

Landscape Framework and Concept

Public Greenspace Framework

The network of green spaces, rivers and ponds that intersperse and connect areas are important features for quality of life, biodiversity and dealing with climate change.

The framework for the TENT1a development has been a core aspect of the masterplan process, and creates a rich diversity of open spaces. The proposed green open space exceeds the areas stipulated by Ashford Borough Council for developments of this size, and provides enhanced biodiversity, usable spaces for informal play and community recreation and a balanced setting for the proposed homes.

In total, 2.38 hectares of informal and natural green space is being provided, including a new 0.7 hectare wildflower meadow corridor. Whilst the existing meadow cannot be retained, we are proposing to recreate it as a Linear Grassland Meadow and enhanced wildlife and wildflower habitat.

The public open space includes significant areas of existing woodland and enhanced meadow, it is considered unsuitable for formal sports space. However, excellent facilities at the Leisure Centre and on Recreation Ground Road are in close proximity and provide the most appropriate provision. Additionally, the proposals include a new dedicated children's play area within the existing woodland.

The Sustainable Urban Drainage Systems (SUDS) strategy plays an important part in the greenspace framework. By using the existing watercourses, we are able to ensure that surface water can be dealt with

on site, whilst also enhancing the quality of these features so that they can be fully enjoyed by the community. The wetland meadow at the south of the site will be mostly dry throughout the year but is designed to accommodate extreme rainfall events.

Proposed Green Open Space Network

The development proposal includes a diverse green open space network that promotes the successful integration of the development into the wider landscape context, as well as providing a range of amenity spaces for informal recreation, play and community engagement. The scheme capitalises on existing landscape features such as the existing woodland and meadow grassland areas and provides an extensive new linear grassland meadow to the south of the development.

Woodland Park	
An area of existing woodland with new access paths and clearings, providing opportunities for informal play and recreation.	
Green Square	
A formal 'village green' with seating and a pond for quiet contemplation and community gatherings.	
Green Gateways	
Welcoming green gateways at the key access points into the development.	
Orchard	
A grove of fruit trees benefiting wildlife and the local community and providing a link to the surrounding landscape uses.	
Grassland Meadow	
A rich and varied native grassland meadow with access to water with informal mown grass footpaths to provide access. Opportunities for informal play, seating, walking and community events.	



Landscape and Open Space Masterplan



Linear Meadow

A rich and varied meadow landscape with access to water providing opportunities for informal play, seating, walking and community events.



Ecology

Ecology Opportunities and Constraints

The site currently offers a number of different ecological habitats which are to be retained and enhanced wherever possible.

A wide range of surveys have been undertaken over the past year, and found:

- No evidence of Dormouse on site.
- No evidence of Great Crested Newts on site
- Bats were recorded adjacent to the woodland and wet pond in the west of the site.
- Breeding birds utilise the existing woodland.
- Common reptiles - Slow-worm, Common Lizard and Grass Snake
- The presence of Badgers is known from within the woodland, with the main sett to the south of the TENT1 site.

Proposed Ecological Enhancement/Habitat Creation

The proposed scheme incorporates a number of ecological enhancements to help maintain and increase biodiversity on site. These measures include:

- Enhancement of woodland south of the Three Fields Path;
- Creation of a series of new waterbodies designed to include significant wildlife benefits;

- Enhancement of stream environs to create north-south wildlife corridor through the site linking woodland by the School with the public open space in the south;
- Provision of diverse meadow types throughout public open space to offset loss of existing wildflower meadow;
- Provision of wildlife corridor linking woodland in west of the site with public open space in the south;
- Provision of bat and bird boxes and reptile/amphibian refuges;
- In situ retention of reptiles and improved habitats
- Improved wildlife movement corridors

At present there is around 0.85ha of wildflower meadow created as part of the Leisure Centre development in the north-east of the site. As part of the proposed development, replacement habitat will be created and a more diverse range of wildflower meadow types is to be provided as an enhancement. The existing meadow is typical of a dry, neutral grassland and this will be recreated alongside other meadow types typical of wetland meadows and also areas where lower-growing plant species can thrive.

The meadows will be subject to appropriate cutting management during establishment and as part of its long-term maintenance to maximise floristic diversity.



KEY

- Site Boundary
 - - - Public Footpaths
 - Existing Woodland/Vegetation
 - Existing Waterbodies
 - Private Dwelling
 - Existing Wildflower Meadow
 - Existing Trees
 - Existing Trees with Preservation Orders (TPOs)
 - Ecological Opportunities
 - Ecological Constraints
- Opportunities**
- 1 Wildlife movement corridor
 - 2 Informal open space
 - 3 Existing hedgerow wildlife movement corridor
 - 4 Key reptile habitat & waterbodies
- Constraints**
- A Key reptile habitat
 - B Key native fauna habitat & woodland ground flora
 - C Existing hedgerow & wildlife movement corridor

Ecological Constraints and Opportunities



Highways and Transport

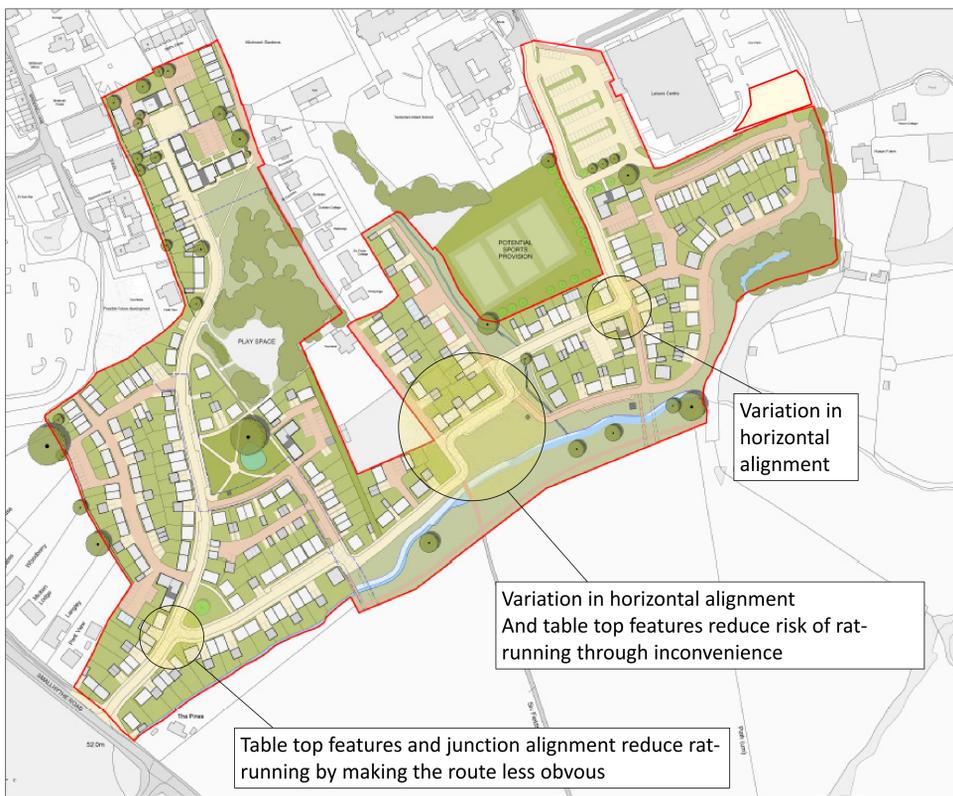
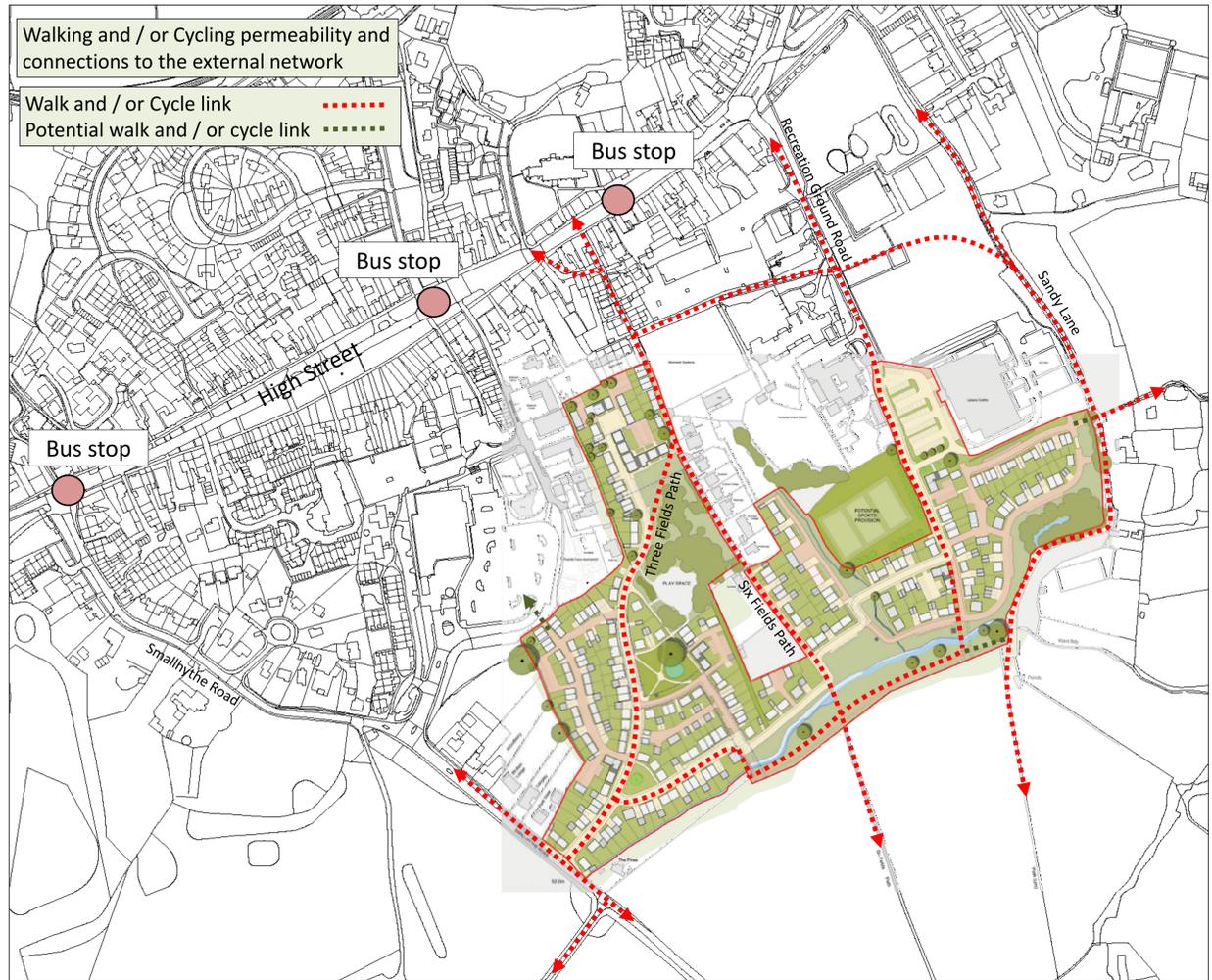
Walking, Cycle and Bus access

The site benefits from an existing number of Public Rights of Way. The PROW known as "Six Fields Path" runs from Smallhythe Road at its southern extent, passes through the site north south and links to High Street and bus stops to the north. This would provide a pedestrian access to the High Street for residents on site and consideration is being given to its upgrade to a cycleway.

Three Fields Path passes north south through the site and connects Smallhythe Road with Six Fields Path. This connection will be retained for pedestrians.

To the east a restricted byway is available as Sandy Lane. This forms the eastern extent of the site boundary and the potential to connect with this is being investigated.

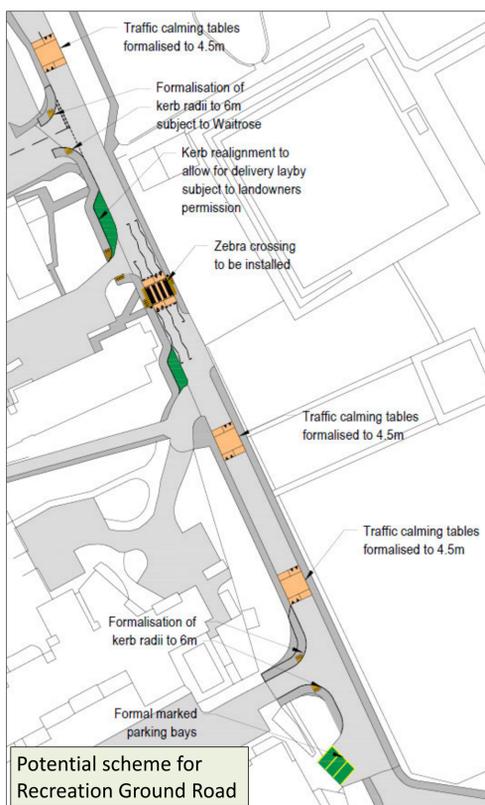
An east west route alongside the existing stream will be provided, connecting with Six Fields path and Recreation Ground Road and potentially Sandy Lane



On site road network

One of the principles underpinning the on site highway network is the discouragement of through traffic. This is a direct response to comments made during the consultation exercise.

Whilst a route will be available through the site, connecting Smallhythe Road and Recreation Ground Road, this route will include design features to discourage it's use by through traffic including variations in the horizontal alignment and vertical alignment. Some of these features are picked out on the figure opposite.



Site access – Smallhythe Road

An access at the west boundary of the site will link with the local highway network at Smallhythe Road. This access will comprise a simple priority junction whereby site traffic will give way to Smallhythe Road. Discussions with Kent County Council Highway Officers and numerical analysis has confirmed that this form of junction will be appropriate to serve the proposed residential development. A footway will be provided on the north side of the access road leading into the site and this will link to the existing footway on Smallhythe Road. A shared footway cycleway will be provided on the south side of the access road.

Site access - Recreation Ground Road corridor

A further access to the development is to be provided at the east boundary of the site via the Recreation Ground Road corridor and the leisure centre car park. Access to the leisure centre will be reconfigured to incorporate access to the development. The scheme will retain or increase the number of parking spaces at the leisure centre site and retain the potential for buses and coaches to turnaround using the car park circulatory.

Enhancements to pedestrian movement on Recreation Ground Road are also being considered and this may include better quality speed tables, a formal pedestrian crossing to facilitate school movements and laybys for delivery vehicles serving the health centres. These enhancements would be subject to discussions with the Highway Authority and the health centres.

The Next Steps

Initially, the team will be taking the scheme back to the Kent Design Review Panel and finalising the scheme design. The intention is to make a planning application to Ashford Borough Council at the end of January 2014, and hopefully full planning permission will be granted in May. This will allow work to commence on site in September 2014, and the development is likely to be completed towards the end of 2016.

We want to hear from you.

Thank you for taking the time to visit our exhibition today these boards and the feedback from will be made available on the Tenterden Town Council after the event.

For the moment, we would therefore be grateful if you could take a couple of minutes and complete the feedback questionnaire and give us your views. If you would prefer, you can complete these forms and drop them into the Tenterden Gateway on Manor Row.

Alternatively you can provide us your comments via email and post:

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