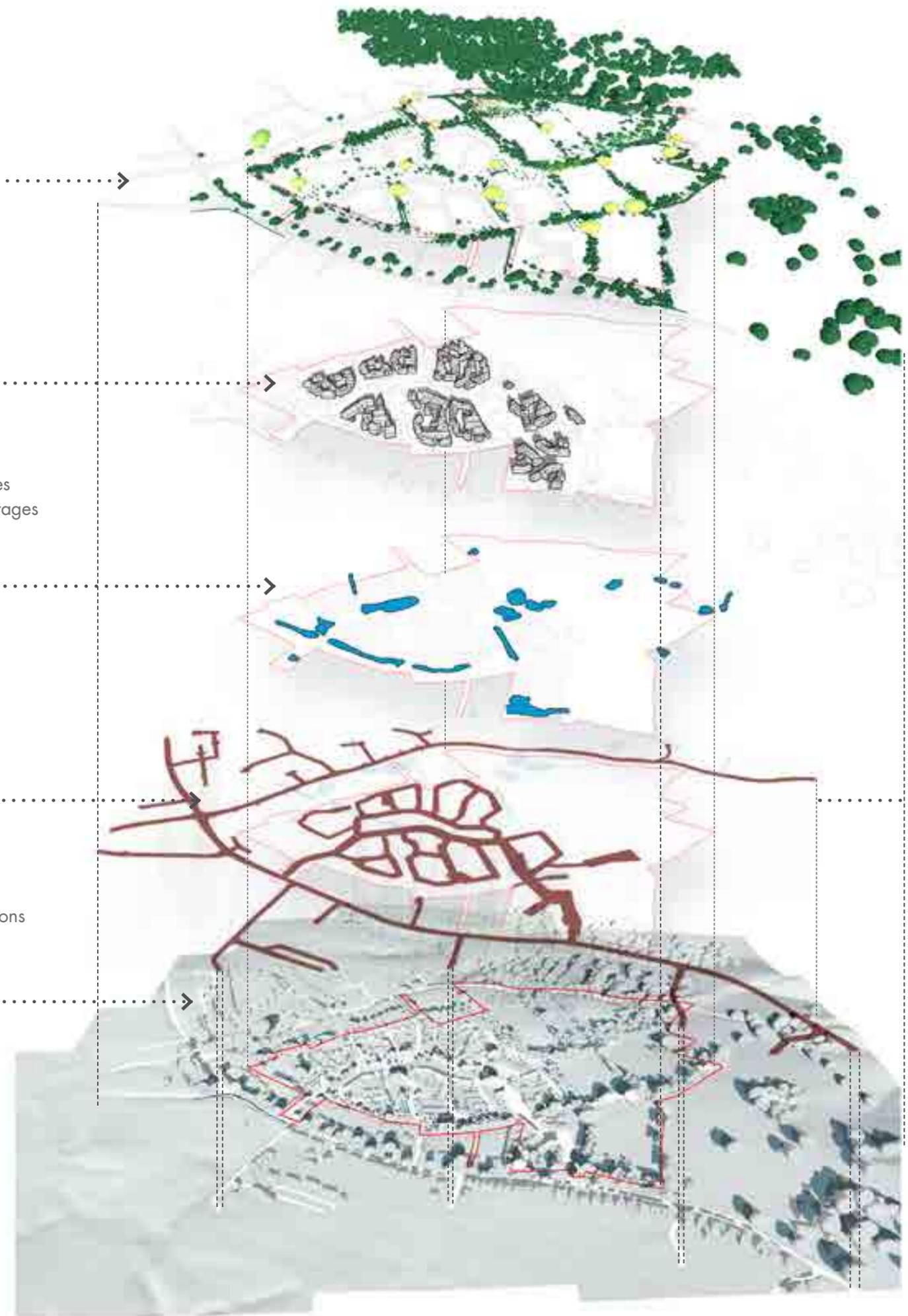
- drainage basins
- swales
- existing and new ponds
- proposed wildlife ponds
- existing ditches

road network this includes:

- a hierarchy of streets
- a defined circulation route
- new and improved connections

the elements combined

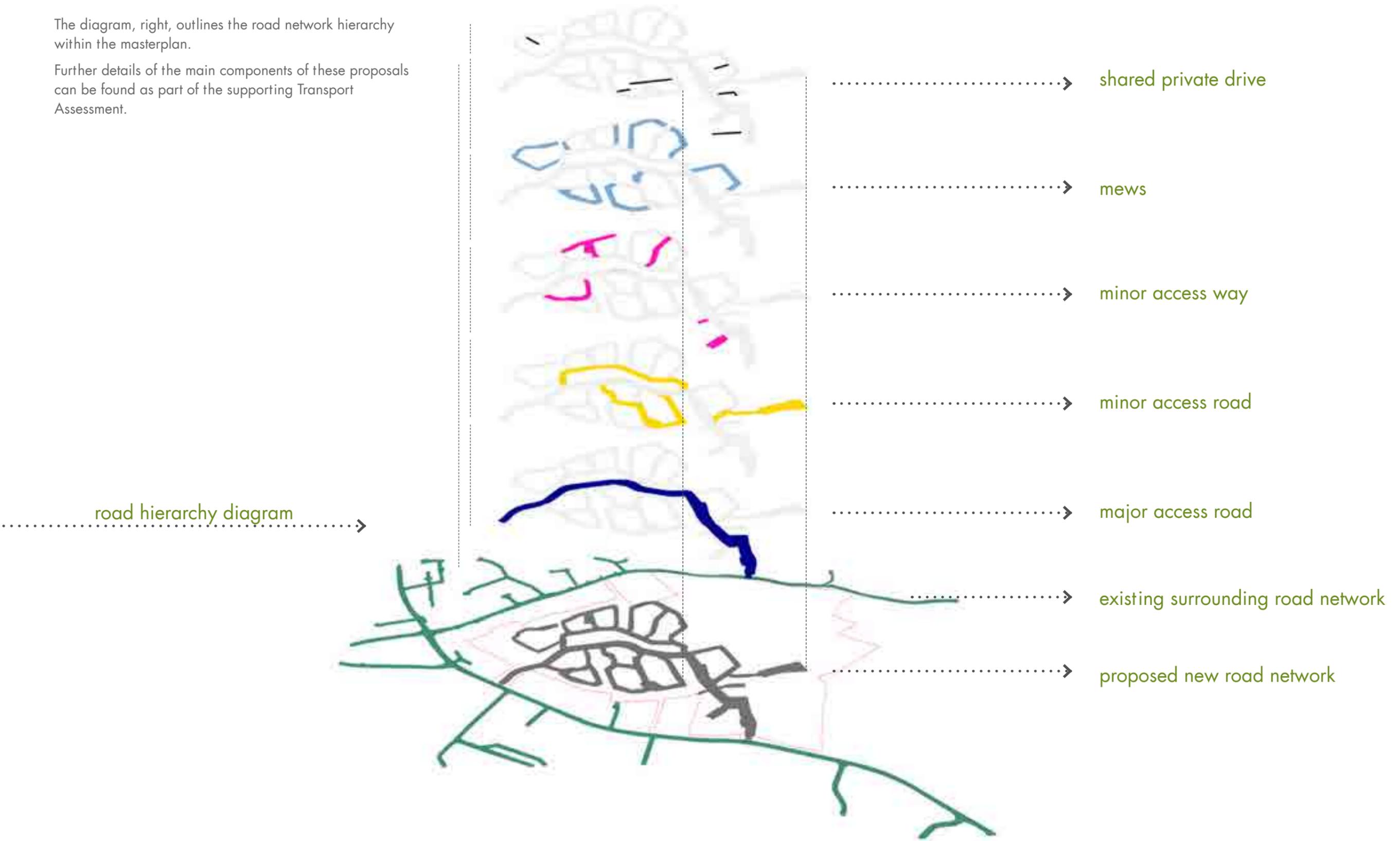
The adjacent diagram sets out the relationship between the key elements within the masterplan. Each item is vital, and provides structure and justification for the proposals.



Section 5: The proposal explained

The diagram, right, outlines the road network hierarchy within the masterplan.

Further details of the main components of these proposals can be found as part of the supporting Transport Assessment.



Section 5: The proposal explained

5.1 Integration of landscape and development

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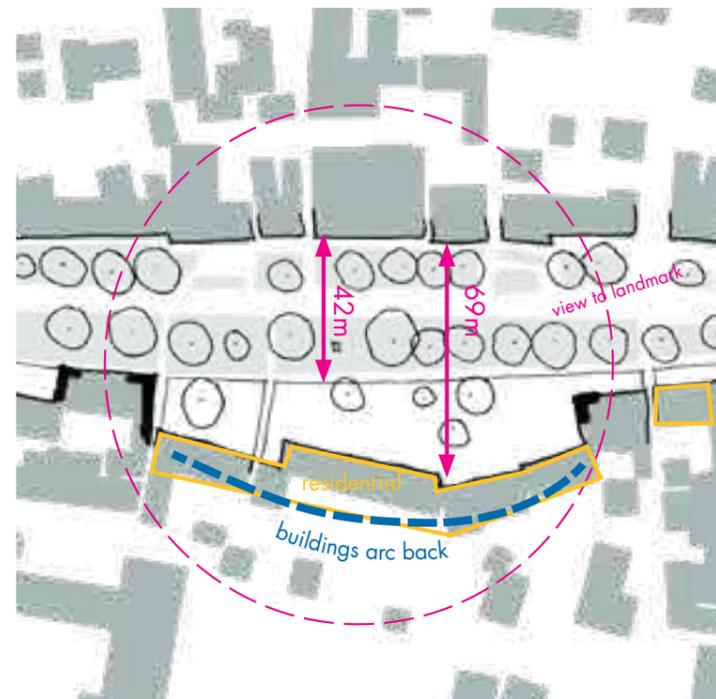
5.10 Education, recreation and play

5.11 Sport

5.12 Architectural form and materials

5.13 Sustainability

This is a landscape-led proposal. It is the integration of landscape, architecture, infrastructure, biodiversity, heritage and water which will provide a distinctive sense of place, borrowing from the established precedents in Tenterden, illustrated below and discussed in detail in the appended Morphology Study. The key central space, seen first on entering the site from the west, is illustrated here.



High Street Tenterden, plan and photograph



The frontages defining this space will have a variety of faacades within a homogeneity of materials, and will be mainly 2 storey.

This is a key space (1) within the development; its shallow valley form which currently contains a pond will be used

Newly created, but established wetland at Oxford Science Park



to present a more extensive water and wetland landscape, bounded by public pedestrian routes and overlooked by mainly two storey houses. In many ways it is the focus of the scheme. It emulates (2) the broad green one sided arrangement of Tenterden High Street (shown to the left) and it is an important route for existing and future residents to the Community Hub and the Country Park. Some 2.5 storey apartments (6) are located on the south side, marking the entrance to the scheme, and overlooking the space. Existing important trees are retained to give a feeling of maturity but there will be much new planting.

Wetlands (3) can be established quickly. The photograph shows a new amenity wetland which is established, mature even, after only 12 years from creation. In that case large buildings have been softened and contained. Here, at Appledore Road, the 2 and 2.5 storey buildings and the public routes (4) will feel established after only 3-5 years.

The adopted roads give access to a number of residential parcels but despite adoption, efforts will be made to produce an attractive and sympathetic environment, with footpaths (5) separated from roads wherever possible.

Section 5: The proposal explained



Section through central open space, looking south west towards the entrance. The section shows the scale of buildings, the extent of the landscape and the character of the space



Section 5: The proposal explained

5.1 Integration of landscape and development

5.2 Place-making and lessons from the morphology study

5.3 The masterplan explored

5.4 Scale, form and distribution

5.5 Access

5.6 Movement patterns & parking

5.7 Treatment of water

5.8 Biodiversity

5.9 Landscape and environmental management

5.10 Education, recreation and play

5.11 Sport

5.12 Architectural form and materials

5.13 Sustainability

5.2 Place-making and lessons from the morphology study

The scale of this 'lane' borrows much from the traditional Tenterden Lanes, illustrated on page 29. Tight spaces, houses designed to avoid overlooking, parking fragmented and integrated with gardens, buildings and 'backlands' will give this area an intimate and small scale feel, quite different from the lower density areas, partly composed of larger houses, towards the periphery of the scheme.

Within a small area the density of these lanes will be higher than the peripheral development. Care will need to be taken with the detail of the alignment of buildings, the placing of trees, fenestration to avoid overlooking and especially the detail of roads, parking and hardstandings.

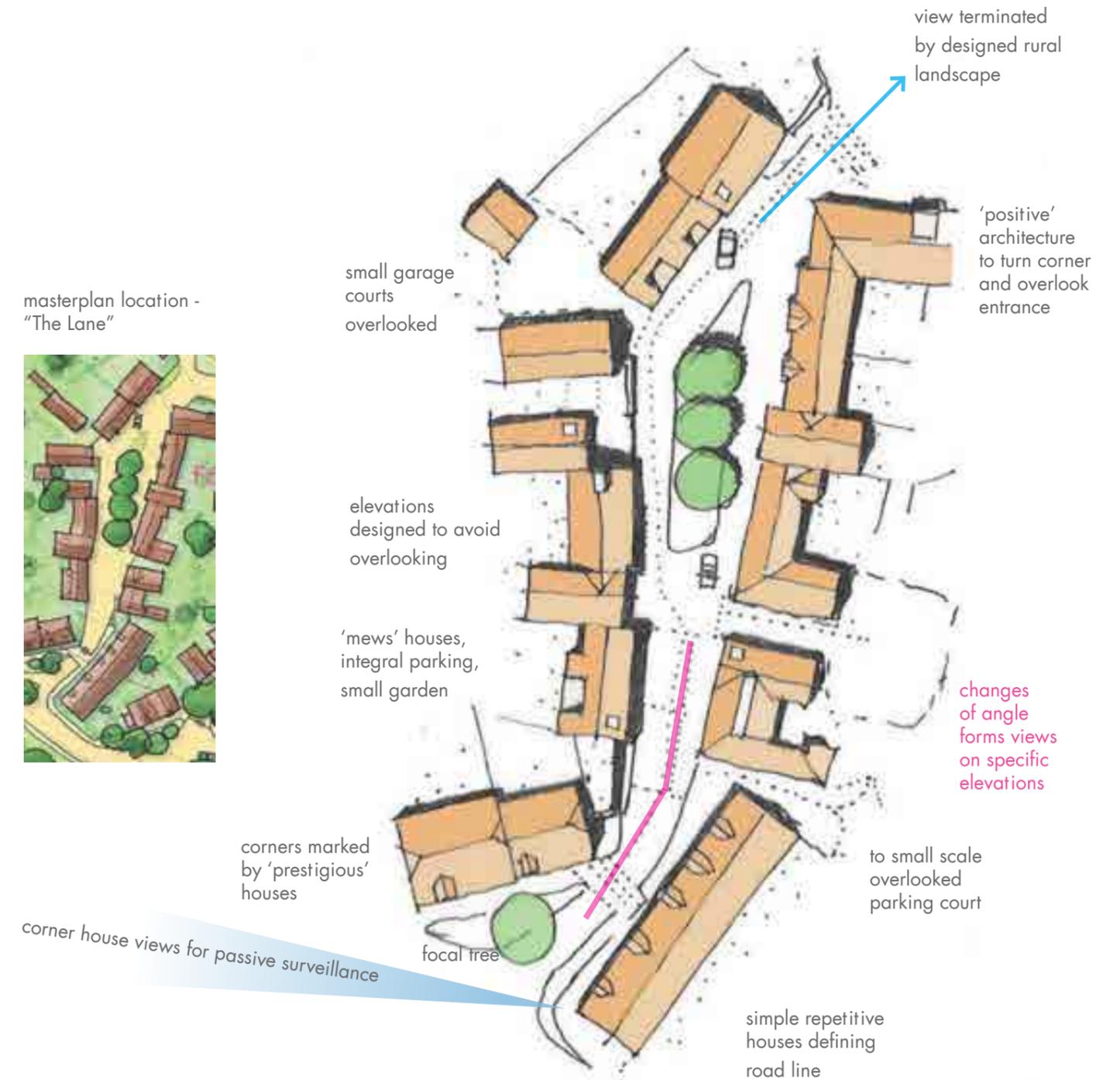


Bells Lane, Tenterden



A modern lane in Kent

masterplan location - "The Lane"



5.2 Place-making and lessons from the morphology study

This typical area, a 'clustered' suburb using the morphology described in the supporting document, characteristically groups houses around grass verged and tree planted spaces and junctions. Several sizes of 'family' houses are used around the skeleton of existing hedgerows, trees and swales/water courses. This hierarchy of buildings will be used to define this square and provide distinctiveness in this location.



Golden Square, Tenterden

masterplan location - "The Square"



The Square benefits from an existing screen of trees on Appledore Road which needs to be traversed before The Square is obvious to the viewer.



tree screen on Appledore Road



Section 5: The proposal explained

5.1 Integration of landscape and development

5.2 Place-making and lessons from the morphology study

5.3 The masterplan explored

5.4 Scale, form and distribution

5.5 Access

5.6 Movement patterns & parking

5.7 Treatment of water

5.8 Biodiversity

5.9 Landscape and environmental management

5.10 Education, recreation and play

5.11 Sport

5.12 Architectural form and materials

5.13 Sustainability

5.3 The masterplan explored





Key character areas of the masterplan explored more closely;

The Community Hub encompasses sports, play, recreation, education and parking. Within this Design and Access Statement the elements below are shown in more detail, but note that B, outdoor classroom and pond, is not part of the Detailed planning application.

- A pavilion, parking and sports
- B outdoor classroom and pond
- C community traditional orchards
- D linear natural playground

Section 5: The proposal explained

5.1 Integration of landscape and development

5.2 Place-making and lessons from the morphology study

5.3 The masterplan explored

5.4 Scale, form and distribution

5.5 Access

5.6 Movement patterns & parking

5.7 Treatment of water

5.8 Biodiversity

5.9 Landscape and environmental management

5.10 Education, recreation and play

5.11 Sport

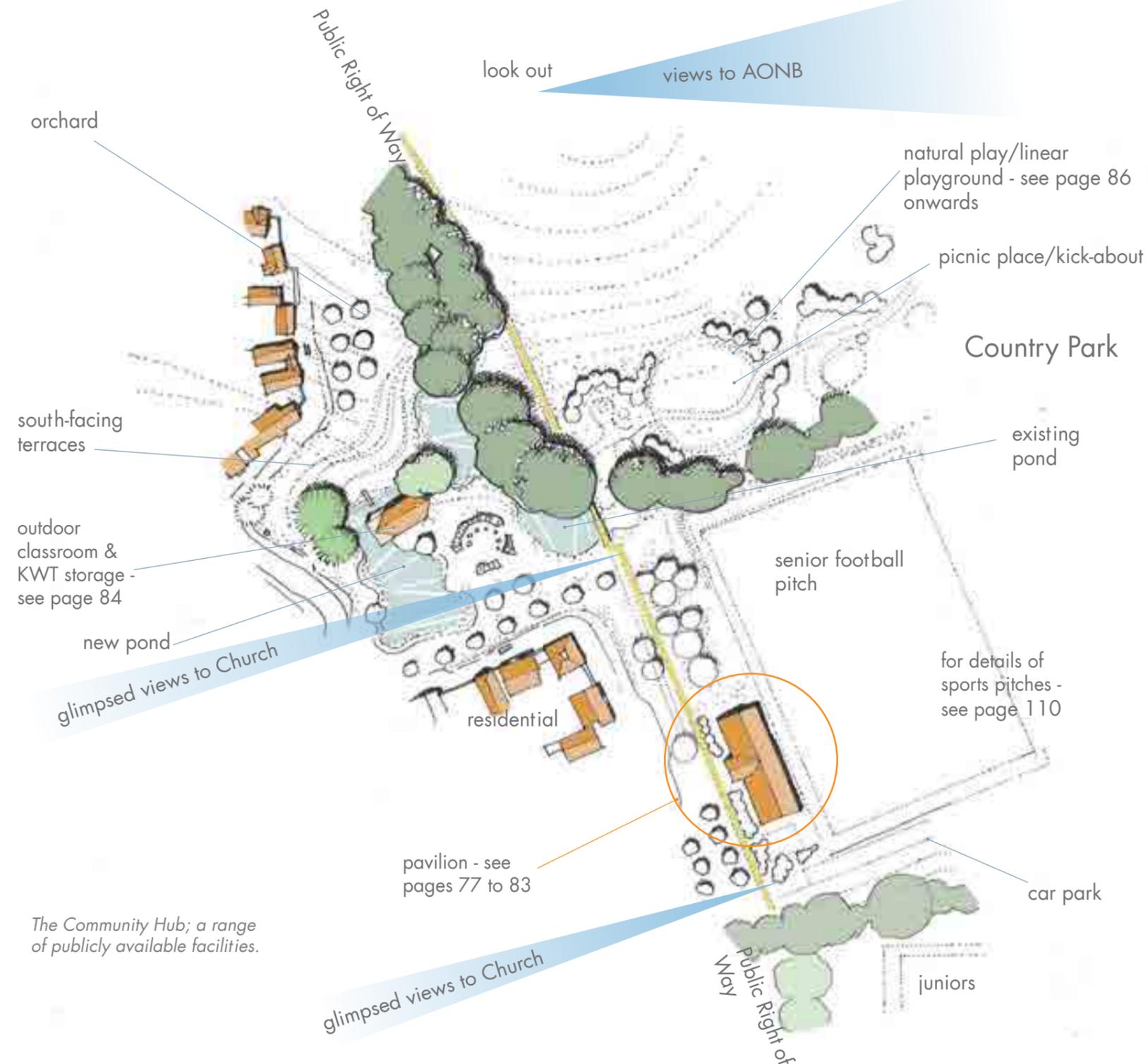
5.12 Architectural form and materials

5.13 Sustainability

The Community Hub

The Community Hub combines a range of amenities available to community and residents alike. Located at the crossroads of the Public Right of Way and other routes, it makes the transition between the developed part of the site and the new rurality proposed to the east. In that sense it is a transition from development to the formal sports pitches and the Country Park.

In close proximity to the PRow are the linear playground, the outdoor classroom, the picnic area, orchards, established and re-managed landscapes, the sports / community pavilion and carparking. This will be an important place for the community and represents a substantial extension to the available public realm.



The Community Hub; a range of publicly available facilities.



Community Hub

sport

pavilion

public access

outdoor learning

natural play

playspace

orchards

look-out

parking

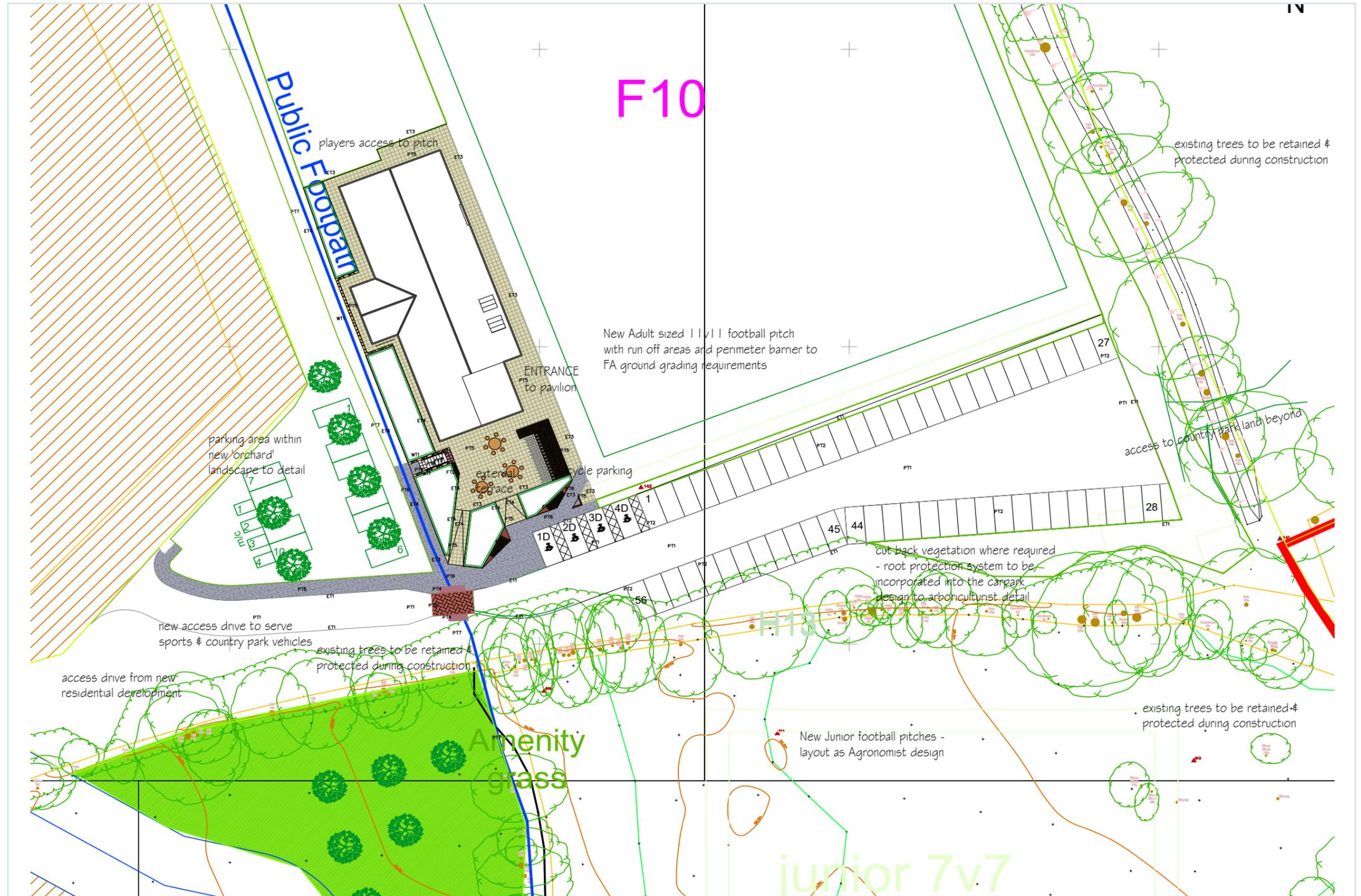
5.3 The masterplan explored

A. Pavilion, parking and sports

The pavilion has also been subject to an iterative process of design. This has resulted in careful consideration of the roof form with the close proximity of the AONB, the external circulation of the PRow, carpark entrance and south facing terrace.

The landscape of this building is intended to be simple, practical and robust, complementing the internal arrangements which will provide much-needed facilities for local football and other teams, the Cadets (whose existing facility is to be replaced in the pavilion, and

other community uses. The placing of the building is in accordance with Sport England's requirements. The building, its landscape and its access arrangement are presented here as a Detailed application.



Pavilion - general arrangement - not to scale