



# TENTERDEN

## NEIGHBOURHOOD PLAN

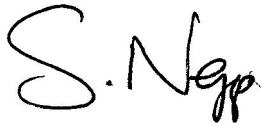
Presentation to Tenterden Town Council December 2020

## Chair's Foreword

*Those of us who volunteered in 2018 to join a Steering Group to help Tenterden produce a Neighbourhood Plan did so because we felt great affection for the area in which we live, and were concerned for its future, whether born here or one of the many who have chosen to live here because of its' unique mixture of qualities and it is clear from our subsequent community consultations and surveys that many residents value this too. It is the local community's views and aspirations which must drive the Neighbourhood Plan, so we have a firm basis for the plan as proposed.*

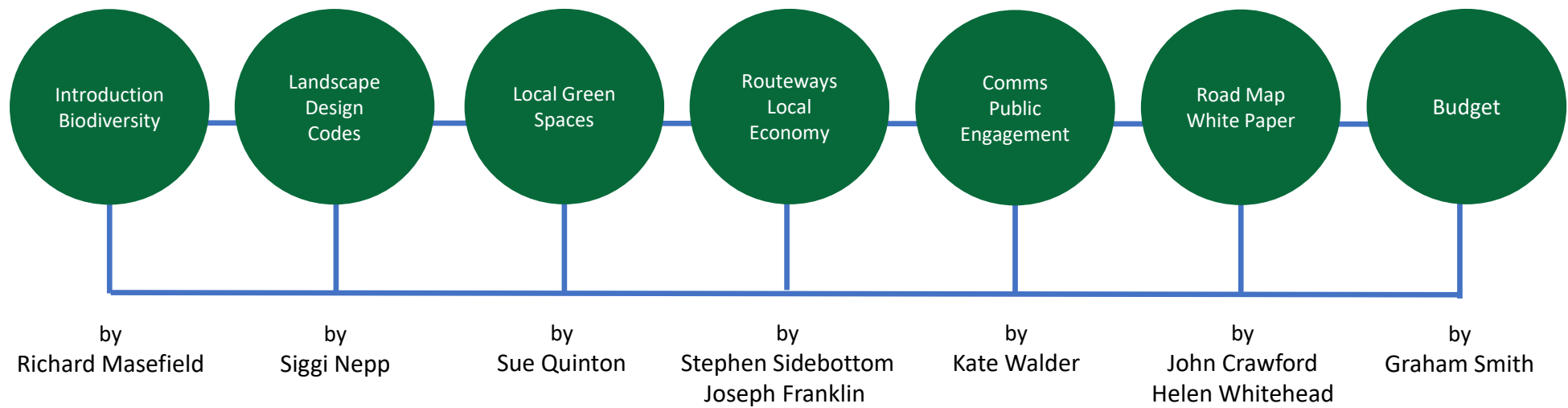
*Several factors have confirmed the need to get a plan completed swiftly, including the implications of the Planning White Paper and the threat of unsustainable development leading to the erosion of our rich, biodiverse 'green lungs' critical to the health and well being of our community.*

*Following a huge amount of evidence gathering and public engagement, we are at a critical stage in the Plan, the crafting of the draft document, with the aim to reach Reg 14 by March 2021, when the document gains legal status in determining planning applications. This will require a tremendous effort by all, but I am confident that with such a skilled and determined team that we will reach our goal for the benefit of generations to come.*



Siggi Nepp

## Presented by



# Introduction

by Richard Masefield

# Introduction

1. I'm here with members of our steering committee, to update you on what is in every sense a genuine Neighbourhood Plan for Tenterden – driven by the local community from its inception in 2018, when a record attendance in the Town Hall unanimously voted to implement it, and met subsequently in organised groups to put its vision into practice.

Early in 2019 a Steering Committee of residents and Town Councillors was formed, to produce a Selective Neighbourhood Plan in conformity with the Ashford Local Plan, that defined a coherent and forward-looking plan for Tenterden.

After a series of presentations in May of last year involving more than 600 members of the community, four working groups of residents, including members of the Steering Committee, received individual training by professional Community Planner, Jim Boot, in methods of evidence-gathering for the Plan that involved desk research, field surveys and mapping.

2. Evidence gathered by the working groups was followed in October by a Community Vision and Objective Setting event, to further extend the scope of the Plan by forecasting the town's future – as a vibrant tourist attraction supporting its traditional shops and markets, its cultural and recreational facilities, whilst preserving its 'vernacular integrity' for new builds.
3. A well-attended public exhibition last November illustrated and invited comments on work in progress for the Neighbourhood Plan – work which has continued through the current year for all four working groups, and for the Communications team who've publicised it.

# Introduction



Biodiversity Group



Landscape Group



Local Green Space Group



Routeways Group

Ours is in a genuine sense a Neighbourhood Plan, driven by the local community from its inception in 2018, when a record attendance in the Town Hall unanimously voted to implement it, and met subsequently in organised groups to put its aims into practice.

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# Introduction

## Vision Statement

- In 2036, Tenterden, St Michaels and Smallhythe to be a safe, friendly, healthy and socially cohesive community centred in a thriving, culturally rich market town, where people of all ages can enjoy accessible, welcoming and peaceful green spaces together with recreation facilities for all ages.
- The high quality Weald countryside will be protected and enhanced to preserve and sustain the unique environment. This will allow a peaceful and cohesive open space flowing seamlessly between the town and countryside, via interconnecting routeways for walking and cycling.
- Our parish will be a vibrant tourist attraction with a pedestrian-safe high street with many traditional shops and markets, steam railway and other appealing historic sites. New developments will be designed to maintain the vernacular integrity and style of a historic town, whilst preserving the harmony with the countryside and minimal destruction of nature and intrinsic beauty.
- Initiatives will be considered to improve air quality, reduce pollution emissions such as CO2 in accordance with climate change targets to ensure Tenterden remains "green and sustainable".
- The aim is to honour Tenterden's title of the "Jewel of the Weald".

# Introduction



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TENTERDEN  
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# Biodiversity

by Richard Masefield

# Biodiversity

A core group of 30 residents with a specialist interest in wildlife were encouraged through a series of meetings and monthly newsletters to record a wide variety of natural species in the parish, via iNaturalist or iRecord or reporting directly to group leaders. Numbers of rare and protected species were identified, including 34 birds on the British Trust for Ornithology's Red and Amber lists for highest conservation protection and recent returns to the parish of nightingales, native polecats, purple emperor butterflies, ravens and red kites.

Over a period of 16 months, more than 2,300 additional wildlife records were registered by Tenterden residents with the Kent & Medway Biological Records Centre, and geographically cross-referenced by the working group to identify priority habitats within the parish.

In July of last year, the Group commissioned Dolphin Ecological Surveys to assess selected grasslands in and around Tenterden; a survey which revealed the presence of increasingly rare and ecologically valuable 'unimproved grassland', subsequently proved in further Group surveys to be present in at least five locations within the parish.

Following a 2-day training course in Joint Nature Conservation Phase 1 Habitat Surveying for 12 members of the working group, a series of 13 comprehensive habitat surveys were undertaken in the parish from December through to June.

Surveyed sites were mapped and soil tested, trees were assessed for veteran status, linking hedgerows were dated, and detailed species lists compiled; with resulting data to be shared with the county records office, Kent Wildlife Trust – and with the Green Space working group as evidence of biodiversity for those sites qualifying for statutory protection within the Neighbourhood Plan.

In addition to recording, surveying and evaluating the biodiversity of the parish, the Group are working with the Kent Wildlife Trust, to identify priority habitats and help establish natural corridors between areas of ancient woodland, wildflower meadow, unimproved grassland, traditional orchards, local wildlife sites and nature reserves – to include Tenterden in the Nature Recovery Network Strategy already supported by ABC and the Kent Nature Partnership, in compliance with the Government's Nature Environment Bill which will become law next year.

As a result of this and other initiatives, the working group is writing policies within the Neighbourhood Plan – working with the community to conserve and enhance the biodiversity of the parish, to support local and national Nature Recovery Network strategies, and through green regeneration to help ameliorate the effects of global warming.

# Biodiversity



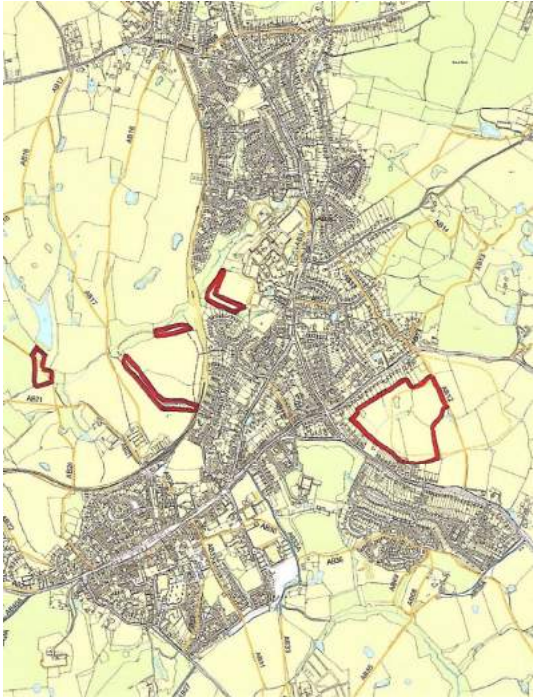
Wildlife Photographic Records by Local Residents

	A	B	C	D	E	F	G	H
	Species Common Name (if known)	Species Latin Name (if known)	Number seen?	Seen by whom?	Verified by whom?	Date	Location (name)	Grid Reference (e.g. TQ123456)
167	Red Admiral			Caroline Warne	iNaturalist	24/08/2019	Springfield Ave, Tenterden	TQ891346
168	Painted Lady			Caroline Warne	iNaturalist	24/08/2019	Springfield Ave, Tenterden	TQ891346
169	Meadowhawks			Caroline Warne	iNaturalist	24/08/2019	Springfield Ave, Tenterden	TQ891346
170	Tapered Dronefly			Don Middlecroft	iNaturalist	01/08/2019	The Croft	TQ887334
171	Yellow haired Sunfly			Don Middlecroft	iNaturalist	01/08/2019	The Croft	TQ887334
172	Vapourer Moth			Don Middlecroft	iNaturalist	30/07/2019	The Croft	TQ887334
173	Droppings			Caroline Warne	iNaturalist	24/08/2019	Springfield Ave, Tenterden	TQ891346
174	Common Darter			Caroline Warne	iNaturalist	24/08/2019	Springfield Ave, Tenterden	TQ891346
175	Common Hedgehog			Samantha Reed	iNaturalist	02/09/2019	Carina, Woodchurch Road	TQ892338
176	Witches Hat fungi			Samantha Reed	iNaturalist	02/09/2019	Carina, Woodchurch Road	TQ892338
177	Large Red Tailed Bumblebee			Caroline Warne	iNaturalist	18/08/2019	Springfield Ave, Tenterden	TQ891346
178	Canoe Snail			Caroline Warne	iNaturalist	18/08/2019	Springfield Ave, Tenterden	TQ891346

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# Biodiversity



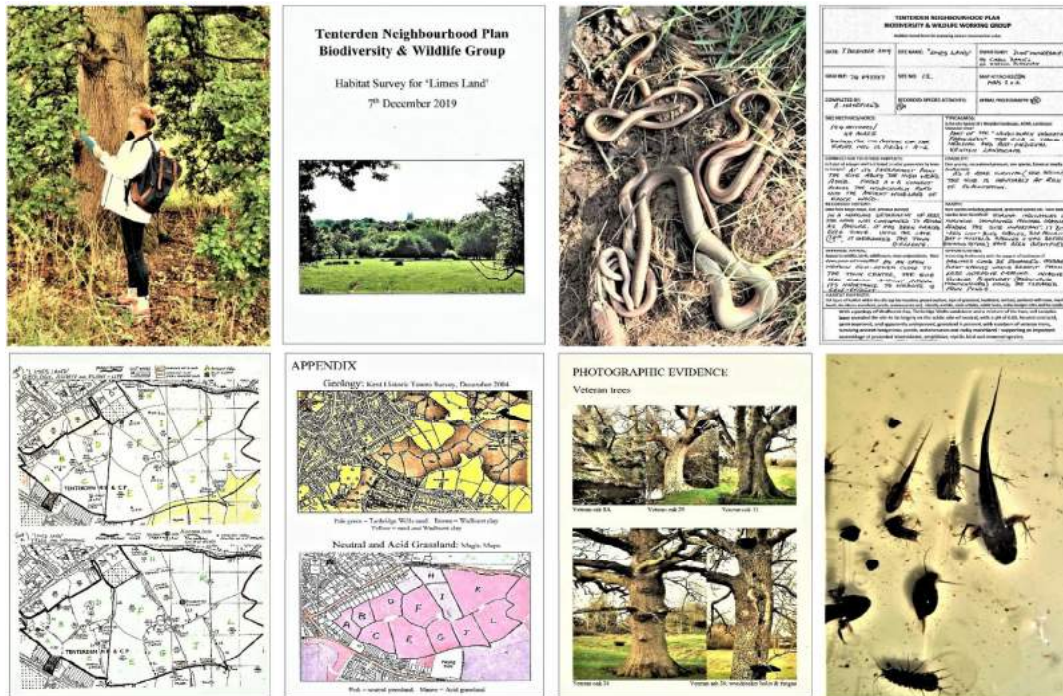
Areas of Unimproved Grassland



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# Biodiversity

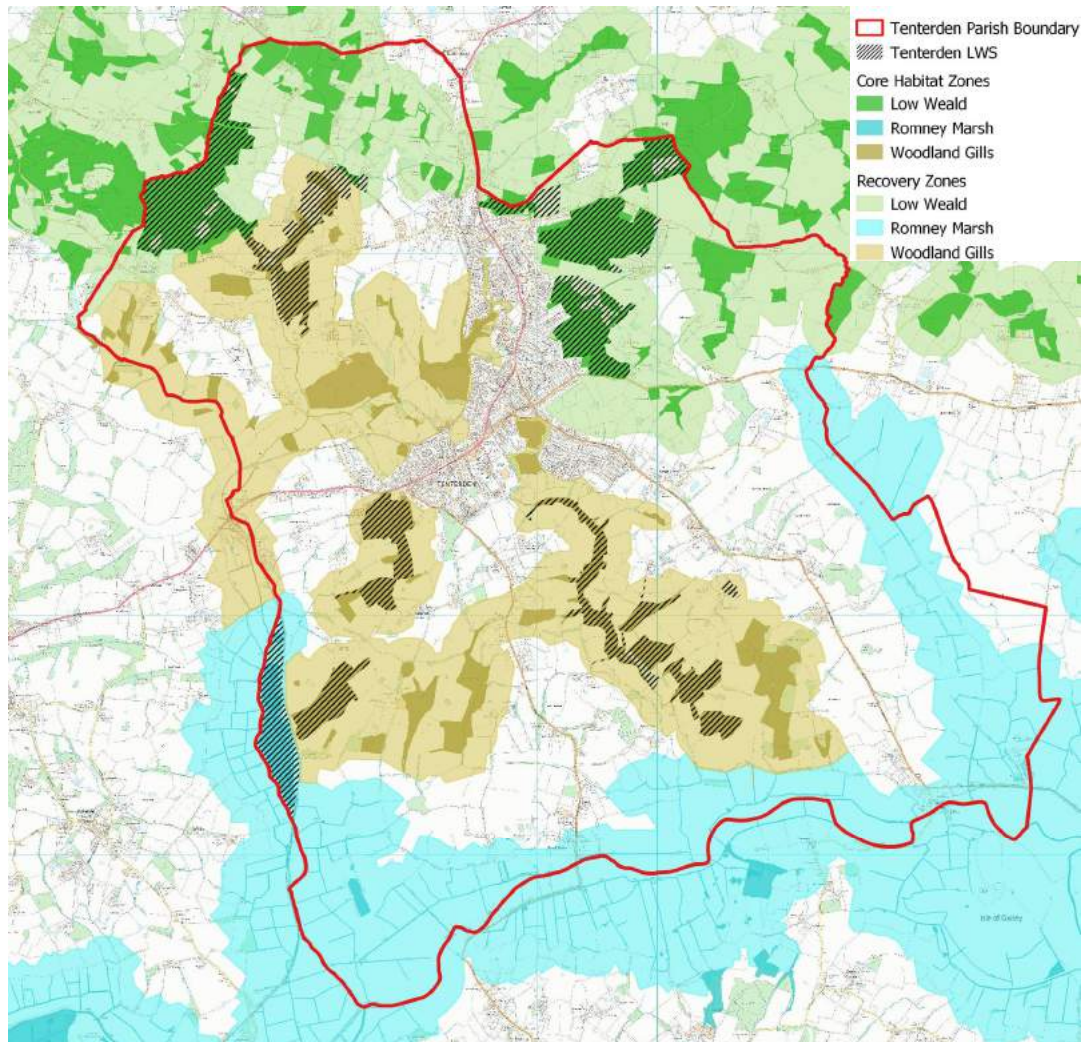


Phase 1 Habitat Surveying

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# Biodiversity



In addition to recording, surveying and evaluating the biodiversity of the parish, the Group are working with the Kent Wildlife Trust, to identify priority habitats and help establish natural corridors between specific Recovery Zones of Low Weald meadow, marshland, woodland gills and designated Local Wildlife Sites – as part of the national Nature Recovery Network Strategy, already supported by ABC and the Kent Nature Partnership and detailed in the Government’s Nature Environment Bill, which is likely to become law next year.



# Biodiversity



As a result of this and other initiatives, the working group is writing policies within the Neighbourhood Plan – working with the community to conserve and enhance the biodiversity of the parish, to support local and national Nature Recovery Network strategies, and through green regeneration to help ameliorate the effects of global warming.





TENTERDEN  
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# Landscape Working Group:

## Landscape Evidence Base Shop Fronts & Advertisements Important Views Design Codes

by Siggie Nepp

# Landscape

The Landscape group have been developing five key components of the Neighbourhood Plan including:

## **1. Landscape Character Assessment**

A Landscape Character Assessment is a document that describes the distinct appearance and feel of a settlement or an area. It communicates the key physical features and characteristics that combine to give a particular settlement or an area its local distinctiveness and unique identity.

Poorly designed development proposals are often the result of a lack of understanding of, or in some cases a disregard for, the character, feel and appearance of the local area. Such proposals can fail to conserve or enhance the unique qualities of the local area for which they are proposed, and may harm and erode the existing character.

Conversely, good design, that is both visually attractive and functional, stems from having an understanding of a development's setting and the character of the local area. This understanding can help to ensure that new development proposals are of an appropriate design; one that respects and compliments the existing local character.

By preparing a character assessment we have the opportunity to document and describe the existing character of our neighbourhood area. The character assessment can then be used by developers and their architects to help them understand the local character. This in turn will help them to progress sensitively designed proposals, in keeping with the feel and appearance of the local area.

## **2. Defining Built Up Confines**

The National Planning Policy Framework, 2019 makes clear distinctions between built up areas and the countryside and a clear definition of the town built confines will help distinguish between the built up area of Tenterden and the surrounding countryside.

The built-up confines for Tenterden are not defined in the Ashford Borough Local Plan 2030. Nevertheless, Local Plan Policy HOU3a - Residential Windfall Development Within Settlements – refers to the acceptability of infill development within the built-up confines of Tenterden. In order to enable consistent decisions on planning applications, it is important that the Neighbourhood Plan defines the built up area of the town.

Clear guiding principles have been created to provide consistency in defining the built-up confines for Tenterden.

# Landscape

## 3. Shop Fronts and Advertisements Policies

Shop fronts form an important element in the street scene, both individually and in terms of their collective impact. The commercial character of the village high street should be maintained with well-designed shop fronts and low key advertisements.

## 4. Important Views

It is recognised that there are a significant number of views across the open countryside surrounding Tenterden, but it will be impossible to research, evaluate and identify them all. A practical way forward supported in other Neighbourhood Plans is to identify those views of the countryside which are important from the defined built confines and protect the routeways which allow access to it. A number of important views were identified during the course of public consultation at meetings held in St Mildred's Church and the Visioning Workshop exercise where local people were asked to identify what was important to the Parish. At the 'Neighbourhood Plan Launch' meeting the public were asked to place coloured 'comment stickers' on boards, to record their concerns, likes and dislikes. 164 comments on views were recorded.

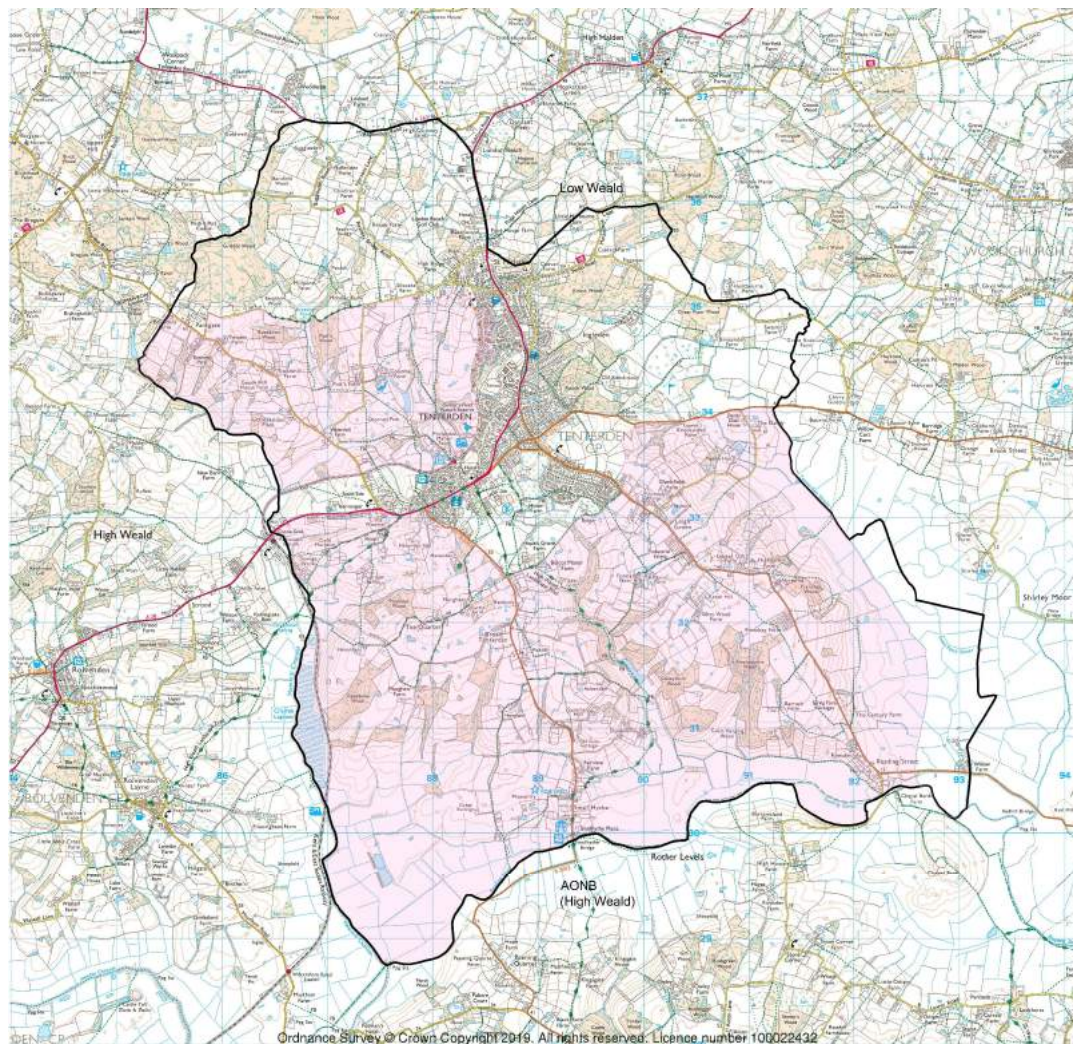
## 5. Design Codes

*According to the new White Paper, the planning system will be 'far more ambitious for the places we create, expecting new development to be beautiful'. It will do this by embedding local design codes into local plans so new schemes 'reflect the diverse character of our country, as well as what is provably popular locally'. ... The government says it is 'essential that they are prepared with effective inputs from the local community, considering empirical evidence of what is popular and characteristic in the local area'. Design codes will have 'real bite' and will be more binding on planning decisions than is currently the case with public consultation. [Architects Journal, August 2020]*

It is important that we define design codes specifically for our market town in the NP, otherwise we will have to adopt generalised centrally defined design codes which would not be tailored towards the historic vernacular of Tenterden.

The aim is for a focused document concentrating on Tenterden Southern Extension Phase B and other edge of town locations, based on a robust analysis of good and poor practice in the town and elsewhere.

# Landscape Evidence Base



## Designated High Weald AONB

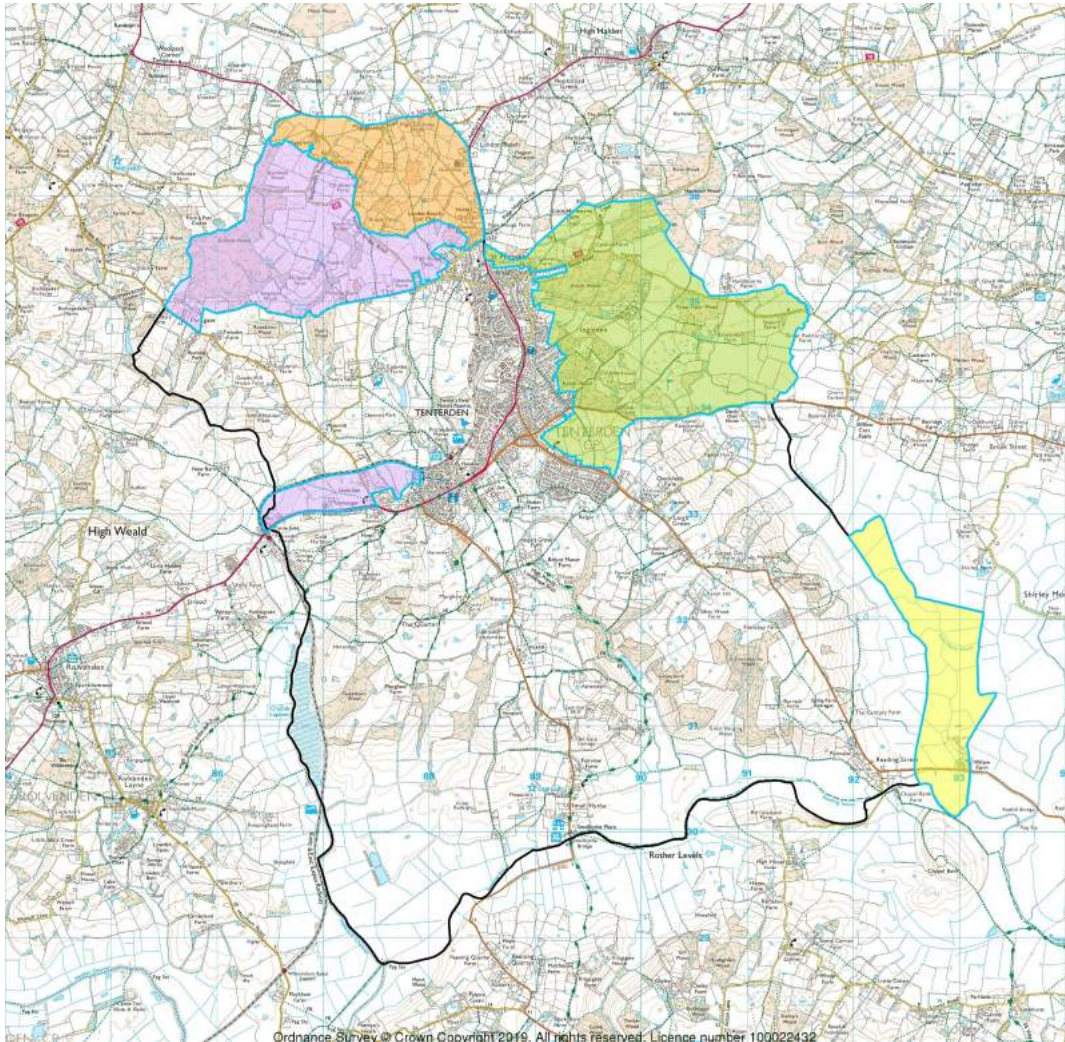
AONB Management Plans may also be material considerations for making decisions on planning applications within AONBs and their setting.

The AONB Management Plan has developed a number of landscape-related objectives which have relevance to the Tenterden Neighbourhood Plan, including:

- *To protect the historic pattern and character of settlement*
- *To enhance the architectural quality of the High Weald and ensure development reflects the character of the High Weald in its scale, layout and design*
- *To maintain the historic pattern and features of routeways*
- *To maintain the existing extent of woodland and particularly ancient woodland*
- *To maintain the pattern of small irregularly shaped fields bounded by hedgerows and woodlands*



# Landscape Evidence Base



## Landscape Outside the High Weald AONB

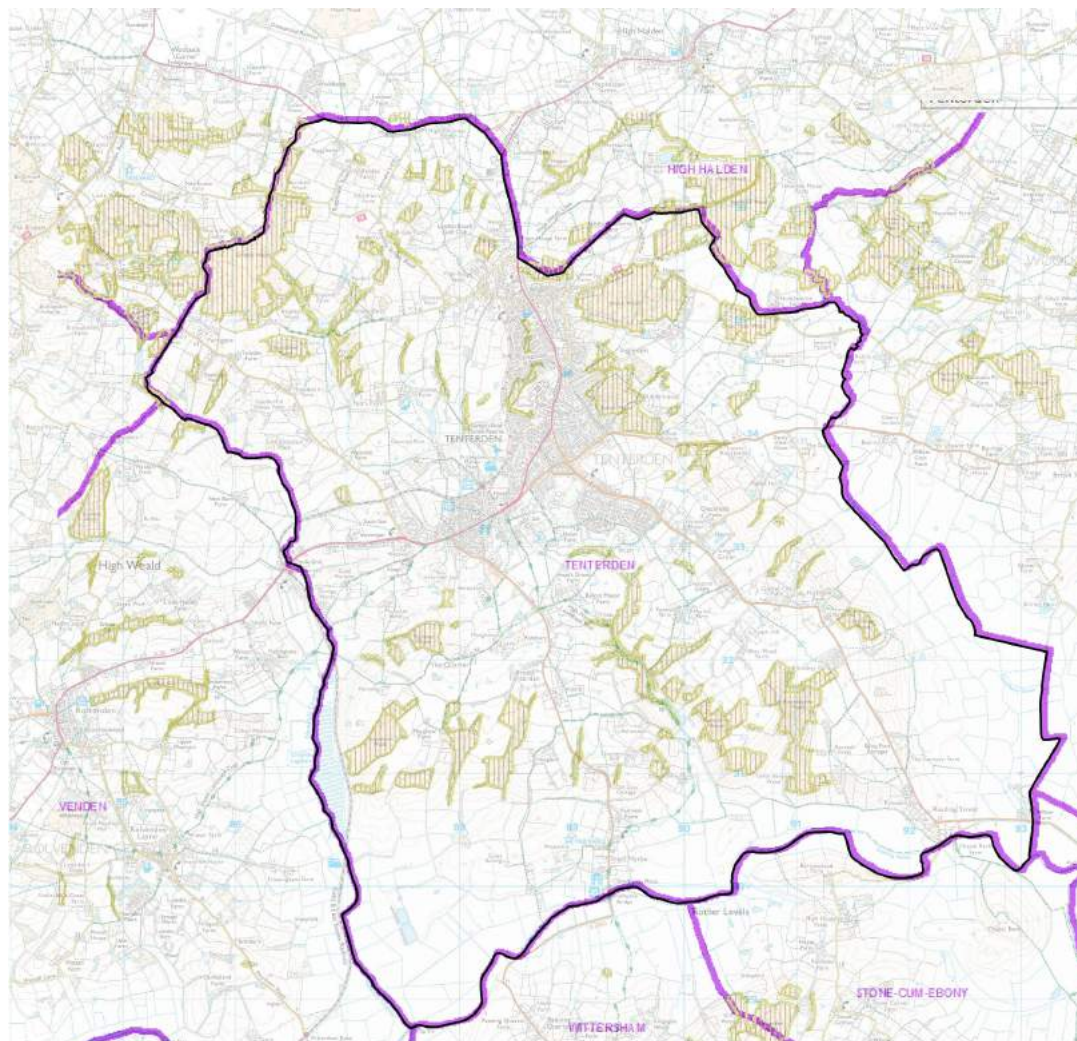
The countryside outside the AONB does not have the same level of protection in the NPPF or the adopted Local Plan as the area designated as being of national importance.

### Biddenden and High Halden Farmlands Guidelines:

- Conserve long views out across the Low Weald
- Conserve and appropriately manage woodland
- Conserve and appropriately manage strong matrix of hedgerows and hedgerow trees
- Plant new hedgerow oaks to provide continuation of this key feature
- Conserve traditional vernacular style buildings
- Conserve intimate small-scale field pattern and strong sense of enclosure
- Conserve field ponds and slow flowing streams
- Avoid further agricultural intensification
- Improve the appearance of light commercial development along the A roads through appropriate planting to provide visual screening
- Improve the style of conversions by encouraging sympathetic conversions of traditional buildings which do not urbanise the character of the building



# Landscape Evidence Base

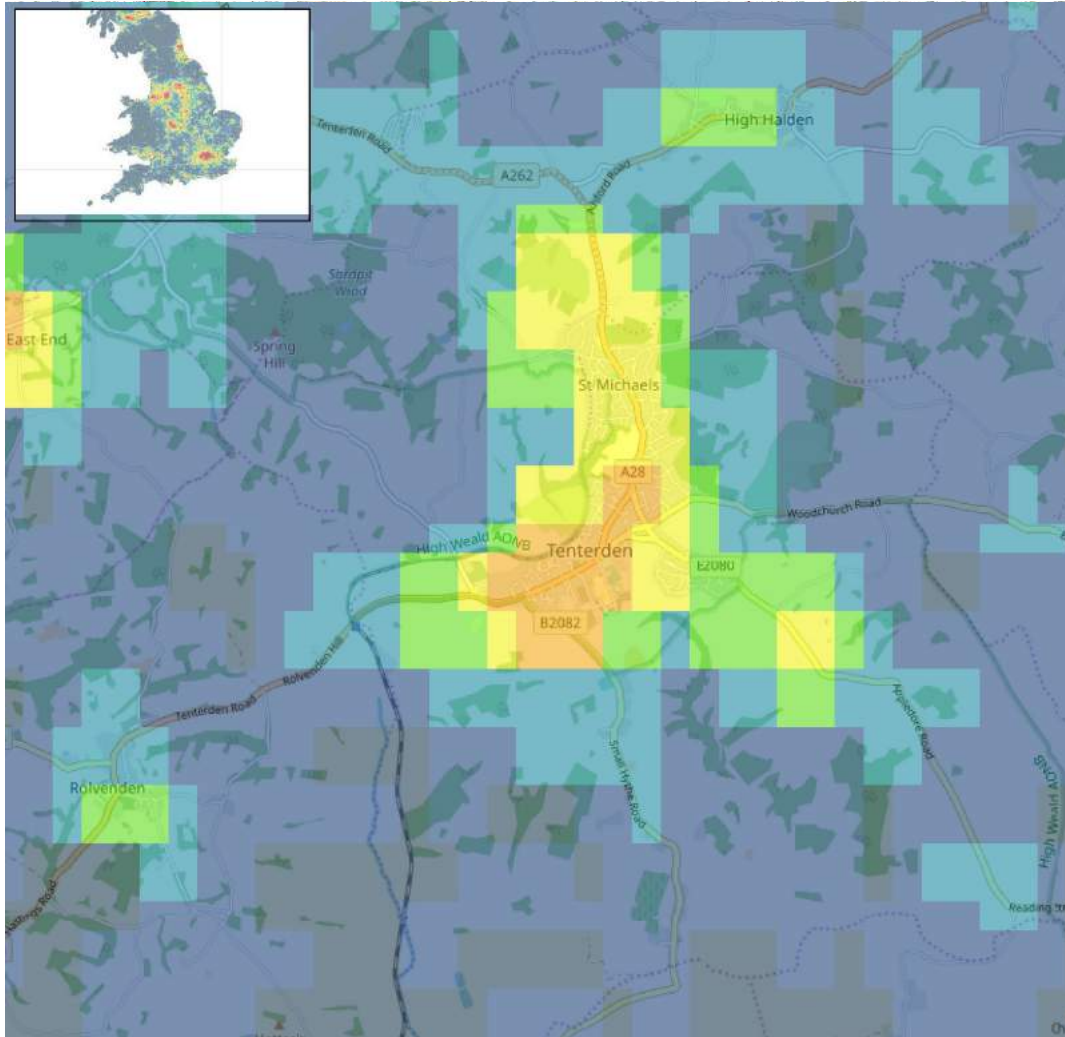


## Ancient Woodland

The Parish contains significant blocks of ancient woodland as well as a number of veteran trees which contribute to the character of the countryside and in particular to the north and north east of Tenterden.

The NPPF states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland and, in accordance with the Framework, these areas are protected in the Neighbourhood Plan.

# Landscape Evidence Base



## Dark Skies

There is increasing awareness of the harmful effects light pollution can have on the health of people and wildlife.

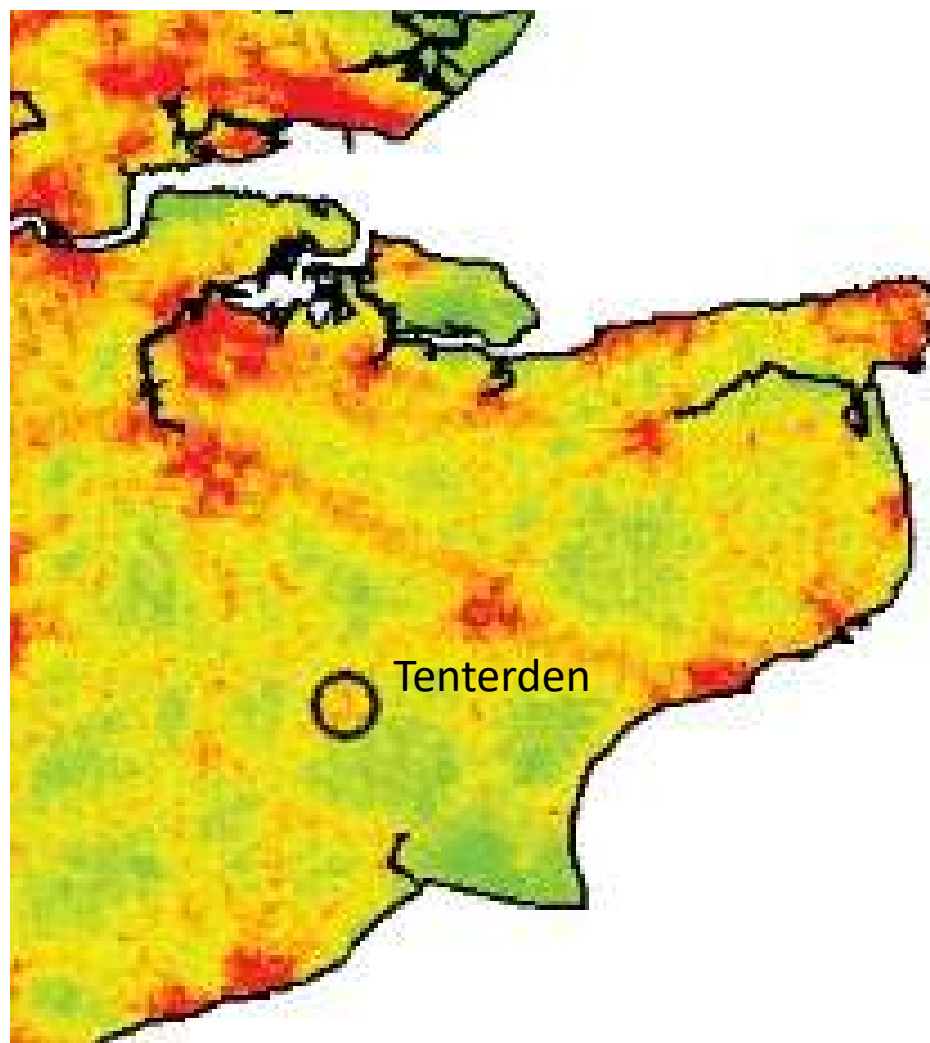
CPRE's maps are used to inform decisions on local planning applications.

CPRE Kent recommends:

- *Local authorities follow Ashford's lead and develop policies to reduce light pollution in their emerging local plans.*
- *Identify individual facilities that should be asked to dim or switch off unnecessary lights.*
- *Local businesses review their current lighting and future development plans to save money by dimming or switching off light to reduce pollution as well as meet their promises over reducing existing pollution*



# Landscape Evidence Base



## Tranquillity

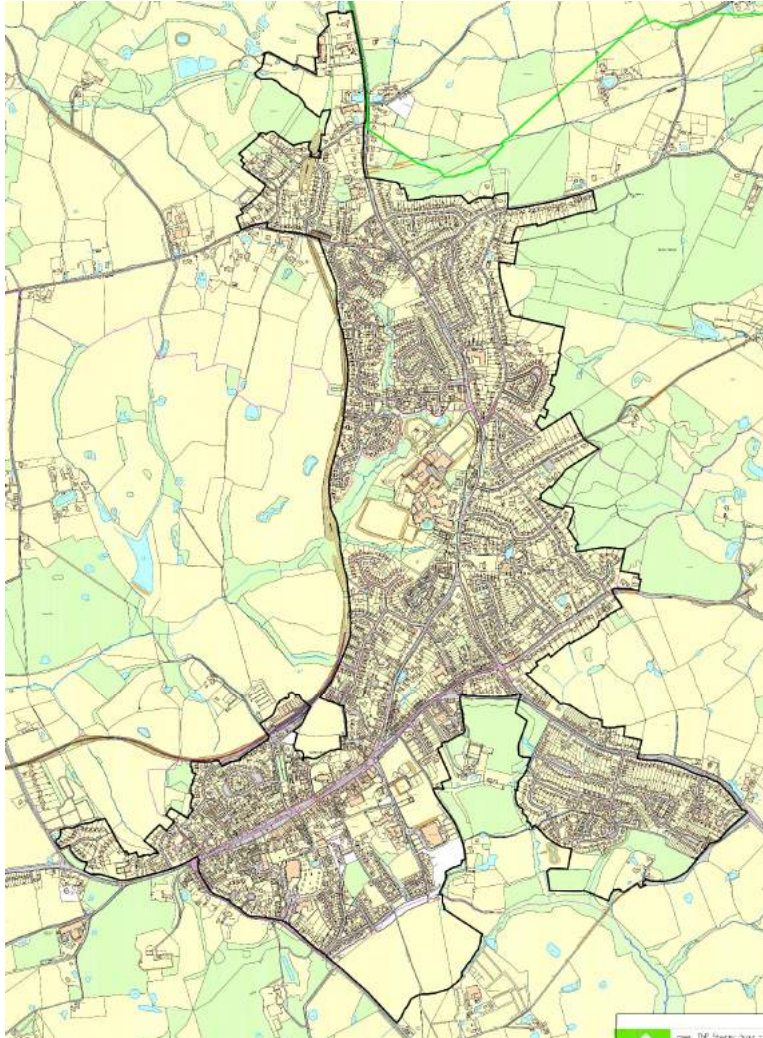
The tranquil landscape character of Tenterden importantly offers those who live within the town and visitors alike a sense of mental wellbeing and an aesthetic experience of the landscape.

The peaceful environment provides opportunities for adults, teenagers and children to exercise, to explore and connect with nature to develop and enhance their understanding and protection of it whilst being to meet with others in a clean air environment.

## Recommendation:

- It is important that the Neighbourhood Plan seeks to reflect and implement the national and local policy framework to avoid increased noise pollution, or where possible, improve noise pollution levels.

# Defining The Built Confines



The National Planning Policy Framework, 2019 makes clear distinctions between built up areas and the countryside and a clear definition of the town built confines will help distinguish between the built up area of Tenterden and the surrounding countryside.

The built-up confines for Tenterden are not defined in the Ashford Borough Local Plan 2030. Nevertheless, Local Plan Policy HOU3a - Residential Windfall Development Within Settlements – refers to the acceptability of infill development within the built-up confines of Tenterden. In order to enable consistent decisions on planning applications, it is important that the Neighbourhood Plan defines the built up area of the town.

Clear guiding principles have been created to provide consistency in defining the built-up confines for Tenterden.

# Shop Front and Advertisements

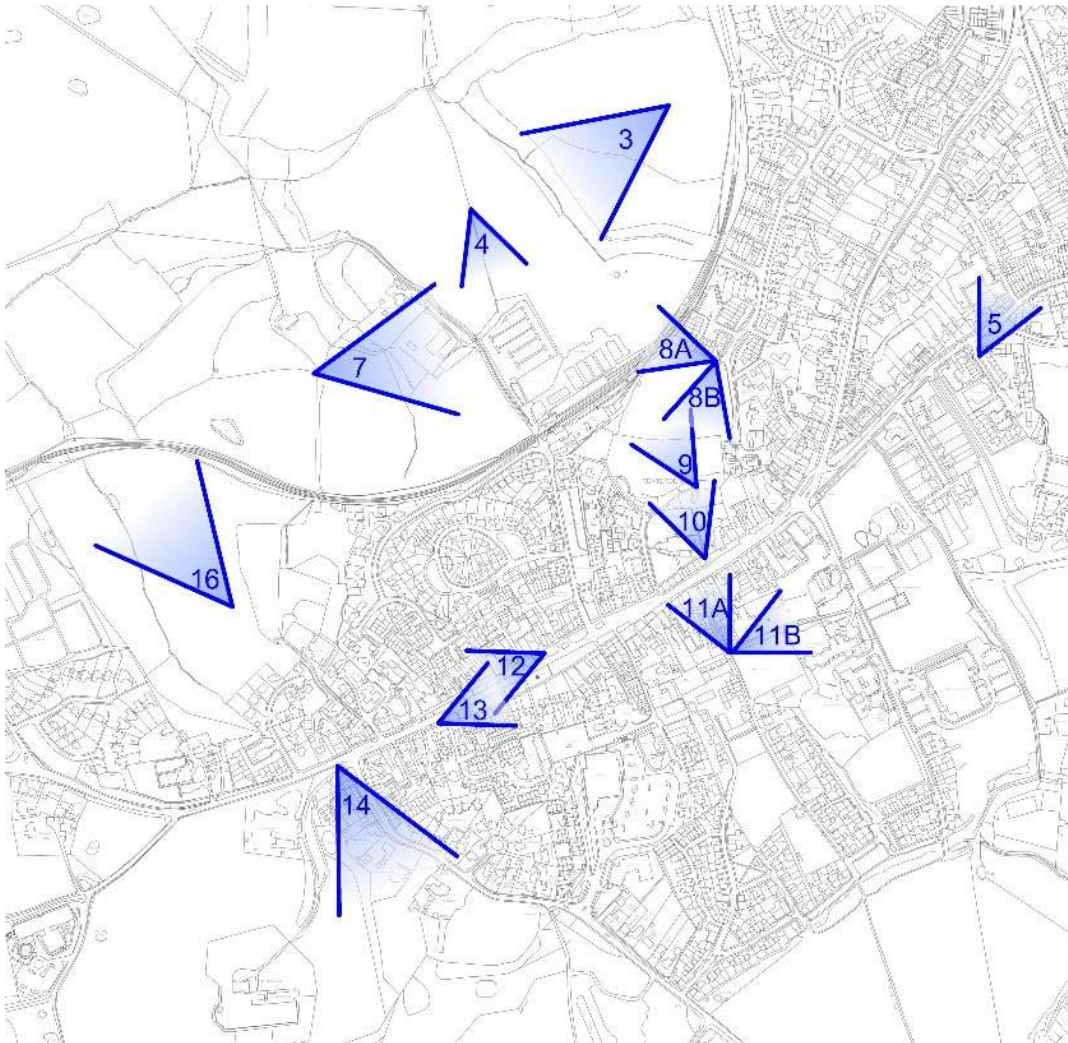


Shop fronts form an important element in the street scene, both individually and in terms of their collective impact. The commercial character of the village high street should be maintained with well-designed shop fronts and low key advertisements.

- Traditional shop fronts should be retained as an integral part of the character of a building and the Conservation Area.
- Where replacement is allowed, the design should respect not only the building but also the overall character of the Conservation Area.
- All elements of the shop front are important including the shop width, the depth of stall riser and fascia and signage.
- Standard corporate images may need to be adapted to meet particular circumstances and to respect the character of the building and the Conservation Area.
- Advertising within the Conservation Area is generally restrained. Excessive advertising defeats its own objective by creating a clutter of signs and destroying the common asset of an attractive, historic environment.



# Important Views



It is recognised that there are a significant number of views across the open countryside surrounding Tenterden, but it will be impossible to research, evaluate and identify them all.

A practical way forward supported in other Neighbourhood Plans is to identify those views of the countryside which are important from the defined built confines and protect the routeways which allow access to it.

The reason for the importance of each view should be established by assessing their role in relation to the character of the area and local heritage, for example:

- Important to the character and/or setting of the Tenterden or St Michael's Conservation Area
- Important view of landmark feature such as a listed building; important woodland feature; a settlement or a wide panorama of the AONB
- Valued by local residents (survey and consultation evidence)







# Design Codes



The aim is for the document to:

- Help to achieve the design quality in the largest single development in the Plan area up to 2030
- Influence the area experiencing the greatest change within the Plan area
- Be well justified based on a sound understanding of the features of the site and the surrounding context
- Avoid generic specifications and provide unambiguous requirements for this site
- Enable planning officers to refuse applications which do not meet the clear guidance
- Provide guidance more suited to rural locations than urban solutions which will not be appropriate to the edge of town (such as mixed uses; perimeter blocks; 4 storey development etc).
- Be based on locally identified priorities for the site and potentially wider edge of town locations
- Be suited to accompany the Neighbourhood Plan
- Be a shorter, more focused document and more likely to be read by developers/designers/ planning officers
- Provide wider, but justified, coverage for other edge of town development should this come forward during/ after the Plan period



TENTERDEN  
NEIGHBOURHOOD PLAN

# Local Green Spaces

by Sue Quinton



# Local Green Space

I'm here to update you on our group's progress to date.

1. The Neighbourhood Plan was originally conceived out of a shared concern amongst local residents for the future of Tenterden's green spaces. The National Planning Policy Framework allows communities to identify and protect green areas of particular importance to them, so our first job was to draw up an inventory of the town's green spaces to see which could qualify for Local Green Space status.
2. Our initial survey identified over 100 publicly visible green sites across the Parish, ranging from grass roadside verges to open fields. These were photographed and recorded to create a long-list. Our next job was to draw up a set of site criteria which would comply with the NPPF, and against which each space on the long-list could be assessed.
3. The selection criteria have been designed to provide clarity and consistency to the site assessment process, and they have been strictly adhered to. One important criterion to note is that a site must be within 300m of the Built-up Confines boundary. This is in line with government guidance which states that an LGS should be within easy walking distance of the community it serves. For this reason sites in outlying areas of the Parish have been excluded.
4. After the selection criteria were applied to the long-listed sites we were left with 29 potential Local Green Spaces. We then carried out a detailed assessment of each site, looking in particular at how they scored in terms of beauty; historic significance; recreational value; tranquility and richness of wildlife. The assessments were based on evidence gathered from a combination of field work and documentary research.
5. On completion of the assessments, 14 sites were found to fulfil all the conditions laid out in our selection criteria. We hope you will agree that the sites on our shortlist are much-loved by local residents and accurately reflect the beauty, history and ecological diversity of our lovely town.

# Local Green Spaces



At the heart of the Neighbourhood Plan lies a desire to celebrate the natural landscape that surrounds Tenterden, and to conserve and protect the green spaces within and around the town that are most valued by the community. The task facing the Green Spaces Working Group has been to identify the many green spaces across the Parish, and to assess their suitability for designation as a Local Green Space as defined in the National Planning Policy Framework. From a list of over 100 potential green spaces ranging from grass verges to fields, orchards and ancient woodland, the Group has produced a shortlist of 14 sites that we believe meet all the selection criteria and hold particular significance for Tenterden and its residents.



# Local Green Spaces



## Selection Process

- Green Spaces Working Group walked the town to identify and photograph every visible green space, excluding private gardens
- More than 100 sites were recorded and sorted into the following broad categories: Amenity green space; Local character areas; Natural and semi-natural green space; Green corridors; Outdoor recreation facilities; Other
- The guiding principles for designating a site as a Local Green Space are contained in paragraph 100 of the NPPF. Using these principles as a starting point, and with additional criteria discussed and agreed with TNP's Planning Consultant, the Green Spaces Working Group devised a list of conditions against which all the identified green spaces in Tenterden would be measured.

# Local Green Spaces

TENTERDEN NEIGHBOURHOOD PLAN: LOCAL GREEN SPACE SITE ASSESSMENT FORM 9

**Table 1: Site details**

Site details	Response
TNP LGS site number	

**Table 2: NPPF criteria**

Criteria	Response				
Name and address of site					
Description of site	Land is not subject of a planning permission for development				
Does the proposed space have historical significance?	<table border="1"> <thead> <tr> <th>Criteria</th> <th>Response</th> </tr> </thead> <tbody> <tr> <td>• Historical significance (b)</td> <td>The garden occupies one of the earliest, perhaps 13<sup>th</sup> century, perch-wide 'tenement plots' associated with the church.</td> </tr> </tbody> </table>	Criteria	Response	• Historical significance (b)	The garden occupies one of the earliest, perhaps 13 <sup>th</sup> century, perch-wide 'tenement plots' associated with the church.
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• Historical significance (b)	The garden occupies one of the earliest, perhaps 13 <sup>th</sup> century, perch-wide 'tenement plots' associated with the church.				
Size of site	The land may be part of, or part of, a designated heritage asset or landmark. These may include a conservation area, listed building (roadways) or natural assets (ancient ponds). The space may have a historic event or have played a role in the historic development of the area.				
Grid reference					
Current use	The space is not allocated or mentioned in the Local Plan				
Owner of the site (if known)	Is the proposed space allocated in the Local Plan?				
National or local site designation (eg AONB)	<p>The space is local in character and is a tract of land</p> <p>Does the proposed space have a public or private character?</p> <p>Does the space abut the built-up area?</p> <p>Is there a PRoW or permissive path for using land/footpaths (*evidence required)</p> <p>The space is within close proximity to the site it serves</p> <p>Is the site within 300m of the site it serves?</p> <p>The space is demonstrably special, and holds particular local significance</p> <p>How is the space used by the public? Is it a public open space, or is it merely viewed?</p> <p>What evidence is there to demonstrate that the space has particular local significance to at least one of the following:</p> <p>• Beauty (a)</p> <p>This relates to the visual attraction and its contribution to the landscape and/or setting of the settlement into and out of the site</p> <p>• Recreational value (c)</p> <p>The land should have local significance for informal recreation, for example dog-walking, ball games etc.</p> <p>• Tranquillity (d)</p> <p>The land should be considered to be a space for quiet reflection</p> <p>• Richness of its wildlife (e)</p> <p>The site may be formally designated as a site of special scientific interest, or there may be evidence of habitats, or other biodiversity features, or it may act as an important buffer</p>				

**Table 3: Supporting evidence**

Document	Produced by	Document ref
1870 auction plan, 55/53 High Street	Messrs. Mun & Mace	The Tenterden Museum
Tenterden the First 100 Years	Hugh Roberts	ISBN 0 947828 34 6
The Story of the Pebbles	Barbara Murphy 2018	The Tenterden Museum
Tenterden Archaeological Assessment	Kent Historic Towns Survey	Dec. 2004

**1870 AUCTION PLAN – gardens for Nos. 55 & 53 marked in yellow**

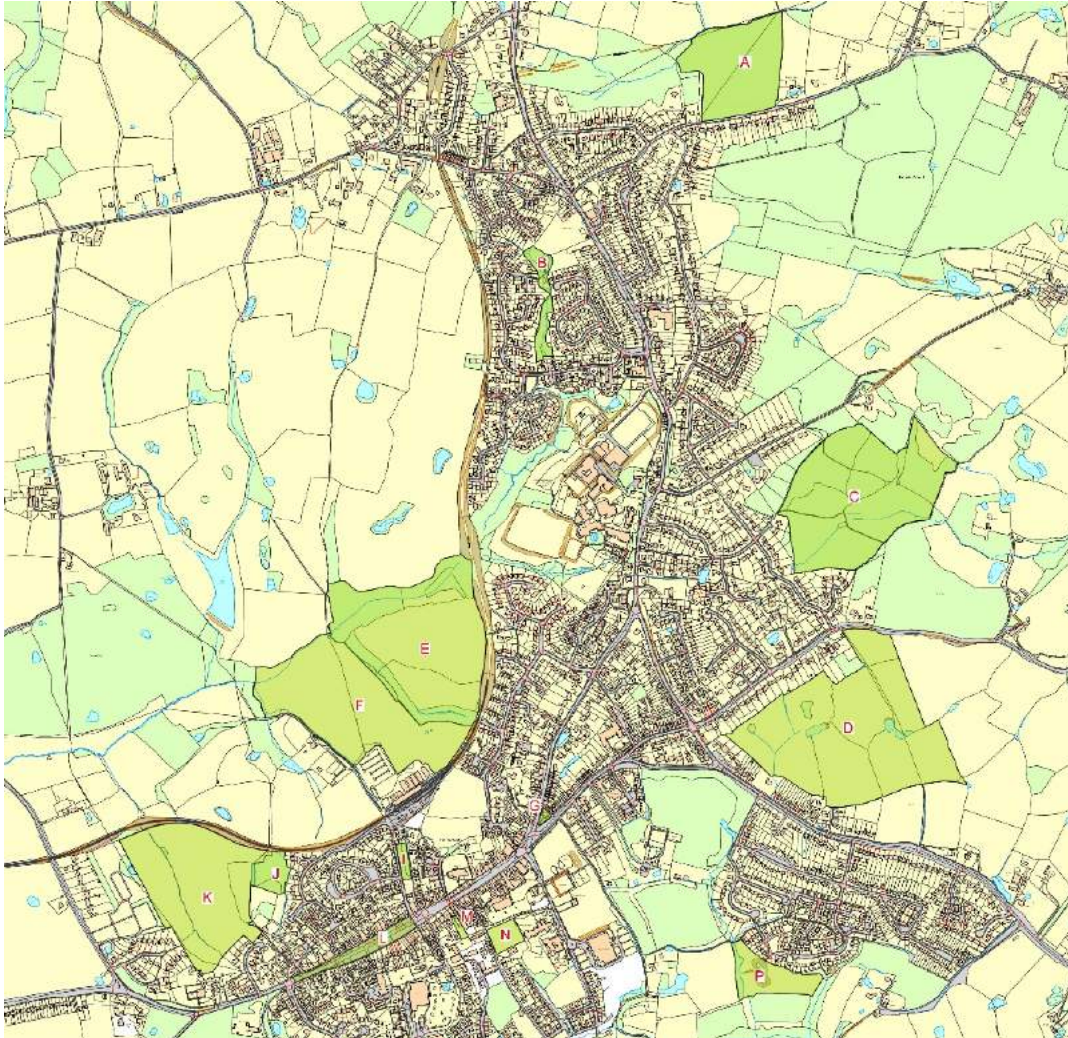
## Selection Criteria

- Survey of local businesses
- Site must not have planning permission
- Site must not be allocated for development in the Ashford Local Plan
- Site must not be an extensive tract of land
- Sites must have public or permissive access
- Sites within the confines of church, school or NHS premises are excluded
- Sites within private gardens or estates are excluded
- Roadside verges are excluded
- Green spaces within housing developments are excluded
- Routeways / footpaths are excluded
- Local authority recreation grounds are excluded
- Site must be within 300m of the 'Built-up Confines' boundary

In addition, the selection process considered how a site met the 'demonstrably special' conditions as stipulated in the NPPF, namely beauty, historic significance, recreational value, tranquillity, richness of wildlife



# Local Green Spaces



## Shortlist

- Each site was assessed against the agreed Selection Criteria. This significantly reduced the number of eligible sites to 29.
- A comprehensive site assessment was carried out for each of the 29 shortlisted sites, focussing in particular on how a site met the 'demonstrably special' conditions enshrined in the NPPF.
- 14 sites were considered to meet both the selection criteria and the 'demonstrably special' conditions as follows:
  - High Street Lawns
  - Coombe Lane Cemetery
  - Millennium Gardens
  - Allotments
  - East Cross Gardens
  - Westwell Park
  - West Cross Lane Field
  - The Dene
  - Coombe (Station) Field
  - Turners Field
  - Kiln Field and Wood
  - Limes Land
  - Old Knockwood
  - Coever Orchard





High Street Lawns



Coombe Lane Cemetery



Millennium Garden



Allotments



East Cross Gardens



Westwell Park



West Cross Lane Field



The Dene



Coombes Field



Turners Field



Kiln Field And Wood



Limes Land



Old Knockwood



Coever Orchard





TENTERDEN  
NEIGHBOURHOOD PLAN

# Routeways

by Stephen Sidebottom



# Routeways

1. Tenterden is blessed with an extraordinary heritage of footpaths and ancient roads connecting the town to its landscape and history. A dedicated group of volunteers has worked hard to review relevant parts of the National Planning Policy Framework, the Ashford Local Plan, the AONB Management Plan and Design Guide and the recent Sustrans report on Tenterden. We have surveyed the main routeways in the parish and completed a condition and accessibility assessment of major public rights of way, as well as looking at possible new cycling and walking routes and discussions with Ashford Borough Council on wellbeing and routeway use.
2. These routeways have distinctive features that contribute to the wonderful character of our town. But there are also challenges, which include:
  - **Limited accessibility** on many routeways – with difficult to cross stiles, waterlogged areas, poor signposting, and ‘braiding’ as people find alternative routes through impassable areas
  - **Damage** to narrow roads by motor vehicles, creating pot-holes and destroying banks, sensitive verges and ditches that support biodiversity
  - **Diversions** of public rights of way from their historic routes, whether for development or by landowners, and the **replacement of rural paths** with pavements, curbs, and inappropriate hard-surfacing
  - **Reduction in permeability** of the town from cul-de-sacs, gated developments, and poor routeway planning
  - **Traffic congestion and speed** making multiple user passage difficult for example across the town, between St Michael’s and Tenterden, or on public rights of way along the Woodchurch and Smallhythe Roads
  - Country footpaths are also being lost to developers. Over 700m has already been lost, and an additional 900m is under threat.

*For reference only if questioned – not to read out:*

*Already lost:*

- AB36 Tilden Gill	300 m	
- AB31 Tenterden 1A	150 m	
- AB32 Tenterden 1A	250 m	Total: 700 m

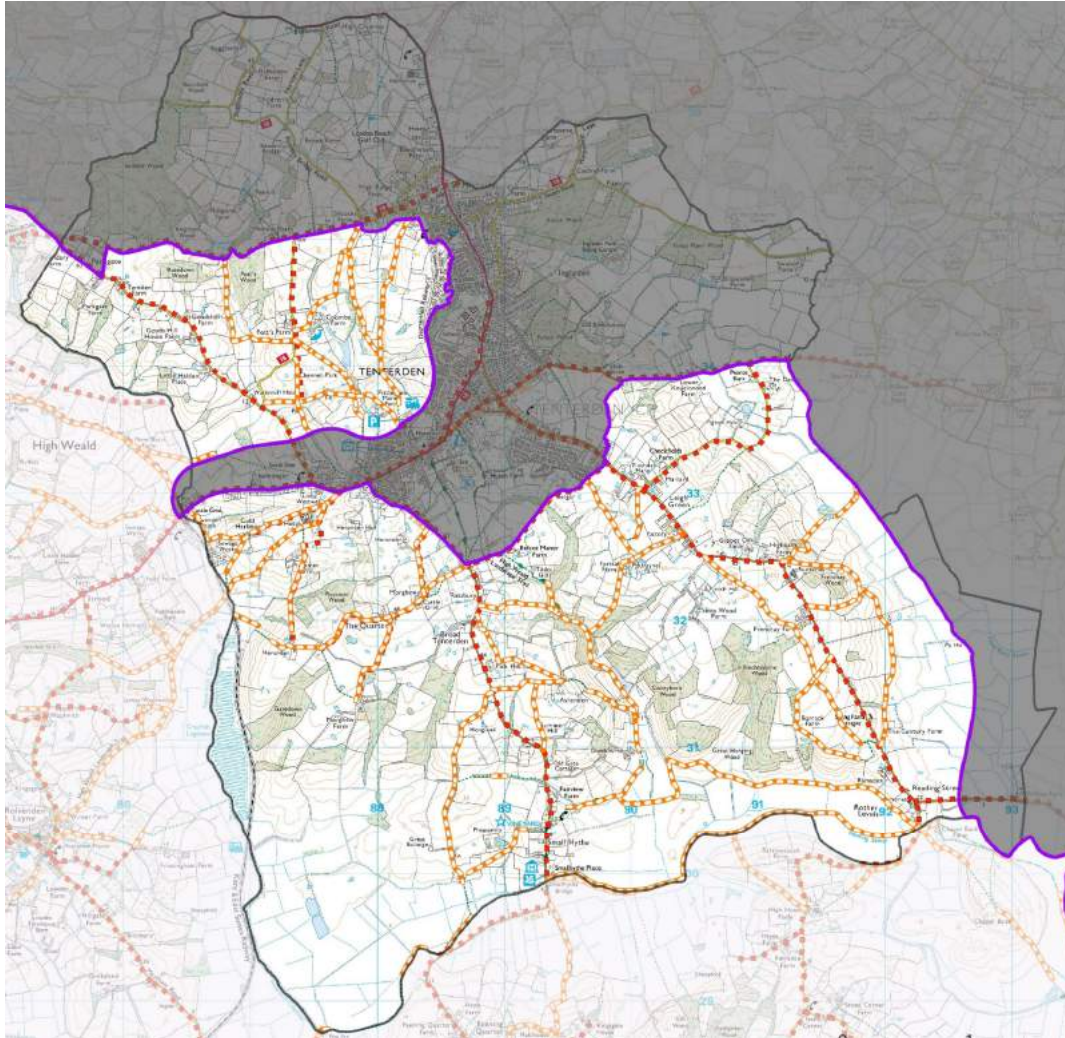
*Under threat:*

AB33 Tenterden 1B	300 m	
AB31 Tenterden 1B	450 m	
AB20 Westwell Court	150 m	Total: 900 m

# Routeways

3. The Neighbourhood Plan will allow us to develop policies to protect and enhance existing routeways, and to:
- Promote health and wellbeing through increased accessibility
  - Encourage greater use through better information and clearer signage
  - Protect and improve biodiversity through appropriate maintenance of routeways and habitat improvement
  - Identify opportunities to improve connections between existing routeways
  - Improve routeway signage, traffic calming measures and walkable verges on roads frequently used by runners, walkers and cyclists, and
  - Identify opportunities to improve cycling infrastructure including secure cycle storage and e-bike charging locations.

# Routeways



The parish is covered with historic routeways; many of the footpaths, tracks and roads were present by the 14th century.

- The ridge-top roads of the High Street, Grange Road, and Chennell Park Road are the oldest and pre-date settlement.
- Other historic roads include the Cranbrook Road, the A28 towards Rolvenden, the Smallhythe Road, the Appledore Road, the Woodchurch Road, and Preston Lane.
- The Hastings to Dover Roman Road runs through St Michael's along Millpond Lane, Grange Road, and into Dawbourne Wood
- The dense crisscross of footpaths are remains of radiating drove-ways, routes between historic farmsteads, and mediaeval pilgrimage paths between churches
- The 145km High Weald Landscape Trail between Horsham and Rye runs through Tenterden connecting to Rolvenden and Smallhythe
- The 98 km National Cycle Route 18 from Canterbury to Royal Tunbridge Wells passes through St Michael's and along Reader's Bridge Road



# Routeways



- Remains of earth banks, ditches and mediaeval field systems closely associated with routeways
- Wide grass and wildflower verges - recalling the function of routeways as linear common grazing and as droveways
- Drainage ditches that create small-scale variations in habitat and support rich biodiversity
- Ancient hedges providing wildlife corridors and ecological inter-connectedness across the landscape
- Veteran trees, deadwood and coppicing along hedges provide niches for lichen and beetles
- Narrow twittens between buildings are part of the historic built environment
- The routeway network is interconnected and the town is highly permeable
- Heritage features abound – such as milestones, mediaeval paving, early fingerposts, WW2 landscape features, industrial remains, and relics of the railway

# Routeways



## Protecting and Enhancing an Irreplaceable Asset

- Maintain and enhance routeway soft landscaping and green verges
- Protect local character in pathway design, width and edging
- Improve routeway access for different users
- Maintain and improve the inter-connectivity of routeways both in the countryside and the town
- Improve routes to key sites such as Chapel Down, K&ESR, Biddenden Vineyards
- Protect the character and sense of place that historic routeways provide
- Maximise opportunities to enhance routeway habitats and improve biodiversity
- Improve wellbeing and sustainability through initiatives to improve cycle lanes and encourage walking and cycling



TENTERDEN  
NEIGHBOURHOOD PLAN



# Local Economy

by Stephen Sidebottom

# Local Economy

1. A focus on the local economy within the Neighbourhood Plan arose directly out of consultation with residents. Consultation and visioning events in 2019 established the community's aspiration for a thriving, culturally rich market town with a high street with many traditional shops and markets, as well as vibrant tourism and sustainability.

A new working group was set up earlier this year to collect and analyse evidence relating to the local economy and to identify potential issues that could be reflected in Neighbourhood Plan policy. This work has been done in partnership with the Tenterden Civil Society as well as the Chamber of Commerce.

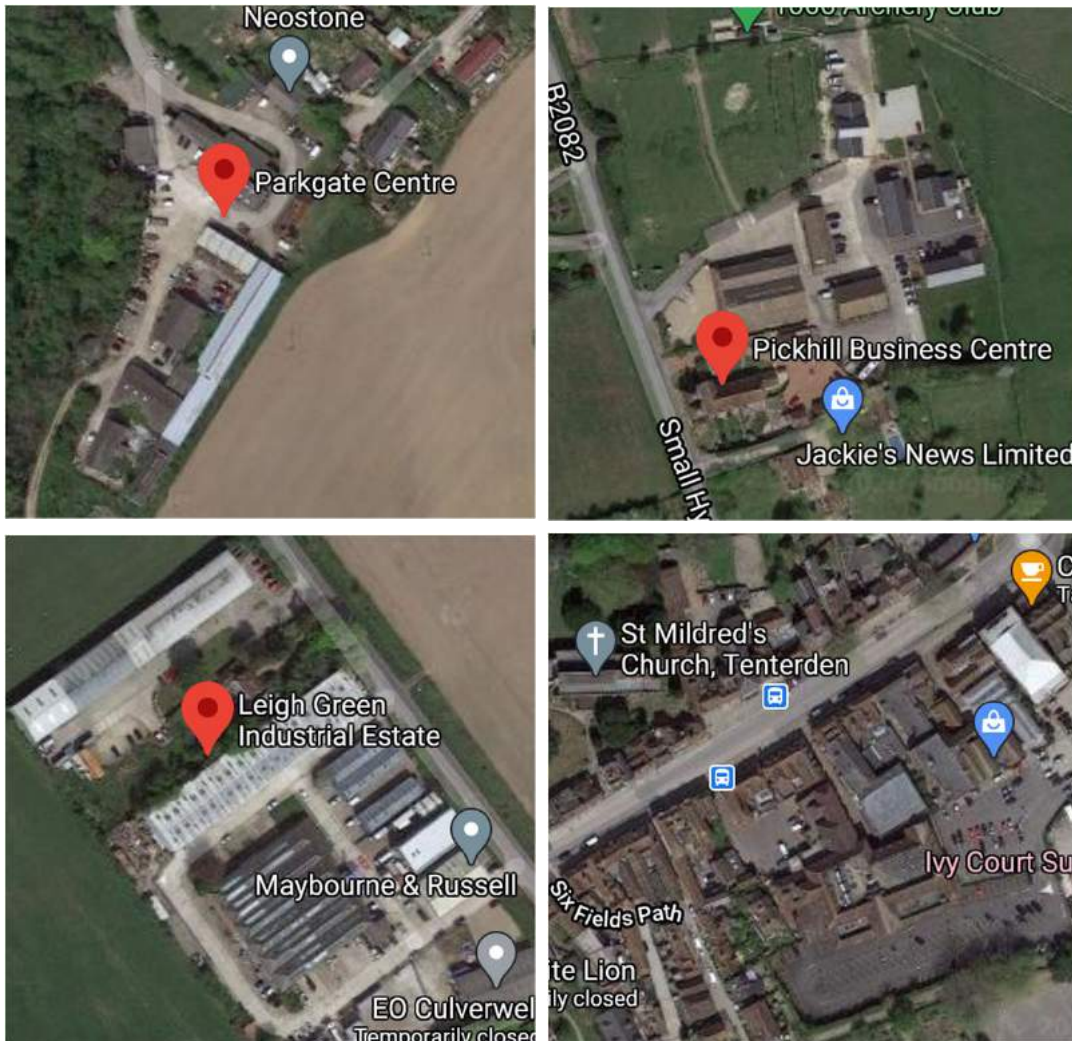
The focus has been on collecting evidence about business needs, documenting visitor attractions and the extent of overnight accommodation available, reviewing local employment centres, and collecting evidence about town-wide events, markets and their locations.

2. Any study of the current and future economic needs and opportunities in Tenterden necessarily engages on a wide range of issues.

The objective of the Neighbourhood Plan is to focus on a limited number of areas that relate directly to land use, and where potential Neighbourhood Plan policies could provide a framework to protect and enhance assets that underpin our collective economic success.

These land-use policies address areas including agriculture, heritage, markets, business sites, sustainability, and mental health and wellbeing.

# Local Economy



## Collecting Evidence about Local Needs

- Survey of local businesses distributed through the Chamber of Commerce
- Partnering with the Civil Society to identify perceived opportunities and threats and in particular the needs of young people
- Assessment of visitor attractions and overnight accommodation in the parish
- Assessment of business/employment centres
- Parkgate Centre – Cranbrook Road - part converted farm buildings and yard area. Size 1.2Ha
- Pickhill Business Village – Smallhythe Road – part converted and new build offices/warehouse and industrial space on former farm site including vet, pet grooming and other uses. Size 0.7Ha
- Leigh Green – Appledore Road – several terraces of piecemeal developed industrial and warehouse premises including some trade counter uses. Size 2.2Ha
- Station Road Business Centre – Station Road – converted Nissan huts industrial and warehouse scheme incorporating local Brewery Size 0.5Ha
- Summary of the market tradition in Tenterden and assessment of town centre markets and locations



# Local Economy



## A Sustainable Future for Tenterden

Tenterden's future prosperity has roots in its heritage and countryside. Potential NP policies can protect and enhance assets that support local economic success.

- Encouraging the success of the town's agricultural businesses (including food, wine, and other beverages).
- Protecting physical heritage, landscape and gardens.
- Supporting thriving markets.
- Encouraging shared working environments and successful collaborative business communities
- Attracting new residents, tourists and visitors to grow the town sustainably.
- Protecting and enhancing sites and assets that can promote wellbeing through improved physical and mental health.



TENTERDEN  
NEIGHBOURHOOD PLAN

# Communications and Public Engagement

## The Impact of COVID-19 on Neighbourhood Planning

by Kate Walder



# Communications and Public Engagement

## **Legal Obligations – Neighbourhood Planning (General) Regulations 2012 (as amended)**

- ‘A rigorous programme of community and stakeholder engagement throughout the process’ – Detailed in the Statement of Community Engagement submitted to ABC and the Independent Examiner
- Neighbourhood Plans must ‘undertake public consultation to bring the Neighbourhood Plan to the attention of their communities at the Regulation 14 Consultation and Referendum stages. The Tenterden NP is about to go to the Regulation 14 consultation stage.
- NP Groups must show details of people and organisations consulted, how this consultation took place, and provide a summary of the issues raised and how these were considered and addressed in their Neighbourhood Plans.
- All referenda are postponed until 6 May 2021 at the earliest (MHCLG guidance)
- MHCLG has also issued strict guidance on public consultation and social distancing

# The Impact of COVID-19 on Neighbourhood Planning

## What is the impact on Neighbourhood Plans?


- Current government advice is that Neighbourhood Plans should continue, but that there should be:
  - No physical public consultations
  - No public meetings
  - No face to face engagements
  - Paper documents publicly shared - physical copies should be laminated and sanitised after every use
- Tenterden NP's draft Statement of Community Engagement shows the impact of our public meetings and face to face engagement along with the use of online tools (NP website, TTC website, Facebook and Instagram).
- Regulation 14 consultations imposes strict legal obligations around public engagement
- Cranbrook and Sissinghurst NP has employed a specialist planning and digital agency, Feria Urbanism, to navigate the challenges of a Reg 14 consultation during Covid-19. We propose doing the same and learning from their experience. This includes website and social media upgrades, virtual town hall meetings, digital engagement surveys, slideshows, and on-line workshops.
- The NP Communications Team is putting together a programme to reach residents unable to access or uncomfortable with the digital world and to engage with people on the existing significant database of volunteers and supporters.
- This includes setting up a dedicated telephone service run by volunteers to answer questions and record responses. We will resume face to face and public engagement only when it is absolutely safe to do so and continue to collaborate with other NP Groups facing the same unique challenges.







# The Impact of COVID-19 on Neighbourhood Planning





 **WATCH ME**

 **Cranbrook & Sissinghurst Neighbourhood Plan - Video Explainer**  
from Richard Eastham




18:54 Presentation by Richard Eastham of FERIA Urbanism 



 HOME ABOUT NEWS REGULATIONS

 **ONLINE CONSULTATION EVENTS**

Join the Cranbrook & Sissinghurst NDP Steering Group for a live virtual engagement event to learn more about the Cranbrook & Sissinghurst Neighbourhood Plan Draft Regulation 14 Consultation, and to find out how to make your comments on the draft policies in the plan. Our consultant from FERIA Urbanism, Richard Eastham, will be on hand to explain the neighbourhood planning process and answer your questions.

Wednesday 4th November at 7.30pm – Register [Here](#)

**Draft Plan Consultation**   
**Now On** 0300 770 2262  
[www.cranbrookandsissinghurstndp.co.uk](http://www.cranbrookandsissinghurstndp.co.uk)

**Cranbrook & Sissinghurst NDP Consultation Event**  
By Cranbrook & Sissinghurst Parish Council

Free

[Register](#)

**Consultation event for the Cranbrook and Sissinghurst Neighbourhood Development Plan**

**About this Event**

Join the Cranbrook & Sissinghurst NDP Steering Group for a live virtual engagement event to learn more about the Cranbrook & Sissinghurst Neighbourhood Plan Draft Regulation 14 Consultation, and to find out how to make your comments on the draft policies in the plan. Our consultant from FERIA Urbanism, Richard Eastham, will be on hand to explain the neighbourhood planning process and answer your questions.

**Date And Time**  
Wed, 4 December 2020  
19:00 - 21:00 GMT  
[Add to Calendar](#)

**Location**  
Online Event

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TENTERDEN  
NEIGHBOURHOOD PLAN

# Tenterden Neighbourhood Plan Road Map

by John Crawford

## The Planning White Paper

By Helen Whitehead



# Tenterden Neighbourhood Plan Road Map

As you will be aware there is a recommended road map for all neighbourhood plans to follow. For ease of illustration, I have shown 10 steps to reach the adoption of a neighbourhood plan. The red column in the middle of the PowerPoint slide illustrates these steps.

For **Step 1**, you will probably remember that in March last year, Ashford approved the whole parish as our designated area. Since then, as explained by previous speakers, we have had numerous community workshops during **Step 2** to define and agree the neighbourhood vision. This has driven all our subsequent work. The primary activity has been to collect evidence on a multitude of themes as shown in **Step 3**. This process has been very time consuming and has involved a large number of volunteers from the community. Due to Covid restrictions, the timescale was unavoidably extended. However, it is now coming to a completion and will be signed off as robust and complete by our planning consultant. With our evidence base, the neighbourhood planning steering committee will move to **Step 4** to identify the relevant policies for green space, routeways, biodiversity, landscape and other themes. These policies will be written “in planning terminology prose” by our planning consultant, to ensure they meet the rigorous scrutiny of Ashford Planning Department and the Examiner.

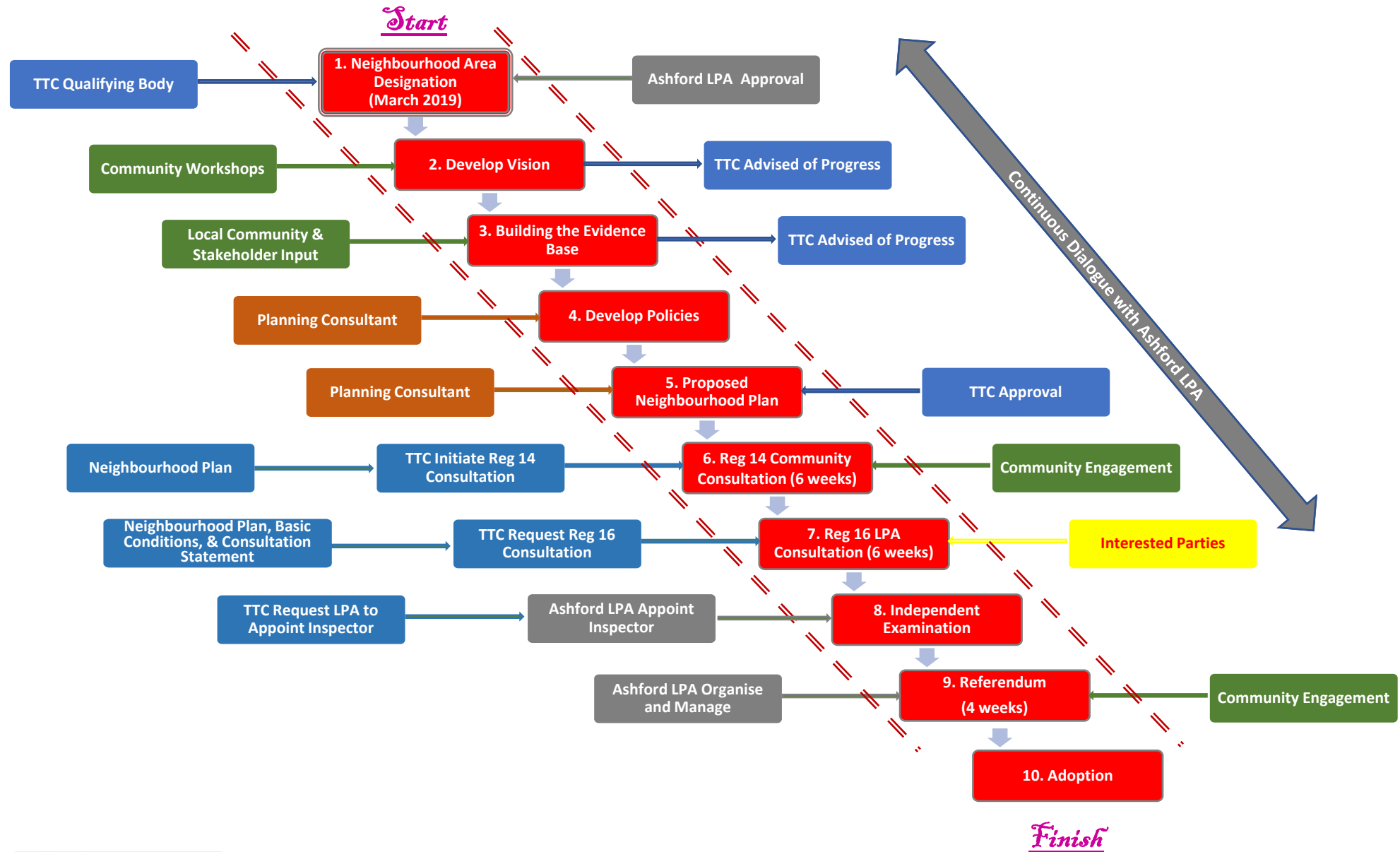
In parallel to this exercise, the draft neighbourhood plan, **Step 5** will be written to put the policies in context of our vision and the evidence collected. Once the draft plan is complete, it will be presented to Tenterden Town Council as the qualifying body to agree it acceptably reflects the neighbourhood plan vision. Thereafter, **Step 6** Reg 14 Community Consultation will commence. We will use a bespoke website channel, social media channels, banners, paper flyers and other channels necessary for a successful consultation. This process by law takes place over a six-week period. On completion, comments will be reviewed and where necessary changes made to the final version of the neighbourhood plan. Once finalised, the complete Reg 14 plan carries weight in regard to any future planning applications. For the next **Step 7**, the neighbourhood Planning Steering Committee has to prepare for submitting the plan to Ashford Planning Department for Reg 16 Consultation. Embedded in this step, is the need to present additional documents. These are:

- a) The Community Consultation Statement, together with
- b) The Basic Conditions report affirming the neighbourhood plan regulations have been followed

The Ashford Planning Department will publicise the plan over a 6-week period. Any representations received will additionally be passed to the independent examiner for consideration. If any significant issues are received during the consultation, these will be discussed with the council to consider if changes need to be made to the neighbourhood plan. Once Ashford Planning Department are satisfied with the plan, we will then move to **Step 8** - Independent Examination. For clarity, the examiner is normally appointed outside our region to ensure no conflict of interest. Ashford and ourselves will be presented with three or four examiners to choose from. It is the responsibility of Ashford to appoint the examiner taking into account our wishes. Once the examination is successfully completed, we then move to **Step 9** which is the Referendum, allowing residents the legal opportunity to vote “yes” or “no”. A simple majority is accepted by law. Assuming there is a “yes” vote majority, then we move to **Step 10** for Ashford to adopt the Neighbourhood Plan.

At this point, our neighbourhood plan will carry the same legal status as the Ashford Local Plan and comes into force as part of the statutory development plan.

# Tenterden Neighbourhood Plan Road Map



# The Planning White Paper

1. The Tenterden Neighbourhood Plan Steering Committee submitted a formal response to the 'The White Paper highlighting key concerns, as well as areas where this Neighbourhood is already aligned with Government intentions. The key potential impacts of the White Paper are as follows:
  - The Paper aims that Local Plans will no longer set local policies for development, but instead 'general development management policies' set by the Government will be applied nationally. With significant diversity between regions in England in terms of landscape, habitat, ecology, culture, ethnicity, population growth, the economy and financial divisions in the country, we worry that the imposition of nationally applied planning policies will homogenize the country (even if local design codes are adhered to), and create a country going forwards that will no longer represent past history and evolution of settlement.
  - The Paper aims to protect the environment and the release of recent legislation in this regard endorses this. But a national policy covering the environment generally that is not locality specific, will fail the very thing that the Government is seeking to protect: without local ecological community involvement, local ecologists and the depth of specialist knowledge that has been accumulated in this regard, will be circumvented, or worse, ignored. And we also now have the Stodmarsh Water Catchment Directive to contend with.
2. There are Key issues and concerns relate to the zoning algorithm proposed - no one knows quite how this will pan out, how new zones will be established, and how many zones there will be, as three is far too simplistic. Will the zoning overlay the current zone functions, and if so, how will government ensure these do not conflict with zoning already in place, such as conservation areas or national parks to name a couple of examples?
  - We note that the White Paper focuses on Beauty and Landscape views which are matters that our Plan Making has focused upon and this reinforces the action we are taking.



# The Planning White Paper

3. The fact is that Planning Policy is complex, and it has to be complex in order to ensure that settlements evolve in a balanced and equitable manner given the significant demands and pressure on land uses and housing in a modern-day Britain.
- We welcome the emphasis on design, local preferences and character, which aspects are crucial to the maintenance of locality and local distinctiveness and in this regard Tenterden aligns and is already embracing this concept in our plan making.
- The role of the Borough and County Council Planning Departments remains paramount in planning process and helps to instill balance and objectivity in all development proposals.
- Community Neighbourhoods remain able to operate within the current democratic process through the involvement of elected ward members working alongside specialist planning officers. All of this process must be conserved if we want to maintain local identity, beauty, and landscape character.

We recognize the top three priorities in our area as:

- Building homes and accommodating the number of homes imposed upon the Parish through Local Planning process;
  - Protection of green spaces, landscape quality and the environment and protection of ecology;
  - Protecting and maintaining the historic character of the Town whilst ensuring that it functions economically and socially.
- We know that producing local Design Codes to ensure ‘anywhere Ville’ developments cannot impact the Parish and imposing stricter design principles on developers to ensure materials, vernacular and scale, will encourage the highest quality of building design and setting. Thus, if we do not adopt our own Design Codes the Government will impose the National Design Code formulas upon us.
  - We agree Planning Policy should be accessible, and there are clear benefits to improving systems that assist public engagement. The Planning Portal and the use of new mapping systems rolled out to Local Authorities has transformed planning accessibility, and with COVID-19 this year, it has become apparent that digital engagement can involve a much greater audience, which is to be encouraged. With regard to these priorities Tenterden Plan making is aligned with the White Paper.
  - The White Paper states "We will develop pilot projects and data standards, which help neighbourhood planning groups make the most of this potential". We wholeheartedly agree Neighbourhood Plans should be retained, and when Tenterden's Plan is complete and adopted, it will be a document accessible principally through electronic format, designed and laid out to be most readable through this medium as advocated by Government.

# The Planning White Paper



## So What is the White Paper?

This is the most radical approach to overhauling the Planning System in England that this country has seen in generations. It is intended to entirely rewrite the planning system to speed up the delivery of housing stock and enable 300K new homes per year to be constructed.

It aims to set aside local and neighbourhood planning in favour of centralized or regionalized planning system.

It does this by suggesting setting up zoning of England based on housing need into currently three main zones categories, which are

- Growth Areas
- Renewal Areas
- Protected Areas

It aims to replace Community Infrastructure Levy and Section 106 agreements with a new process. This new Levy will be taken from development value, rather than a floor space calculation.

It seeks to streamline decision making by introducing Design Codes.

It will introduce a 'digital-first approach to modernise the planning process'.

# The Planning White Paper



## Will the Algorithm Scar England's Landscape for ever?

The algorithm is a proposed zoning formula confusing housing need with demand reflected in price.

Intended to throw open landscapes, will this abolish the distinction formulated since 1947 between built up land and that which is still rural land?

How communities now shape and develop neighbourhoods, is probably the most sensitive of political decisions to impact us in modern times, and currently still a remaining area of local democratic discretion and process in England.



# The Planning White Paper



### So what has the Steering Committee done to address this?

- Along with the other 43,999 responses from the engagement process we have formally responded, setting out key concerns and stating what the Government should address in shaping the new planning regime.
- The message that is coming back from Government loud and clear, is that Neighbourhoods currently drawing up Plans should **NOT** stop.
- There is clear opportunity to address key elements intended in the White Paper in the Tenterden Neighbourhood Plan, Particularly regarding Design Codes and Digitalising Systems to improve upon public engagement.





TENTERDEN  
NEIGHBOURHOOD PLAN

# Tenterden Neighbourhood Plan Proposed Budget

by Graham Smith

# Tenterden Neighbourhood Plan Proposed Budget

The schedule illustrates the simplified accounts for the Neighbourhood Plan Group to date and projected to the completion of the Plan in 2021. The initial 2 phases shown at the top of the slide (Defining the Neighbourhood Plan and Phase A) have been concluded to date at a cost of £22,958. The costs incurred during that first, defining phase, were mainly in the setting up of the Group, initial consultancy advice and the public presentations that took place at that time. These numbers have already been presented to the Council.

Phase A which ran from April of this year until its conclusion in October saw an increase in consultancy fees as Tony Fulwood, the group's lead consultant, became more heavily involved in the shaping of the evidence base the Group had uncovered, plus the purchase of the necessary mapping software. This Phase saw an income of £19,525, including the Council's contribution of £11,000 and a more substantial Locality grant of £8,525. This provided for a surplus to be carried over to Phase B of some £9,529.

We are now entering Phase B which we anticipate being concluded in March next year when we hopefully take the Plan to the Reg 14 presentation to the public. The information shown for this Phase therefore represents anticipated income and expenditure. We anticipate a further grant from Locality of some £8,625 and an application for this has recently been submitted and approved in principle.

We have managed expenditure extremely efficiently to date, however due to external factors, we will experience higher costs as we prepare for the Reg 14 presentation, honing the draft plan to the desired format and content. To achieve this, the Group's biggest single cost is expected to be from the consultant but funds are also required to be invested into producing the new website. The need for this has been exacerbated by the Covid-19 pandemic which will mean we need to publicise the draft Plan in ways other than leaflet drops and meetings in order to prove to the Plan Inspector that we have exposed the Plan to as many people as possible. We have allocated a budget of some £7,000 to developing this website. This has led to a shortfall in funding for this phase of some £6,320. The Group is seeking this additional sum from the Council for this financial year.

Phases C and D involve the fine tuning of the Plan following Reg 14 and taking it to its final conclusion. The budgets proposed reflect detailed quotes from our consultant, but show the need for additional funding from the Council of £20,000 for the following financial year, 2021/ 2022.

It should be noted that on each Phase a contingency has been provided to allow some flexibility in the consultant's time needed to complete a Phase or for additional, as yet unknown, costs.

In summary, and following a huge amount of detailed investigative work by the Group, it is apparent that there is a need for additional funding for this 2020-21 financial year of **£6,320** and for the next financial year 2021-22, of **£20,000** in order to complete the Neighbourhood Plan for Tenterden and its residents. It is these sums that are being sought from the Council this evening.

# Proposed Budget

Phases	Date	Funding Source	Payment	Expenditure	Payment	Total
Defining the TNP	Nov 2019 - Mar 2020	TTC Precept Budget	£11,000.00	Total from Nominal Ledger	£12,962.53	
		Locality Basic Grant	£1,990.00			
		Underspend sum absorbed by TTC for this financial year				
Subtotal			£12,990.00		£12,962.53	£27.47
Phase A	Apr 2020 - Oct 2020	TTC Precept Budget	£11,000.00	Jim Boot	£175.00	
		Locality Phase A	£8,525.00	Dropbox Annual Subscription	£79.90	
		Sum Carried Over	£0.00	Tony Phase A First Payment	£4,131.20	
			Tony Phase A Final Payment	£4,439.60		
			Locality Basic Grant Repaid	£1,140.00		
			Applegreen Websites	£30.00		
Subtotal			£19,525.00		£9,995.70	£9,529.30

Phases	Date	Funding Source	Payment	Expenditure	Payment	Total
Phase B	Nov 2020 - Mar 2021	Locality Phase B	£8,625.00	Branding & Production of TNP	£1,000.00	
		Sum Carried Over	£9,529.30	Reg 14 Comms (Flyers/ Posters)	£1,000.00	
		Additional TTC Precept Req'd	£6,320.70	Website Comms	£7,000.00	
				Reg 14 Printing	£600.00	
				Tony Phase B Payment	£12,375.00	
				Contingency	£2,500.00	
Subtotal			£24,475.00		£24,475.00	£0.00
Phase C	Apr 2020 - Sept 2021	TTC Proposed Precept Budget	£20,000.00	Reg 15 Comms	£1,000.00	
		Sum Carried Over (assuming we receive additional payment to cover Phase B shortfall from TTC)	£0.00	Referendum Advice Comms	£1,000.00	
				Reg 15 Results Comms	£450.00	
				Website Comms	£3,000.00	
				Tony Phase C Payment	£12,760.00	
				Contingency	£1,790.00	
Subtotal			£20,000.00		£20,000.00	£0.00

We ask that the Tenterden Council Planning Committee support our request for supplementary funding to take us to the end of the project so we can complete the neighbourhood plan on behalf of the town's community.

Specifically £6,320 for this financial year, and £20,000 for the 2021/ 22 financial year.



