Wates Appeal APP/E2205/W/21/3284479

ABC 21/00790/AS Limes Land 145 New Homes

1. **GP Surgery:** (NHS - 25/05/2021) This proposal will generate approximately 348 new patient registrations. The proposed development falls within the current practice boundaries of Ivy Court Surgery. There is currently limited capacity within existing general practice premises to accommodate growth in this area. The need from this development, along with other new developments, will therefore need to be met through the creation of additional capacity in general practice premises.
Wates has made no provision for a new surgery and would need to inform prospective purchasers that the local GP surgery lacks capacity to take on new patients.
2. **Drainage System:** (19/01788/AS) - The CCTV drainage scan along Appledore Road identified a number of issues; debris, broken pipes and blockages from tree roots.
October 2021 flooding along Appledore Road indicates that the existing drainage systems are inadequate. The Wates’ development would add more to this already overloaded system.
3. **Traffic Calming:** Along Appledore Road, Wates have proposed traffic calming chicanes and a reduction in the speed limit to 30 MPH.
Whilst a reduction in the 40mph speed limit to 30mph would be welcome, the traffic calming using chicanes would be detrimental to the homes on Appledore Road whereby access would be considerably affected. It is wholly undemocratic to create a road scheme where residents would be required to reverse into their driveways because of this scheme. The traffic calming measures; slowing and stopping traffic flow in Appledore Road would lead to increased traffic fumes with the attendant health risks.
4. **Traffic Access and Egress:** In their revised proposals, Wates have reduced the number of houses (previously 250) and the traffic access points to just one on to Appledore Road.
The new proposal consists of several consecutive cul-de-sac developments. Under the Tenterden Neighbourhood Plan (TNP) this type of scheme should be avoided in future development. The TNP requires highly permeable residential areas with traffic having access and egress to alternative roads. As a minimum, this would also require traffic access at Woodchurch Road.