**Vistry Pre-Application Report - Land between Woodchurch Road and, Appledore Road, Tenterden, Kent**

Dear All

Tenterden Neighbourhood Plan (TNP) Committee Responses to the queries presented in the above report and shown below:

8.5 Advice Being Sought:

1. The principle of development – **Please refer to the draft TNP 2013-2030 Regulation 15: Tenterden Design Code Appendix 1**
2. The proposed quantum and mix of development - **Please refer to the draft TNP 2013-2030 Regulation 15: Tenterden Design Code Appendix 1; Policy: TEN NP17**
3. The proposed layout of development **- Please refer to the draft TNP 2013-2030 Regulation 15: Tenterden Design Code Appendix 1; Policy TEN: NP1, NP2, NP3, NP4, NP7, NP16**
4. Comments regarding key design features that should be considered for the proposal and prior to submission of the Reserved Matters Application; **- Please refer to the draft TNP 2013-2030 Regulation 15: Tenterden Design Code Appendix 1; Policy TEN: NP1, NP2, NP3, NP4, NP7, NP16, NP17**
5. Parking arrangements - **Please refer to the draft TNP 2013-2030 Regulation 15: Tenterden Design Code Appendix 1**
6. Ecology and arboriculture - **Please refer to the draft TNP 2013-2030 Regulation 15: Tenterden Design Code Appendix 1; Policy TEN: NP1, NP2, NP3**
7. Information required with regards to heritage, landscape and townscape - **Please refer to the draft TNP 2013-2030 Regulation 15: Tenterden Design Code Appendix 1; Policy TEN: NP1, NP2, NP3, NP4, NP5, NP7**
8. General planning matters and technical considerations applicable to the site - **Please refer to the draft TNP 2013-2030 Regulation 15: Tenterden Design Code Appendix 1; Policy TEN: NP1 to 17**
9. Confirmation of the supporting information required to accompany the planning application – **Evidence and professional documentation to adequately address the relevant policies as described above**
10. Any other planning matters which apply to the application site and proposals: **Planning matters need to consider the Inspector’s Appeal decision for a ‘Country Park’ and Outline permission for the housing development.  The Country Park must meet the criteria as per the 1968 Countryside Act:**

### *Essential criteria*

*Country Park must be:*

* *at least 10 hectares in size*
* *defined by a clear boundary – marked on a map, whether it’s open or fenced in*
* *accessible – less than 10 miles from a residential area*
* *free to enter*
* *inclusive and accessible – show how you’ve met equality and disability needs and provided for varied groups*
* *predominantly natural or semi-natural landscape, for example woodland, grassland, wetland, heathland or parkland, with no more than 5% of the area built upon (excluding car parks)*
* *signposted and easy to navigate – you should show visitors where they can go, what they can do and direct them along footpaths, bridleways and cycle routes*
* *visibly staffed, for example litter collection and maintenance*
* *available for public or educational events*
* *near public toilets – either on-site or a 2 minute walk away*
* *informed by the local community – the public should have some influence over the management and development of your site*

In addition, the whole site has to comply as much as possible with Local Character Area 23 as per the Ashford Local Plan.

Tenterden Town Council (TTC) have expressed in their minutes an interest to purchase/ manage the country park. The minutes unfortunately do not state what the benefits would be for TTC (we believe ABC expressed no interest last year which is surprising as they are the lead council for open spaces). If the advantages outweigh the disadvantages, **we would strongly suggest TTC ensure the criteria as per the 1968 Act has been met (and signed off by Ashford LPA) first before any contracts are signed.**

Our understanding of the Appeal decision is that until the Country Park is fully developed, the housing cannot start. With Tenterden Wildlife now in existence, they should have an important part to play before TTC makes any decision. As the demand for capital money would exceed the current agreed TTC projects mandate, the public should be consulted on the proposal to purchase/ manage the Country Park – this will incur capital expenditure and ongoing running costs.

With regard to housing reserve matters, we would like to refer to Tent 1A where the Tenterden & District Residents’ Association (TDRA), ABC, Developers and others were members of the design management Steering Group - it worked very well. We would strongly encourage TTC to put push this collaborative approach with ABC and the developer.

**Siggi Nepp**

*Chair*

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