

**THE FOLLOWING WAS ADOPTED AS THE VIEW OF  
THE TOWN COUNCIL ON 21<sup>ST</sup> FEBRUARY 2011**

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The Town Council is seeking to ensure that any development is carried out in such a manner as to provide overall long term benefit for the town as a community.

Initially a careful assessment must be made to ensure the size of the allocation can accommodate the given numbers of dwellings at densities appropriate to the rural setting of Tenterden. In addition the size of any further development such as off street car parks and an employment area will have to be taken into account. The existing school playing field, shown within TENT1 may not be available for development. If any of the Town Council owned open space is affected by the development a suitable form of replacement must be provided.

**THE ISSUES APPEAR TO FALL INTO FOUR CATEGORIES.**

**1. The objectives of the Town Council as owners of land affected by TENT1.**

- a. Not seeking monetary gain per se.
- b. Seeking to achieve the best for the town, by
  - (1) Replacing any land lost to the development by a suitable alternative which reflects the monetary value of the land and / or secures improvements to sporting and / or outdoor leisure facilities.
  - (2) Ensuring that any development is located within or adjacent to the development or at some other convenient location.
  - (3) Ensuring that the developers provide leisure facilities to meet the requirements of retained policies LE5 and LE7 of the Ashford Borough Local Plan.
- c. The land owned by the Town Council which may be affected by the development is constrained by the following.
  - (1) Lease to A.B.C. for the Leisure Centre.
  - (2) Various electricity, British Telecom and water supply wayleaves, easements, etc.
  - (3) The requirement to retain an access for agricultural purposes to land to the south of the Wildflower Meadow
  - (4) The provision of a stock proof fence to the west of the Wildflower Meadow.
  - (5) License for access to K.C.C. playing field.

**2. The issues that can properly be included in a section 106 agreement.**

Need for early discussion with A.B.C. in respect of the following matters:-

- a. The provision of public playing space to meet adopted policies LE5 (a) and (b) and Policy LE7, of the A.B.C. Local Plan 2000, for the new development together with appropriate built facilities. If the Town Council is expected to have to adopt any open space it must be a party to any agreement in principle with the developers and the local planning authority

relating to issues such as the size, shape, slope, drainage, services, equipment and buildings and any commuted sum for future maintenance.

- b. The provision of suitable replacement for land, and facilities on land, owned by the Town Council. An upgrade of recreational buildings or new buildings and / or outdoor leisure facilities including allotments.
- c. The retention of the woodland referenced to in paragraph 6.33 of the TRSDPD. The need to protect existing hedges, watercourses etc.. Once again any commuted sum for future maintenance is important for a minimum of ten years.
- d. It is noted that paragraph 10.27 of the A.B.C. Local Plan 2000 indicates that incidental open space within housing areas such as highway land, verges, areas of planting required to screen the development will not count towards public open space.
- e. With regard to the off street parking referred to in paragraph 6.26 consideration should be given to the need to accommodate both all day parking for employees of the town and visitors to the town.
- f. Improved facilities for medical treatment and other community facilities.
- g. Provision of affordable and local needs housing.
- h. Improvement of tourist facilities including an improved coach park.

### **3. What the Town Council would wish to see included in a Master Plan.**

As part of the Tenterden "Wish List" adopted in December 2003 the Town Council indicated that in respect of any substantial development the following considerations should apply:- "a development brief should be prepared to demonstrate that the following issues have been incorporated into the scheme's detailed design:-

- a. The creation of an attractive and varied environment, which respects the key features of the site, creates visual interest and focal points and a strong sense of place and phasing of the development over the period of the plan.
- b. The location and timing of the provision of public playing space to meet the adopted policies LE5 (a) and (b) and Policy LE7.
- c. The protection and retention of habitats, trees and woodlands falling within the provisions of Policies EN30, 31 and 32.
- d. The scale and heights of buildings, where necessary to protect the character of designated Conservation Areas.
- e. The steps taken to reflect the historic pattern of the town and the relationship between the built form of the town and the surrounding

countryside. In particular views into and out of existing adjacent development.

- f. The variety of building types, local materials, building proportions, architectural features and styles.
- g. The size of dwellings and tenure of affordable and other housing to be incorporated into and phased with the development.
- h. The provision of land for community facilities.
- i. The means of disposal of surface water and foul sewage.
- j. The location of accesses for pedestrians, cycles and vehicles (preferably at least two vehicular accesses) including the retention of any existing footpaths.
- k. Any off site highway works required.
- l. The promotion of energy saving measures.
- m. The completion of an appropriate legal agreement to ensure all the above matters are enforceable.

**4. The steps which need to be undertaken by Ashford Borough Council as the local planning authority and signatory to the Section 106 agreement.**