

Vistry Homes (Tenterden) Steering Committee
Minutes of the meeting held on Monday, 7th April 2025

Present:

Vistry Homes: Paul Dadswell (PD)

SEC Newgate: William Neale (WN)

Tenterden Town Council: Cllr. Kayleigh Brunger-Randall (KBR), Cllr. Jane Mills (JM) and Claire Gilbert (Deputy Town Clerk) (CG)

Ashford Borough Council: Cllr. Ken Mulholland (KM).

Kent County Council: Cllr. Mike Hill (MH).

Tenterden Town Council Climate Action Advisory Group: John Crawford (JC)

Limes Land Protection Group: Albert Poole (AP)

Apologies for Absence: Cllr. Mike Carter (TTC), Mark Ellender (TCLT), Lance Hopley (TDCC) and Soggi Nepp (TW).

Update from Vistry Homes

1. PD provided an update regarding the reserved matters planning application. The documentation had been submitted to ABC as 'revisions' and will therefore retain the original application no: NOT/2024/0914. The Case Officer is currently still uploading the information so it will not be live as yet on the portal. WN had circulated a WeTransfer link for the documentation to the Committee members for review. The landscaping and ecological plans were to follow and will be submitted this week.
2. PD reported that the layout plans show a summary of amendments, with some areas unchanged, and others with more substantial but relatively subtle changes.
3. PD reported that there was a greater deal of permeability on site which were the recommendations of the Planning and Design Officers. Some kerbs had been removed or narrowed, particularly to help with water drain off but also the narrowing in places is to help with reducing speed.
4. More landscaping has been included, and the bungalows have been spread across the scheme. Hedging and railings have been put in to protect the ancient tree in the centre with footpaths in place to encourage use by the public.
5. The submission pack includes every single comment received from consultees and the Steering Committee, plus highways, ecology etc. and Vistry's responses are also included. Where concerns have not been addressed, the reasoning has also been provided.
6. PD reported that the response regarding the Tenterden Neighbourhood Plan Design Codes is being finalised and will be submitted to ABC soon.
7. Prior to the meeting, AP had asked Vistry questions regarding the submitted documentation and these had been answered.
8. PD reported that works were being carried out for the pond creation in the country open space area. Ponds to the East are being built and need to be in place ready for the receptor areas. PD requested that the Committee passes on to any concerned residents that the ponds are being created for ecology purposes to house newts and reptile; these are in agreement with the consented plans. PD reported that the area was damaged over the weekend, therefore the public need to be aware of what is taking place.
9. PD reported that Vistry had met with the Town Council, Kent Wildlife Trust and Tenterden Wildlife to look at who might take on the open space, pitches and pavilion. The backstop

would be that it stays with the Management Company, however this would not be Vistry's preference. The Town Council are keen to take on all areas, with Kent Wildlife Trust keen to take on the country open space. PD stated that Vistry need to keep all options open, however, their preference would be for the Town Council to manage all areas as one body, be that with Kent Wildlife Trust helping out. Documentation needs to be prepared including an operational plan, hours of use, etc. which will be pulled together; it is hoped that an update can be provided by the end of May/early June.

Questions

1. AP reported that one major change identified in the layout was the movement of a roadway on the South side. This was quite a major change from the previous plan and had queried the rationale for its movement; the relocation of the road affects him personally. PD reported that ABC Officers had requested more planting to be carried out and to address the streetscape, therefore, a green space between the road and properties had been included and the basins were also extended. PD reported that no one thing drove the changes to the layout, but several adjustments had to be made including relocating some of the bungalows and dealing with the multiple sharp turns in the roads for vehicles. AP expressed his concern regarding cars driving to the junction at night and the impact of vehicle headlights on his property; PD agreed to look at providing additional planting to ease the impact. PD stated that many elements had to be taken into consideration when amending the whole site and this may in some instances not be the best solution for every resident abutting the site. PD agreed to speak to AP separately to run through his concerns and address these if viable.
2. JM questioned whether the house types were included in the application pack; PD stated that they were included in the architecture folder but would resend. Reference was made to the planning layout and the generic names for house designs which had received objections in the previous layout. PD stated that they had been amended and altered and noted that Vistry are a standard house builder and believe they adhere to the standard context.
3. JM asked whether the road names had been agreed for the housing development. PD reported that a separate team manage street naming and once that stage is reached and planning consent is secured, he will put the Town Council in touch with the Team. JM reported that on the Tent1a development, roads were named after families that lost the most during the great wars. PD stated that they would normally have lists of suggested names and the Town Council had already sent over this information previously which will be referred to at a later date.
4. MH supported JM's comments that it is key that the appearance is as good as possible and Tent1a achieved this with great success. It is important to make sure the development is sympathetic with the 'Tenterden look'. PD reported that ABC's Design Officer had been very particular in the designing of the properties for which many meetings had taken place. There had been other big changes to the boundary treatments rather than standard boundaries which are more Tenterden specific uplifts.
5. KBR was pleased to see the changes with the boundaries and the moving of the bungalows. With regard to social housing, KBR asked whether ABC might be interested in buying these from Vistry. PD reported that he does not deal with disposal of properties, but had attended a meeting with Tenterden Community Land Trust a while back but this had not progressed as far as they would have liked due to challenges. Vistry were speaking to Registered Providers who will have to put in bids for the housing and Vistry will then proceed with the one who works best for the site. At that stage, ABC would need to come forward with their bid. Reserved Matters consent is required first and the bids will need to be competitive with ABC having final sign off.

6. KBR asked whether there had been any progress with repairing Appledore Road. PD reported that a condition survey had been carried out before works commenced. As part of the planning process, when the development is finished they would have to reinstate the road to same or better condition than when they started. PD stated that they might need carry out some interim works and are keeping this under review. PD reported that they have liaised with the Site Manager regarding cleaning Appledore Road with the road sweeper which is taking off even more of the surface and flicking the ground works onto the path.
7. AP reported that the road is in a dire state already and will not hold out much longer with the heavy use of lorries; PD agreed to investigate.
8. AP asked whether the soil from the football pitch is being put onto smaller pitches. PD reported that they need to dig out the soil to put in a new subbase for main pitch. They cannot use the soil on site but are looking at whether some can be stored on the residential site and used there rather than importing more, but this will need ABC's approval.
9. AP queried the width of the roads and was surprised that KCC approved the narrowing. PD reported that ABC were asking for them to be narrowed, but it was a compromise with KCC for localised narrowing rather than ABC's request for the whole site to be narrowed. PD suggested that the Committee look at the Refuse Tracking document which shows how they can access the whole site as well as emergency vehicles.
10. JCr asked whether there would be off road parking for visitors. PD stated that there will be plenty of parking and the provision is above ABC's parking standards for both the housing mix and visitors. There should be ample parking and it has increased since the initial submission. There are large areas where there is open grass spaces; these will be contain boundary treatments or planting to stop people parking half on the road/grass verges.
11. MH asked whether there would be controlled parking on site, i.e. restricted parking zones as is the case on Tent1a. PD stated that he had no issue with the provision as this had been provided on their Folkestone development.
12. JM provided an update regarding the proposed bus stop on Woodchurch Road. It had been extremely difficult to obtain the first road safety audit even when requesting this as part of an FOI. JM wanted it noted that the request to move the proposed bus stop has been included in future planning documents created by the Town Council for Tenterden's 'wish list' of infrastructure needs. The road safety audit had been received relatively recently which shows that it is very tight, and residents are not convinced that its placement is safe; the site lines were borderline. JM stated that there will be young families living on the development with children needing to access the main secondary school; the quickest route would be via the new entrance. PD reported that he was fairly sure that this was contained in the detailed design with KCC and Vistry are looking to install the bus stop shortly.
13. AP asked whether a date had been confirmed for the revised application to go to ABC's Planning Committee; PD reported that they were hoping it would be discussed at the end of May meeting.