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Tenterden Neighbourhood Plan 2013–2030 Referendum Version





TENTERDEN
NEIGHBOURHOOD PLAN

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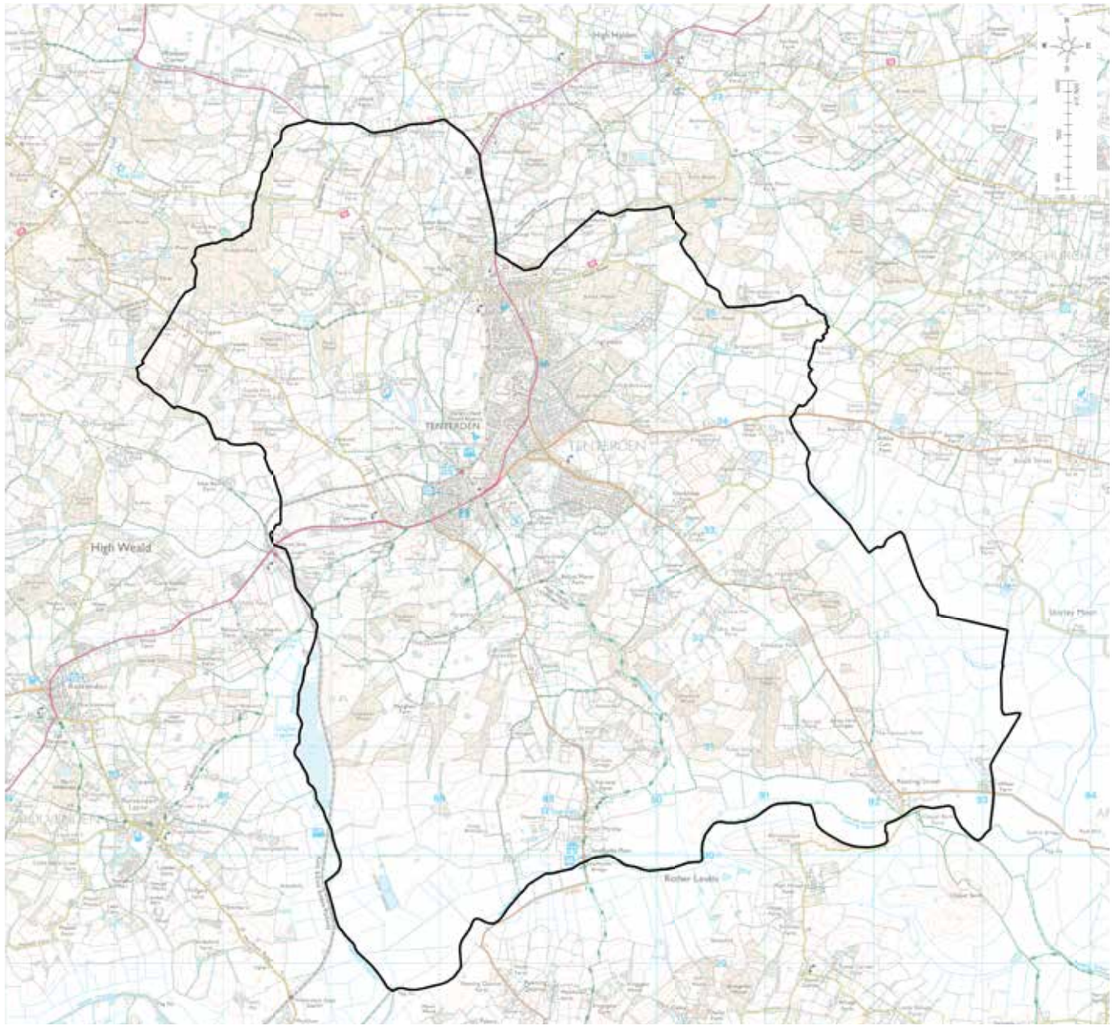
This document has been developed and produced by Tenterden Town Council in close cooperation with the local community volunteers on behalf of the Tenterden community.

The Team would like to thank the following in preparation of the documents:

- Tony Fullwood, of Tony Fullwood Associates, Chartered Town Planners, who was our professional planning consultant.
- Ashford Borough Council for guidance, feedback and support.
- The community groups, local societies and schools in Tenterden for providing support and comment throughout the process.

The Town Council and the Neighbourhood Plan Steering Committee would like to thank the whole community for participating in the process and for coming together and supporting the Neighbourhood Plan over its development.

Section 1: Introduction



Map 1: Tenterden Neighbourhood Plan Area

The Tenterden Neighbourhood Plan is a new type of planning document produced in the Parish. It is part of the Government's approach to planning which aims to give local people more say about what goes on in their area. This is set out in the Localism Act that came into force in April 2012.

If passed at a local referendum, the Neighbourhood Plan will be adopted by Ashford Borough Council as the plan which must be used in law to determine planning applications in Tenterden Parish. It will become part of the Development Plan alongside the Borough Council's Local Plan.

The Plan therefore provides the local community with a powerful tool to guide the long-term future of the Parish for the period 2013 - 2030. The Plan contains a vision for the future of Tenterden Parish and sets out clear planning policies to realise this vision.

In order to develop the Neighbourhood Plan, Tenterden Town Council set up a Neighbourhood Plan Steering Committee which comprises 2 Town Councillors supported by a number of local volunteers[1].

Some of the Neighbourhood Plan policies are general and apply throughout the Plan area, whilst others are site or area specific and apply only to the relevant areas illustrated on the associated Map. Nevertheless, in considering proposals for development, the Town and Borough Councils will apply all relevant policies of the Plan. It is therefore assumed that the Plan will be read as a whole and cross-referencing between Plan policies has been minimised.

The Plan should also be read in conjunction with the National Planning Policy Framework, December 2023 (NPPF), Ashford Borough Council's Local Plan, 2030 and the Neighbourhood Plan evidence documents.

Which Area Does the Neighbourhood Plan Cover?

The Tenterden Neighbourhood Plan relates to the designated area covered by Tenterden Town Council. The neighbourhood plan designation was approved by Ashford Borough Council on 12 March 2019. The area to which the Plan applies is shown on the Tenterden Neighbourhood Plan Designation Map (Map 1).

[1] Members of the Neighbourhood Steering Committee are listed here:
- Cllr Jane Mills
- Cllr Kayleigh Brunger- Randall
- Cllr Kate Walder
- Siggi Nepp
- John Crawford
- Helen Whitehead
- Stephen Sidebottom
- Joseph Franklin

Involvement in the Neighbourhood Plan Process

The Neighbourhood Plan Steering Committee on behalf of Tenterden Town Council has followed the necessary legal steps to create the Plan. Importantly the team has ensured engagement with the people of both Tenterden Parish and others with an interest in the area.

Details of engagement and consultation are recorded in the Consultation Statement which is available at (https://tenterdenneighbourhoodplan.org/).

The Neighbourhood Plan process is set out in Figure 1 below with the opportunities for local involvement highlighted in dark green.

12 March 2019	Tenterden Neighbourhood Plan designation
3 April; 7,8,11,15 May, 24 October and 2 November 2019	Pre-Launch Workshop; 4 Launch Events; Community Vision and Objective Setting Event and Public Exhibition
November 2019 - March 2021	Data and evidence collection, interpretation and drafting of Neighbourhood Plan
June/July 2021	Draft Regulation 14 Neighbourhood Plan consultation - testing proposals for the future of Tenterden Parish
Autumn 2021 - Summer 2023	Review consultation, further evidence gathering, await planning appeal, Plan amendment and finalisation
Summer 2023	Draft Regulation 15 Neighbourhood Plan submission and consultation for 6 weeks
Spring 2024	Examination – An independent examination of the Plan
Summer 2024	Referendum (current stage)
Autumn 2024	Adoption - Plan given full weight by Ashford Borough Council to determine planning applications if approved at referendum

Figure 1 – Tenterden Neighbourhood Plan Process

How the Neighbourhood Plan fits into the planning system

Although the Government's intention is for local people to decide what goes on in their area, all Neighbourhood Plans must be in line with higher level planning policy. That is, within the constraints imposed by national guidance and local policy, neighbourhoods should develop a shared vision for their area and develop plans that support the strategic development needs set out in Local Plans. Neighbourhood Plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

Neighbourhood Plans must comply with regulations on strategic environmental assessments and habitats, take account of the National Planning Policy Framework (NPPF), and they must generally conform with the strategic policies in the adopted Ashford Local Plan, 2030.

Nevertheless, if passed at a local referendum, the Neighbourhood Plan will be adopted by Ashford Borough Council as the plan which must be used to determine planning applications in Tenterden Parish.

What is in the Neighbourhood Plan?

The Plan is for Tenterden Parish as a whole and looks at a wide range of issues, including:

- the intrinsic character and beauty of the surrounding countryside, especially the High Weald National Landscape (formerly the High Weald Area of Outstanding Natural Beauty)
- designated and non-designated heritage assets such as the four Conservation Areas and the large numbers of listed buildings
- the important green infrastructure within and beyond the town
- achieving high quality development which fits well within the local context
- wildlife and habitats and the issue of seeking net biodiversity gains from development
- accommodating strategic housing sites allocated in the Local Plan
- local businesses in Tenterden town centre as well as the rural economy
- leisure facilities and other local infrastructure
- routeways and sustainable transport

What period does the Neighbourhood Plan cover?

The Tenterden Neighbourhood Plan covers the Plan period from 2013 – 2030 to coincide with the period for the Ashford Local Plan, 2030.

Strategic Environmental Assessment and Habitat Regulations Assessment

A Strategic Environmental Assessment (SEA) is required under European legislation for all plans which may have a significant effect on the environment. To determine whether the Tenterden Neighbourhood Plan requires an SEA it is necessary to screen the proposals in the plan to determine whether it is likely to result in significant environmental effects.

Ashford Borough Council is legally required to determine whether a neighbourhood plan will require an SEA. As part of this screening process, it is necessary to consult the SEA consultation bodies (Historic England, Natural England and the Environment Agency) to get their opinion on whether or not the plan is likely to result in significant environmental effects and therefore whether an SEA is required.

The Screening Report for the Neighbourhood Plan finds no significant negative effects will occur as a result of the Plan and it is concluded that a full SEA is not required at this time.

The Habitats Regulations Assessment (HRA) refers to the appropriate assessment required for any plan to assess the potential implications for European wildlife sites. The first stage of the HRA process is a screening exercise undertaken by Ashford Borough Council where the details of nearby internationally designated sites are examined to assess whether there is the potential for the implementation of the Plan to have an impact on the sites. Following such an assessment, it is considered that the Tenterden Neighbourhood Plan proposals will not adversely affect the integrity of the internationally designated sites, alone or in combination with other projects and plans. It is therefore considered that a full HRA of the Tenterden Neighbourhood Plan is not required.

Section 1:Introduction

How this Plan is organised

The Plan is divided into the following sections:

Section 2: Tenterden Today

A brief description of the Parish today and the key issues that have influenced the Plan

Section 3: The Vision for Tenterden Parish

A long term vision for the Parish up to 2030.

Section 4: Tenterden Neighbourhood Plan Strategy

The broad planning approach for the Parish and how this conforms with higher level planning policy

Section 5: Neighbourhood Plan Policies

Sets out policies to support the overall vision, including site specific allocations for new development. Policies are arranged in the following themes:

- Environment
- Housing
- Local Economy
- Leisure, Health and Wellbeing and Infrastructure

Section 6: Monitoring and Review

Which explains how the Neighbourhood Plan will be monitored and the circumstances which may lead to a review of the plan

Section 2: Tenterden Today

A wide range of topics have been considered in producing the Neighbourhood Plan. These are grouped under four themes:

- Environment
- Housing
- Local Economy
- Leisure, Health and Wellbeing and Infrastructure

The key issues for these four themes are set out below. The main issues have been identified from research along with issues raised by local people at the various consultation events. The background reports used to help prepare the Neighbourhood Plan are referred to in more detail in Section 5.

Environment

The High Weald National Landscape (HWNL) - formerly High Weald Area of Outstanding Natural Beauty - extends across most of the countryside around Tenterden, wrapping around the west and south of the town. Although not designated as part of the HWNL, Clapper Hill Wooded Farmlands is a valued landscape to the north-west and south-west of the town which is in good condition, has a high sensitivity to change and forms part of the setting of the National Landscape. All of the countryside around the town, including Woodchurch Undulating Farmlands and Biddenden and High Halden Farmlands, has important landscape characteristics such as historic hedgerows, veteran trees, ponds and streams. Significant areas of ancient woodland add to the landscape character and biodiversity of the area.

The landscape forms a backdrop which contributes to the attraction of Tenterden as a place to live and work and plays a vital role in maintaining the health and wellbeing of the population. One of the distinctive features which results from the topography and linear settlement pattern of the town is the visual connectivity between Tenterden and the landscape – offering long and shorter distance views from the built up area.

Residents are justly proud of Tenterden's green spaces within and close to the town. A number of sites are demonstrably special to the local community and hold a particular local significance for their beauty, historic significance, recreational value, tranquility and/or richness of wildlife. These special sites, together with other natural open spaces such as woodland, and publicly owned land (such as recreation grounds, cemeteries and parks and gardens) contribute to the green infrastructure of the town.

Tenterden contains a variety of important habitats supporting nationally and internationally protected wildlife species, including good quality grassland, deciduous woodland (most of it 'ancient woodland'), traditional orchards, nature reserves and Local Wildlife Sites. Public consultation has confirmed residents' commitment to safeguarding and enhancing habitats and supporting threatened species across the Parish.

Section 2: Tenterden Today

The historic centre of Tenterden is designated as a Conservation Area for its special architectural and historic character which combines with generally more recent development around the town. The smaller historic centres of St Michaels, Smallhythe and Reading Street are also designated as Conservation Areas. The Parish contains 196 listed buildings (of which 20% are concentrated in the High Street and environs) together with other non-designated heritage assets.

Without careful planning, the distinctive character, valued areas of open space and sensitive landscape and ecology are under threat from significant and inappropriately located or designed development.

Housing

The census tells us that in 2011 Tenterden Parish had 3,622 dwellings – providing homes for 7,735 residents. Since then, a further 451 dwellings have been completed, primarily within Phase A of the Tenterden Southern Extension. Most households (74%) live in owner occupied properties, whilst 13% live in socially rented accommodation..

Residents are keen to ensure that new development can be successfully absorbed within the environmental constraints identified and can be supported by sufficient infrastructure to ensure the quality of life of existing and future residents. When planning new development, it is important to understand the characteristics of each area of the town and designs should protect and enhance attractive areas and improve those which are less attractive.

The adopted Ashford Local Plan, 2030, allocates Phase B of the Tenterden Southern Extension for residential development (indicative capacity of 225 dwellings). This strategic development is supported in the Neighbourhood Plan but in order to successfully assimilate the proposed development with the local built and landscape context, the Neighbourhood Plan has introduced a Design Code which contains a number of Design Principles for edge of town development and a Masterplan Framework for the Phase B housing allocation. This is intended to provide a local framework for creating attractive and distinctive places with a consistent and high-quality standard of design.

Local Economy

Tenterden is a relatively affluent market town. The town is located approximately 20km southwest of Ashford and 88km southeast of London, The town has good road links as the A28 connects directly with Ashford, Canterbury and the M20. The nearest railway station is at Headcorn which provides services to London in just over an hour. The High-Speed service from Ashford takes 37 minutes to London St Pancras.

Ashford Borough's Rural Economic Assessment, 2014, estimated that there were 2,840 people working in the Parish. The main employment opportunities are provided within the town centre (particularly retail, professional services and hospitality), the service sector (schools and health provision), light industry, tourism (accommodation and attractions) and through diversified or specialised agricultural units (including viticulture).

Tenterden town centre provides a range of commercial uses and services which serve the rural hinterland – there being approximately 20,000 residents within a 15-minute drive of the centre. The town centre performs strongly in its role as a rural market town. Its relative isolation from Ashford town centre allows the centre to maintain a strong local catchment, particularly for convenience shopping. Niche retail, offices, cafes, restaurants, public houses and tourist accommodation also help to support the centre and maintain its attractiveness as a place to visit and shop.

St Michaels provides a small cluster of shops and other services which provide local facilities and a focus for the area and the opportunity for sustainable pedestrian and cycle access. The presence of businesses is important to the sustainability of Tenterden Parish and residents are keen to retain a thriving local economy rather than becoming a dormitory town. As well as the town centre, the Parish has a strong rural economy. Four key business sites comprising primarily light industry or storage/ warehousing operate within the countryside outside the town. There are also a number of offices and workshops located in the Parish within converted rural buildings.

Tourism plays an important part in the local economy and is based on visitors to the historic centre, attractive countryside and tourist attractions. Tourist accommodation is available within the town and the countryside beyond.

Leisure, Health and Wellbeing and Infrastructure

Sport contributes to community life and wellbeing in Tenterden and there is a range of sports clubs within the town and reasonable access to recreation grounds, informal natural green space and the extensive network of public rights of way which link to the countryside. Tenterden has a public leisure centre with swimming pool. It will be important that new development provides sufficient additional recreational provision to serve the expanding population.

Tenterden Parish is crossed by many historic routeways with many of today's roads present by the 14th Century. Outside the town, these include narrow, sometimes eroded, sunken lanes, edged with trees, hedges, wildflower-rich verges and boundary banks. Within the town, the routeways cross the town as roads along the historic routes that connect the centre of Tenterden to the farms that were the source of its original prosperity. Such routeways provide opportunities for walking and cycling as well as being an important part of the landscape character and wildlife habitats.

The long-distance High Weald Landscape Trail and National Cycle Route 18 both pass through the Parish, linking to a much wider network.

There is a shortage of sports pitches serving the town. The Neighbourhood Plan will be used to explore any other deficiencies in local infrastructure provision.

Section 2: Tenterden Today



Section 3: Tenterden's Future: a vision to 2030

In 2030, Tenterden, St Michaels and Smallhythe have a vision 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 and biodiversity 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 have met the strategic housing requirement and increased the supply of affordable housing.

Our Parish will continue to provide local employment opportunities and 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 preserve and enhance our many heritage assets, be designed to maintain the vernacular integrity and style of a historic town and ensure harmony with the countryside and its intrinsic beauty. New developments will be aligned with sustainable infrastructure improvements.

Initiatives extending beyond the Neighbourhood Plan 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'.

Section 4: Tenterden Neighbourhood Plan Strategy

Tenterden has continued to thrive by adapting and evolving over 2000 years. Necessary development to provide new homes, businesses, recreational and other facilities for the Parish will continue to come forward. The Neighbourhood Plan is looking to ensure that development needed to sustain the Parish is of an appropriate scale and is well located and well designed to respond to the distinctive local character.

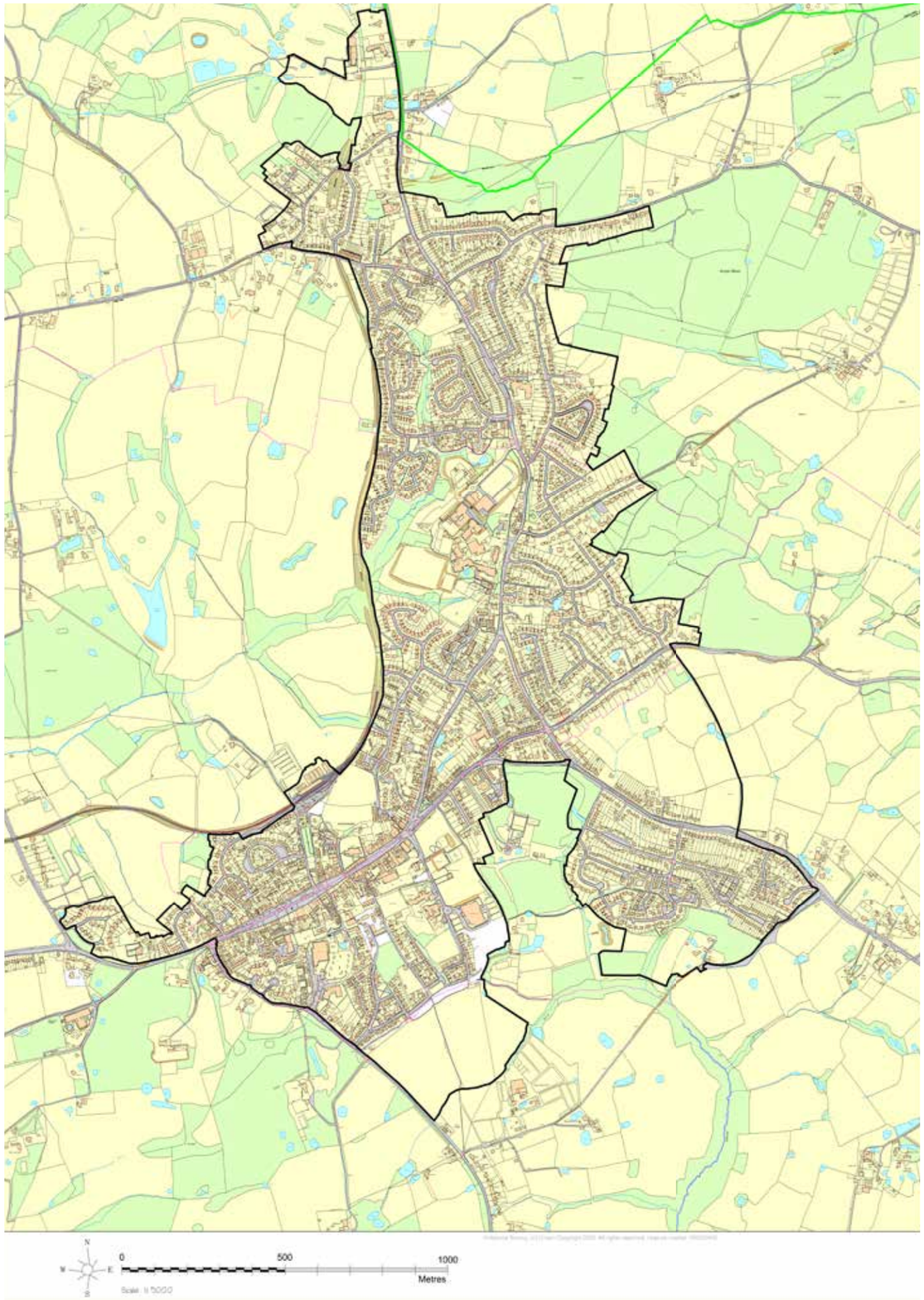
Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin plan making. There is a statutory duty on local planning authorities to include policies in their Local Plan designed to tackle climate change and its impacts. For example, Policy SP1 of the adopted Ashford Local Plan states that planning applications are expected to ensure new development is resilient to, and mitigates against, the effects of climate change by reducing vulnerability to flooding, promoting development that minimises natural resource and energy use, reduces pollution and incorporates sustainable construction practices, including water efficiency measures. Whilst the Neighbourhood Plan supports reducing the impact of development on climate change, there is no local justification to vary the approach set out in Local Plan policy and the Neighbourhood Plan does not duplicate its requirements or relevant legislation. Rather the Neighbourhood Plan encourages sustainable locations for development, the retention and enhancement of green spaces, sustainable modes of transport and sustainable construction principles.

All plans should be based on, and reflect, the presumption in favour of sustainable development, and take account of the NPPF with clear policies that will guide how the presumption should be applied locally. The national planning policy background to each of the Neighbourhood Plan topics is set out in the relevant sections of the Plan. The Neighbourhood Plan must be in general conformity with the strategic policies of the adopted Ashford Local Plan 2030 which provides a relevant planning context. The Ashford Borough Local Plan 2030 allocates two strategic sites within the Neighbourhood Plan area - both in Smallhythe Road: a housing site forming Phase B of the Tenterden Southern Extension and an extension to Pickhill Business Centre.

The Ashford Local Plan, 2030 Vision states:

> Tenterden will continue to serve the southwestern part of the Borough as a principal rural service centre with a strong offer of shops and services, conserving and enhancing its historic centre and accommodating development of a suitable scale, design and character.

Section 4: Tenterden Neighbourhood Plan Strategy



Map 2: Tenterden Built-Up Confines

The reasoned justification for Local Plan Policy SP2 – The Strategic Approach to Housing Delivery states:

> Development at Tenterden is constrained by the High Weald AONB which surrounds it on three sides, and a high quality, well-preserved Conservation Area in its heart that gives Tenterden its distinctive character…The high quality of Tenterden's landscape setting and its intrinsic historic character are factors that suggest that new development in the town should be limited, phased and very carefully planned. Therefore, no more major new development is planned in Tenterden itself, apart from the completion of the master planned southern extension to the town and the permitted extension to housing at Tilden Gill Road on the Shrubcote estate. Combined, these can fulfil the town's development needs over the Plan period without adversely affecting the character of the town. (Paras.2.50 and 2.51).

In accordance with this approach, the Neighbourhood Plan strategy positively supports the strategic Local Plan housing and business development allocations and seeks to achieve well designed development through the introduction of a Design Code. Importantly, the Neighbourhood Plan recognises and seeks to protect the historic core of the town and the surrounding distinctive landscape character.

The planning strategy emphasises the importance of green spaces as a key component of the distinctive landscape and townscape – providing opportunities for recreation, quiet enjoyment and health, conserving and enhancing biodiversity, integrating sustainable movement and helping to mitigate and adapt to climate change.

The strategy seeks to conserve and enhance the natural beauty of the large swathe of countryside which lies within the High Weald National Landscape and its setting (including the historic centre of Smallhythe) and to protect the character, distinctive landscape features, views, tranquillity and dark skies of the wider landscape.

In addition, the Neighbourhood Plan proposes to designate 9 Local Green Spaces within and around the edge of the town which are demonstrably special to the local community – and Green Belt policies which restrict new building will be applied to these areas.

The Plan promotes the conservation, restoration and enhancement of local wildlife-rich habitats, including Local Wildlife Sites, Ancient Woodland, Nature Reserves and sites identified within the Priority Habitats Inventory and seeks to prevent development which would have a significant impact on such sites. In addition, enhanced wildlife habitats are expected on development sites through net increases in provision.

A Built-Up Confines boundary is defined for Tenterden which seeks to enable well designed and appropriate development opportunities within the town whilst protecting the cherished features of the surrounding countryside from inappropriate development. The boundary has been defined following a consistent set of principles https://tenterdenneighbourhoodplan.org/background-evidence/(Built-Up Confines) and includes sites allocated within the Local Plan and where planning permission has already been granted (to reflect the planning status of these sites). The Tenterden Built-Up Confines are shown on Map 2.

Section 4: Tenterden Neighbourhood Plan Strategy

In certain circumstances, Ashford Local Plan Policies HOU2 (Local needs/specialist housing) and HOU5 (Residential windfall development in the countryside) enable housing development outside the Built-Up Confines of Tenterden. Such development should not only comply with these policies, but also those within the Neighbourhood Plan. The accompanying Design Code applies to such sites in order to better integrate future development at the edge of town.

The Plan looks to protect and enhance the historic character of the town centre, St Michaels, Smallhythe and Reading Street Conservation Areas and their setting, with special attention given to shop fronts and advertisements within the town centre. The Plan also ensures a number of non-designated heritage assets are taken into account.

The Neighbourhood Plan Strategy aims to ensure that Tenterden maintains a thriving economy by retaining and enhancing the town centre as a vibrant social and economic hub during the day and evening. The loss of ground floor shops and tourist accommodation is generally not supported whilst new town centre uses such as a shop, office (including for financial and professional services); cafés and restaurants, hotel or cinema are encouraged to locate within the Town Centre. The Plan also supports the cluster of shops and services located within the St Michaels Local Centre. In addition, the rural economy is important to Tenterden Parish with its working farms and estates and the Plan promotes the regeneration and intensification of four existing business areas beyond the town which remain fit for purpose and marketable and supports suitable conversions or new buildings for business or tourist uses.

The Neighbourhood Plan recognises the importance of leisure, health and wellbeing for all ages and physical needs and seeks to protect and enhance open spaces used for sport and recreational purposes and the extensive network of historic routeways and Public Rights of Way serving the Parish. The Plan also references land with planning permission for sports pitches at Appledore Road to serve the needs of the town.

This Plan has been discussed with the infrastructure providers to test whether proposed development can be supported by sufficient infrastructure to ensure the quality of life of existing and future residents.

Section 5:
Neighbourhood Plan Policies

Environment

Objectives

- To protect the character of the landscape and conserve and enhance the natural beauty of the High Weald National Landscape and its setting
- To protect Local Green Spaces
- To maintain the distinctive locally valued views from the built-up area and the visual connectivity of Tenterden with the surrounding countryside
- To conserve and enhance the diversity of wildlife and habitats throughout the Neighbourhood Plan area and seek net biodiversity gains from development
- To ensure development is well designed and takes into account the distinctive character and heritage of the Parish
- To preserve or enhance the distinctive heritage assets of the area

Environment Policies

Countryside outside the Built-Up Confines

A large part of the Tenterden Neighbourhood Plan area is countryside located outside the defined built-up confines of Tenterden. Outside the built-up confines of the town the countryside is managed by working farms and estates and provides an attractive landscape, rich habitats and recreation opportunities and is important to residents and visitors alike.

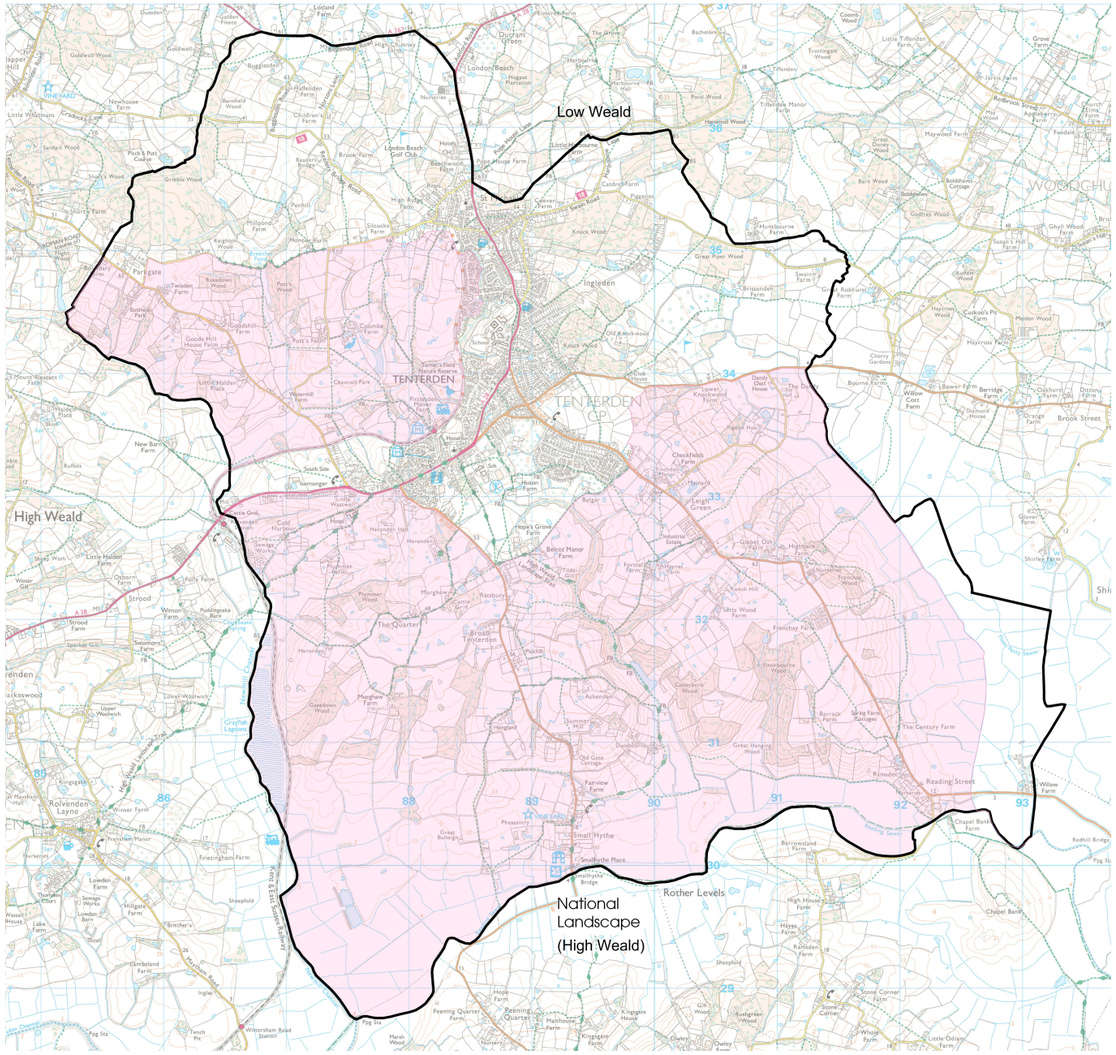
The NPPF states that planning policies should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value (in a manner commensurate with their statutory status or identified quality in the development plan); recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services and minimising impacts on and providing net gains for biodiversity.

Ashford Local Plan Policy SP1 – sets out the core principles that planning applications are expected to adhere to including conserving and enhancing the Borough's natural environment (including designated and undesignated landscapes and biodiversity) and promoting a connected green infrastructure network that plays a role in managing flood risk, delivers net gains in biodiversity and improves access to nature.

Landscape

In order to understand the contribution made by the landscape to the Plan area, existing evidence has been reviewed. https://tenterdenneighbourhoodplan.org/background-evidence/(Landscape)

Section 5: Neighbourhood Plan Policies



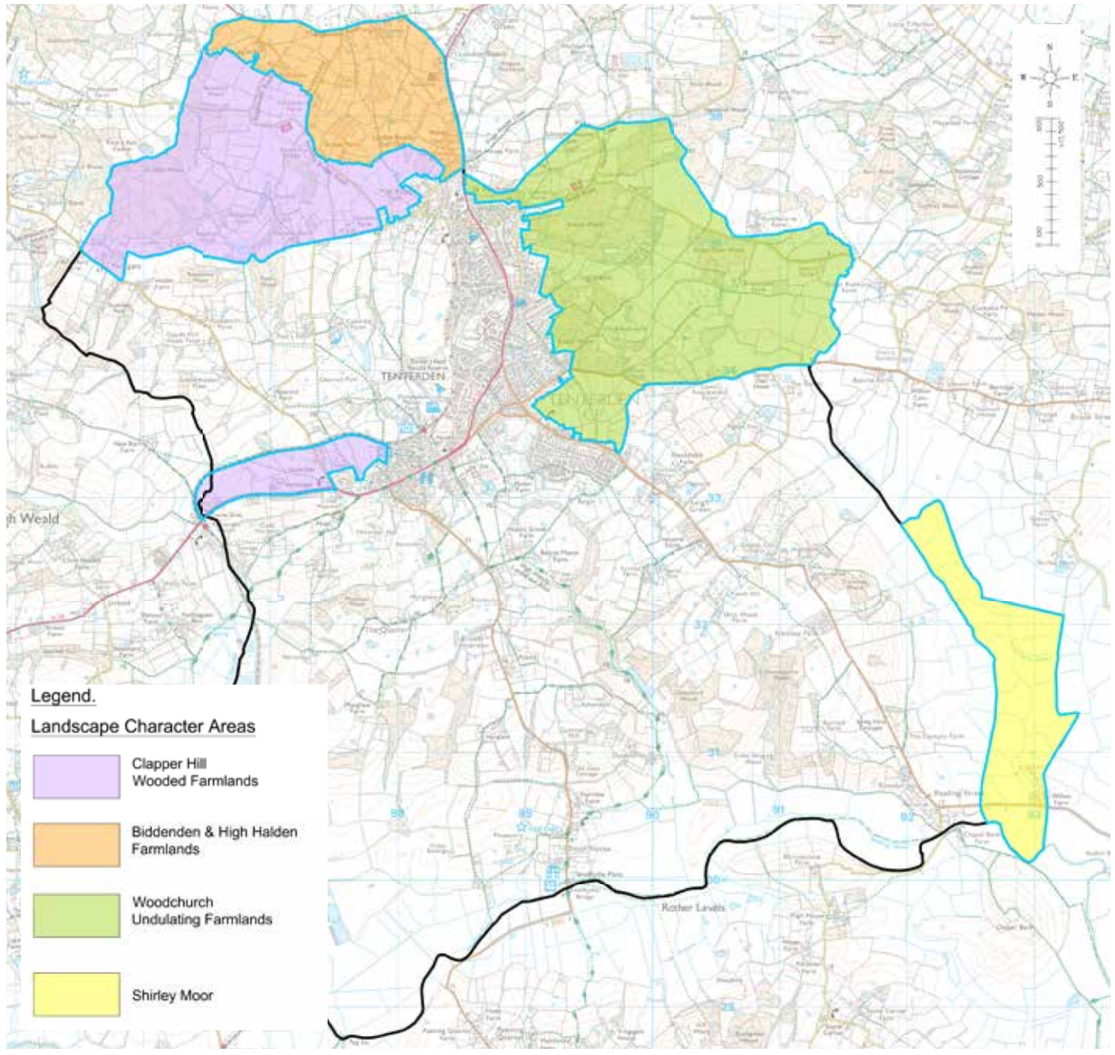
Map 3: Designated High Weald National Landscape

High Weald National Landscape (formerly Area of Outstanding Natural Beauty)

Much of the area to the west and south of Tenterden is designated as part of the High Weald National Landscape (HWNL) – (see Map 3).

The NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty (now known as National Landscapes) which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in these areas.

Ashford Local Plan Policy ENV3b states that the Borough Council shall have regard to the purpose of conserving and enhancing the natural beauty of the High Weald AONB.



Map 4: Landscape Character Areas outside the HWNL

The High Weald Management Plan sets out the defining components of character that have made the High Weald a recognisably distinct and homogeneous area for at least the last 700 years – all of which are present in the Plan area.

The High Weald Housing Design Guide seeks to deliver appropriate new housing development within the High Weald National Landscape and its setting. The Guide contains checklists against which new designs should be assessed. In order to ensure well designed new housing within the HWNL and its setting, such checklists should be followed.

Section 5: Neighbourhood Plan Policies

Landscape outside the HWNL

Setting of the High Weald National Landscape

The setting of the High Weald National Landscape is broadly speaking the land outside the designated area which is visible from the HWNL and from which the HWNL can be seen but may be wider when affected by intrusive features beyond that. The setting is not formally defined or indicated on a map. Proposals which would affect the setting of the HWNL are not subject to the same level of constraint as those which would affect the HWNL itself. The weight to be afforded to setting will depend on the significance of the impact. Where the qualities of the HWNL which were instrumental in reasons for its designation are affected (including habitat, dark skies or tranquillity), then the impacts should be given considerable weight in planning decisions.

Landscape Character Areas

The Ashford Landscape Character Assessment, 2009 assesses the landscape outside the AONB. The Assessment identifies 4 Landscape Character Areas outside the AONB within the Tenterden Neighbourhood Plan area (see Map 4) although one at the southeast edge of the Plan area represents only a small part of a much more extensive area (Shirley Moor Arable Land) which mainly lies in an adjoining Parish and is part of the wider Romney Marsh character area.

The Landscape Character Assessment defines two of the Landscape Character Areas as part of the broader character area of the Low Weald (Character Area 13: Biddenden and High Halden Farmlands and Character Area 23 Woodchurch Undulating Farmlands).

Character Area 24 (Clapper Hill Wooded Farmlands) is broadly classified as part of the High Weald but is not part of the High Weald National Landscape.

The Landscape Character Areas are cross referenced in the adopted Landscape Character Supplementary Planning Document (SPD). The SPD states that there is a need to ensure development proposals demonstrate regard for the area of landscape within which a proposal is located.

Landscape Character Area 24: Clapper Hill Wooded Farmlands

The Ashford Landscape Character Assessment, 2009 identifies the key characteristics of the Clapper Hill Wooded Farmlands area as:

- Undulating topography
- Drainage ditches and numerous field ponds
- Species rich hedgerows with a large amount of holly
- Extensive tracts of broadleaf and mixed woodland across the slopes
- Pastoral land use
- Vineyards with vines and hops
- Narrow, winding, enclosed lanes
- Scattered traditional buildings and farmsteads

The Assessment concludes that, outside the HWNL, Landscape Character Area 24 (Clapper Hill Wooded Farmlands) is a landscape in good condition and of high sensitivity and should be conserved. It immediately abuts the National Landscape and can be seen to be part of its setting. This landscape is therefore defined in the Neighbourhood Plan as valued landscape outside of the HWNL, the character of which it is important to conserve.

This is supported by Ashford Local Plan Policy SP1 - Strategic Objectives which provides the core principles that planning applications are expected to adhere to. Criterion b is:

b) To conserve and enhance the Borough's natural environment including designated and undesignated landscapes.

Ashford Local Plan Policy ENV3a - Landscape Character and Design states that all proposals for development in the borough shall demonstrate particular regard to any relevant guidance given in the Landscape Character SPD and any non-designated, locally identified, significant landscape features justified in a Parish Plan or equivalent document.

In order to conserve the valued landscape of the Clapper Hill Wooded Farmlands, proposals should demonstrate that they meet the following guidelines:

- Conserve the rural and enclosed landscape which provides the immediate setting to the High Weald AONB
- Conserve and appropriately manage the strong ancient woodland blocks, hazel and chestnut coppice
- Conserve and appropriately manage the strong matrix of tall hedgerows
- Conserve vernacular style buildings including oasts and Wealden timber framed houses
- Conserve the strong sense of enclosure
- Conserve the intimate small-scale field pattern
- Conserve the concentration of field ponds

Landscape Character Area 23: Woodchurch Undulating Farmlands

The Ashford Landscape Character Assessment, 2009 identifies the key characteristics of the Woodchurch Undulating Farmlands as:

- Undulating landscape
- Mixed farmland with little intensive land use
- Varied field pattern, with smaller fields adjoining Redbrook Street
- Strong sense of enclosure provided by mixed woodlands and hedgerows
- Broadleaf and coppice woodland with mixed ground flora
- Field ponds and narrow stream corridors
- Traditional converted buildings
- Narrow roads enclosed by woodlands and hedgerows

The Assessment concludes that Landscape Character Area 23 (Woodchurch Undulating Farmlands) is in good condition and has moderate sensitivity. The good condition and moderate sensitivity of this landscape results in the overall guideline to conserve and reinforce the rural and enclosed landscape including the intimate small scale field pattern as well as conserving and appropriately managing and reinforcing woodland, the strong matrix of hedgerows and hedgerow trees, field ponds and slow flowing streams. It is important that the Neighbourhood Plan seeks to maintain and, where possible, reinforce such features.

Character Area 13: Biddenden and High Halden Farmlands

The Ashford Landscape Character Assessment, 2009 identifies the key characteristics of the Biddenden and High Halden Farmlands as:

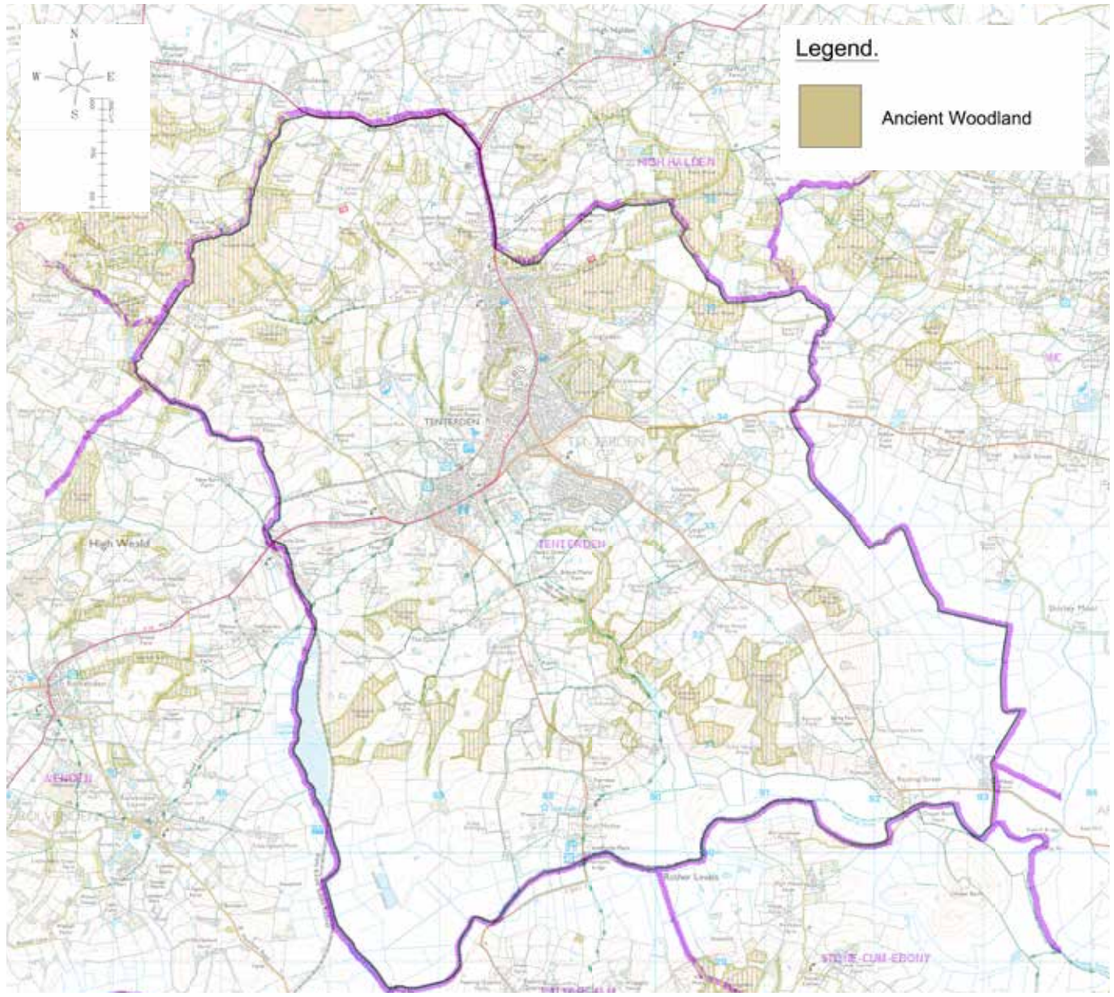
- Undulating landscape
- Mixed farmland with agricultural intensification providing loss of hedgerows and small-scale field pattern
- Equestrian land use
- Frequent field ponds, narrow streams and sedges
- Busy A roads with ribbon development provide an urbanising effect
- Frequent scattered farms and manors

The small area of Character Area 13 (Biddenden and High Halden Farmlands) within the Plan area is in moderate condition and has moderate sensitivity which results in the guideline for the area to conserve and improve the landscape including the intimate small scale field pattern, woodland, hedgerows and hedgerow trees, field ponds and slow flowing streams. It is important that the Neighbourhood Plan seeks to conserve and, where possible, enhance such features.

The SPD sets out very similar Guidelines for both Landscape Character Areas:

- Conserve intimate small-scale field pattern and strong sense of enclosure
- Conserve and appropriately manage woodland
- Conserve and appropriately manage strong matrix of hedgerows and hedgerow trees
- Conserve field ponds and slow flowing streams
- Encourage sympathetic conversions of traditional buildings which do not urbanise the character of the building

Proposals should maintain the distinctive landscape features of Biddenden and High Halden Farmlands and Woodchurch Undulating Farmlands and demonstrate that they meet the landscape guidelines for the area set out in the Borough Council's Landscape Character SPD.



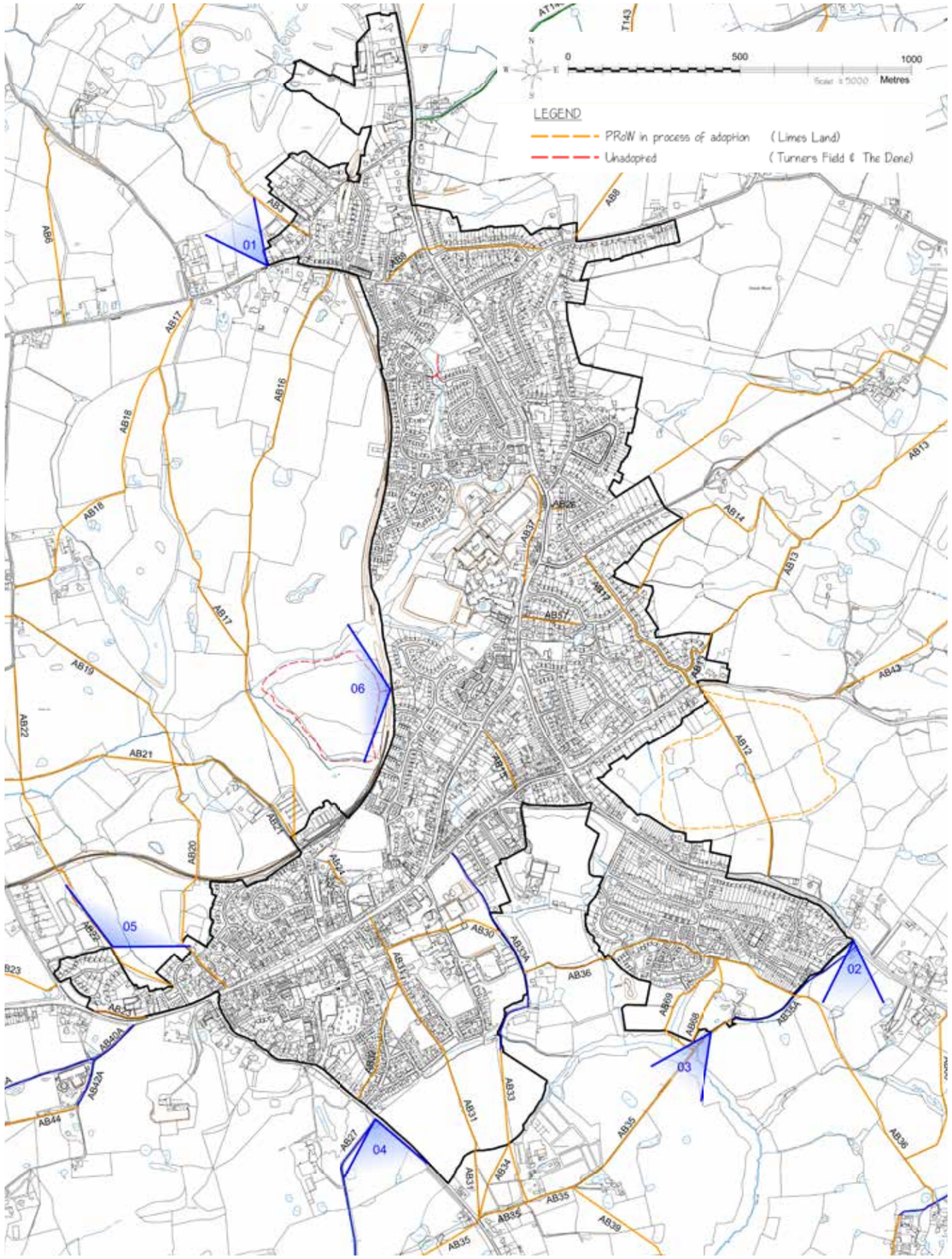
Map 5: Ancient Woodland

Ancient Woodland

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.

The Parish contains significant blocks of ancient woodland, particularly immediately to the north and northeast of Tenterden's built-up confines (see Map 5), as well as a number of veteran trees which contribute to the character of the countryside.

In accordance with the Framework, these important areas of ancient woodland and veteran trees are protected in the Neighbourhood Plan.



Map 6: Important Public Views

Important Public Views

It is recognised that there are a significant number of views across the beautiful High Weald National Landscape which covers most of the Parish, and within and across the landscape of the Low Weald. It is impossible to list them all. Rather, it is important to protect and enhance the character and natural beauty of the countryside more generally whilst protecting the footpaths which allow access to it.

Nevertheless, one of the distinctive features of Tenterden is the visual connectivity with the surrounding countryside from public places. Thus, the focus of the Important Public Views is on those views of the countryside from Tenterden which contribute to local character and amenity. It is important to distinguish between protecting all views – just because they provide a view of the countryside - and protecting public views which play an important role in relation to the character of the area and local heritage, for example views which are:

a) Important to the character and/or setting of the Tenterden or St Michaels Conservation Area
b) Important view of landmark feature such as a listed building; important woodland feature; a traditional orchard or a wide panorama of the HWNL
c) In addition to a) and b), valued by local residents

Such views play an important role in defining the distinctive character of the town and the designated Conservation Areas and residents are keen for them to be retained.

The identified Important Public Views of the countryside from the built-up confines of Tenterden are shown in Map 6 and the Neighbourhood Plan seeks to maintain these distinctive views.

Dark Skies

Paragraph 125 of the NPPF identifies the importance of minimising the impact of light pollution, stating "by encouraging good design, planning polices and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and natur e conservation."

Ashford Local Plan Policy ENV4 - Pollution and Promoting Dark Skies states that proposals will be permitted provided that the lighting proposed is the minimum appropriate for its purpose.

The High Weald has some of the darkest skies in the Southeast. Dark skies at night are one of the special and intrinsic qualities of the rural landscape around Tenterden. The Neighbourhood Plan seeks to retain the dark skies and low level of light pollution around Tenterden in order to preserve the characteristic night landscape of the High and Low Wealds.

Section 5: Neighbourhood Plan Policies

Tranquillity

The tranquil landscape around Tenterden offers those who live within the town and visitors a peaceful environment away from the bustle of the town and noise-generating features such as roads.

Visit Southeast England describes Tenterden as an 'idea of a typical country town and surrounded by Kent's tranquil countryside'.

The National Character Assessment (NCA) Low Weald and AONB High Weald Management Plan demonstrate the importance of tranquillity and the Neighbourhood Plan seeks to maintain the tranquillity of these areas around Tenterden in order to preserve one of the characteristic qualities of the countryside.

The CPRE tranquillity map for England is not as detailed as for the Dark Skies project but illustrates how tranquil the Parish is and that levels of tranquillity are not uniform across the Parish. For this reason, this criterion will only apply to areas which are currently tranquil and remain relatively undisturbed by noise. Proposals will be judged on the impact on such tranquillity and will require interpretation on each site outside the built confines. Where necessary, a noise assessment should be conducted measuring existing background sound levels and the noise impacts predicted from the proposed development.

Development in the Countryside

The growth of Tenterden will be facilitated by the development of Tenterden Southern Extension Phase B which is allocated in the Ashford Local Plan 2030. The planning strategy is to focus new housing development within this strategic allocation and the defined built-up confines of Tenterden. In addition, the Ashford Local Plan, 2030, Policy HOU2 allows for local needs housing on exception sites and Policy HOU5 permits suitable residential development on sites adjoining or close to the existing built-up confines of Tenterden.

The Borough Council has adopted a Dark Skies SPD. Proposals which include external artificial lighting should demonstrate that they meet the Design Guidance set out in the SPD.

Finally, the NPPF and Local Plan policies allow the following types of development in the countryside.

- rural worker accommodation
- re-use of redundant or disused buildings
- residential development that is of exceptional quality or innovative design
- a replacement dwelling
- use of a heritage asset
- conversion of suitable rural buildings to business or tourist use

The high quality and sensitivity of the landscape around Tenterden and its importance to residents and visitors alike mean that without careful planning, the distinctive landscape character would be under threat from development of an inappropriate scale, location or design. It is important that any development allowed by the NPPF, Local Plan or Neighbourhood Plan is carefully controlled to ensure the landscape and its distinctive features are maintained and, where possible, enhanced.

In addition to Policy TEN NP1, development at edge of town locations should also comply with Policy TEN NP4- Design of New Development and Conservation which requires development to follow the Tenterden Design Code Design Principles .

Section 5: Neighbourhood Plan Policies

Policy TEN NP1 – Protection of Landscape Character

Outside of the built-up confines of Tenterden, as defined in Map 2, a proposal for development will only be supported where it would:

a) conserve and enhance the landscape and scenic beauty of the High Weald National Landscape and, in the case of new housing development, follow the guidance of the High Weald Housing Design Guide;
b) maintain the landscape character of, and not have a detrimental impact on, the area of Clapper Hill Wooded Farmlands valued landscape defined on Map 4 and demonstrate that it meets the landscape guidelines for the area as set out in the Borough Council's Landscape Character SPD;
c) maintain the distinctive landscape features of Biddenden and High Halden Farmlands and, Woodchurch Undulating Farmlands defined on Map 4 and demonstrate that it meets the landscape guidelines for the area set out in the Borough Council's Landscape Character SPD;
d) maintain the areas of dark skies and low level of light pollution outside the built confines of Tenterden, and demonstrate that it meets the design guidelines of the Ashford Borough Council Dark Skies SPD;
e) protect and, where possible, enhance ancient woodland as defined on Map 5 and protect aged or veteran trees;
f) preserve areas of tranquillity where these occur; and
g) maintain the distinctive views of the surrounding countryside from public vantage points within, and adjacent to, the built-up confines, in particular those defined on Map 6.

In addition to Policy TEN NP1, development at edge of town locations should also comply with Policy TEN NP4 - Design of New Development and Conservation which requires development to follow the Tenterden Design Code Design Principles .

Monitoring Indicators	Targets
Landscape and scenic beauty of the High Weald National Landscape and the tranquillity of the countryside.	No deterioration in the landscape and scenic beauty of the High Weald National Landscape and its setting or the tranquillity of the countryside through inappropriate development.
Clapper Hill Wooded Farmlands landscape shown on Map 4.	No deterioration in landscape character of Clapper Hill Wooded Farmlands as a result of development.
Biddenden and High Halden Farmlands and, Woodchurch Undulating Farmlands landscape shown on Map 4.	No loss of distinctive landscape features of Biddenden and High Halden Farmlands and Woodchurch Undulating Farmlands as a result of development.
Views	No partial or complete loss of identified views as a result of development.
Ancient woodland.	No loss of ancient woodland as a result of development.

Local Green Spaces

The NPPF states that the designation of land as Local Green Space through neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.

The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land. Local Green Space designation has the effect of restricting development, potentially beyond the end of the Neighbourhood Plan period of 2030.

Sites within the built-up confines, or within 300m of this defined boundary, were considered accessible on foot to the local area and therefore in reasonably close proximity to the community they serve.

Only sites which had public access through one or more Public Rights of Way (PRoW) or permissive landowner agreement were selected.

In judging whether a potential LGS was local in character and not an extensive tract of land, the character of the site was assessed to ensure it was self-contained with clearly defined edges and of an intimate character. No site exceeds 7.7ha.

Sites used for sports and recreation open space such as sports fields and children's play spaces were excluded as they were covered by Policy TEN NP14 which seeks to retain the open space but allows for some alteration of those spaces if required in line with Local Plan Policy COM2 - Recreation, Sport, Play and Open Spaces.

Similarly open land within the immediate confines of community facilities such as schools, medical centres and hospitals, scout/cadet huts, consecrated cemeteries or places of worship was excluded so as not to compromise any necessary future changes required by those organisations. For the same reasons, residential gardens were excluded.

In order to begin to assess whether green spaces within and around Tenterden were considered demonstrably special to the local community the public were asked to name their favourite green space without prompting at a launch public exhibition in May 2019. Eight of those designated Local Green Spaces were put forward as demonstrably special to the local community at the launch meeting. The only site not suggested at that time was Bells Lane Allotments.

Nine sites are proposed for designation as Local Green Spaces. The sites are listed below and their location is shown on Map 7. For clarity, individual maps for each site are also included as Maps 7A - 7I.

LGS Ref No.	Local Green Space
A	The Dene
B	East Cross Gardens
C	Coombe Lane Cemetery
D	West Cross Lane Field
E	Westwell Park
F	High Street Lawns
G	Millennium Gardens
H	Bells Lane Allotments
I	Kiln Field

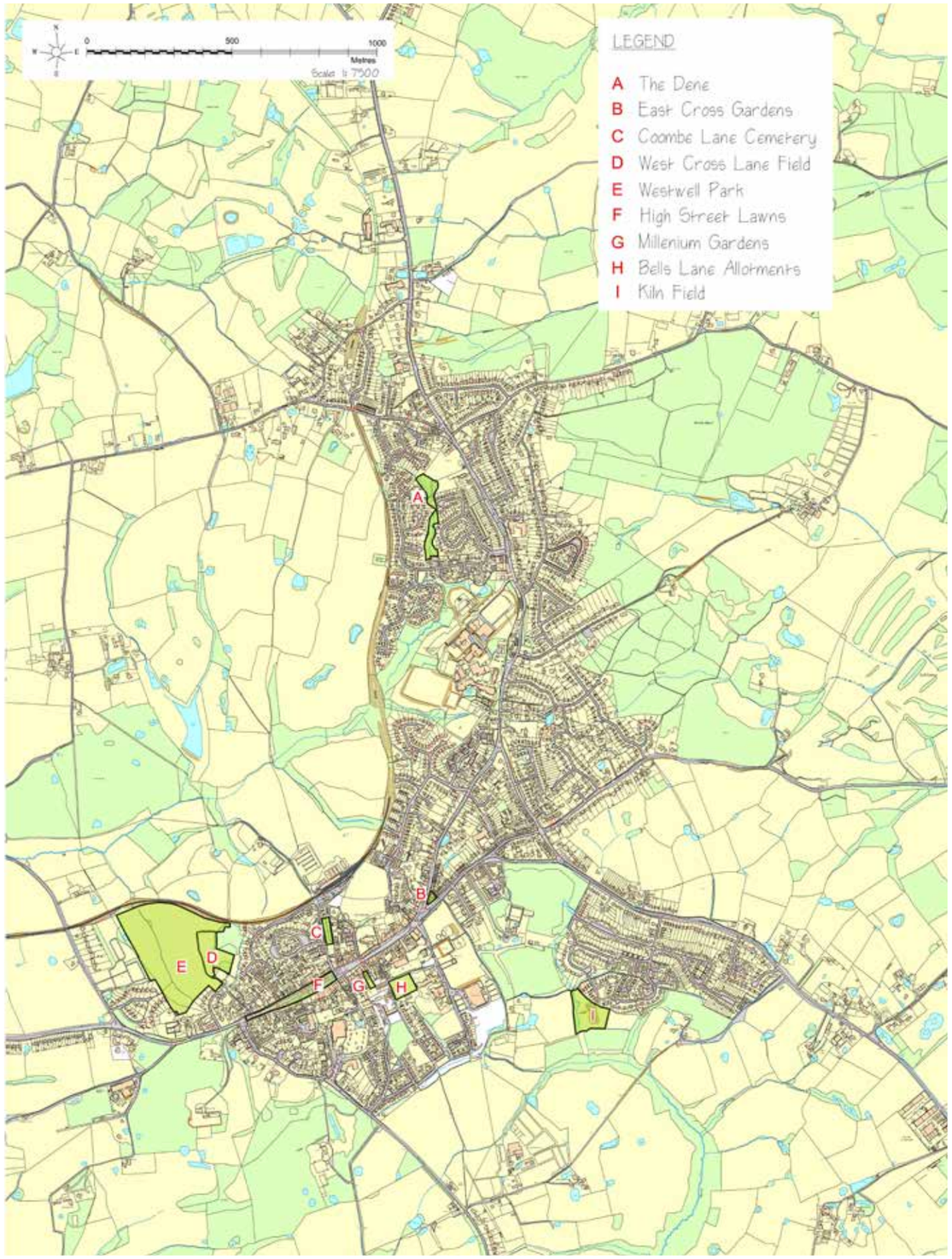
Six smaller sites are located within the town's built-up confines and provide a contrast to the dense development at the centre of the town and a refuge from the bustle of the town.

Tenterden has a largely linear form, and an element of its character derives from the proximity of the countryside to the historic core of the town. Three larger proposed Local Green Space sites abut the built-up area of different parts of the town – close to the populations they serve. One is a nature reserve open to the public. Three exhibit typical High Weald landscape features which contribute to the setting of the High Weald National Landscape and the town and have ecological and historical value.

Policy TEN NP2 – Protection of Local Green Spaces

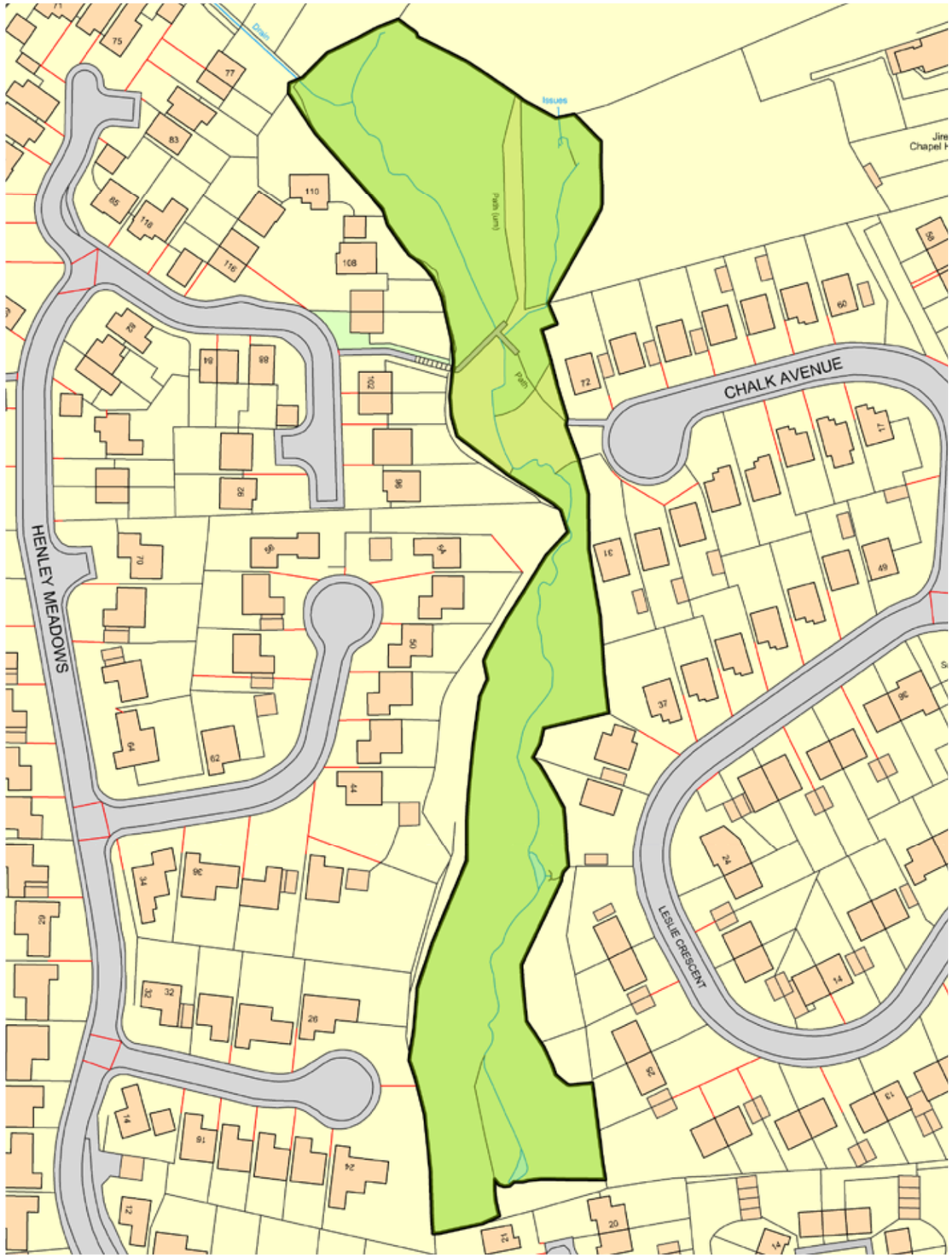
Development proposals in the nine designated Local Green Spaces listed above and defined on Map 7 and the accompanying Inset Maps will be managed in accordance with national policy for Green Belts.

Monitoring Indicators	Targets
Number of Local Green Spaces lost due to development.	No Local Green Space lost.

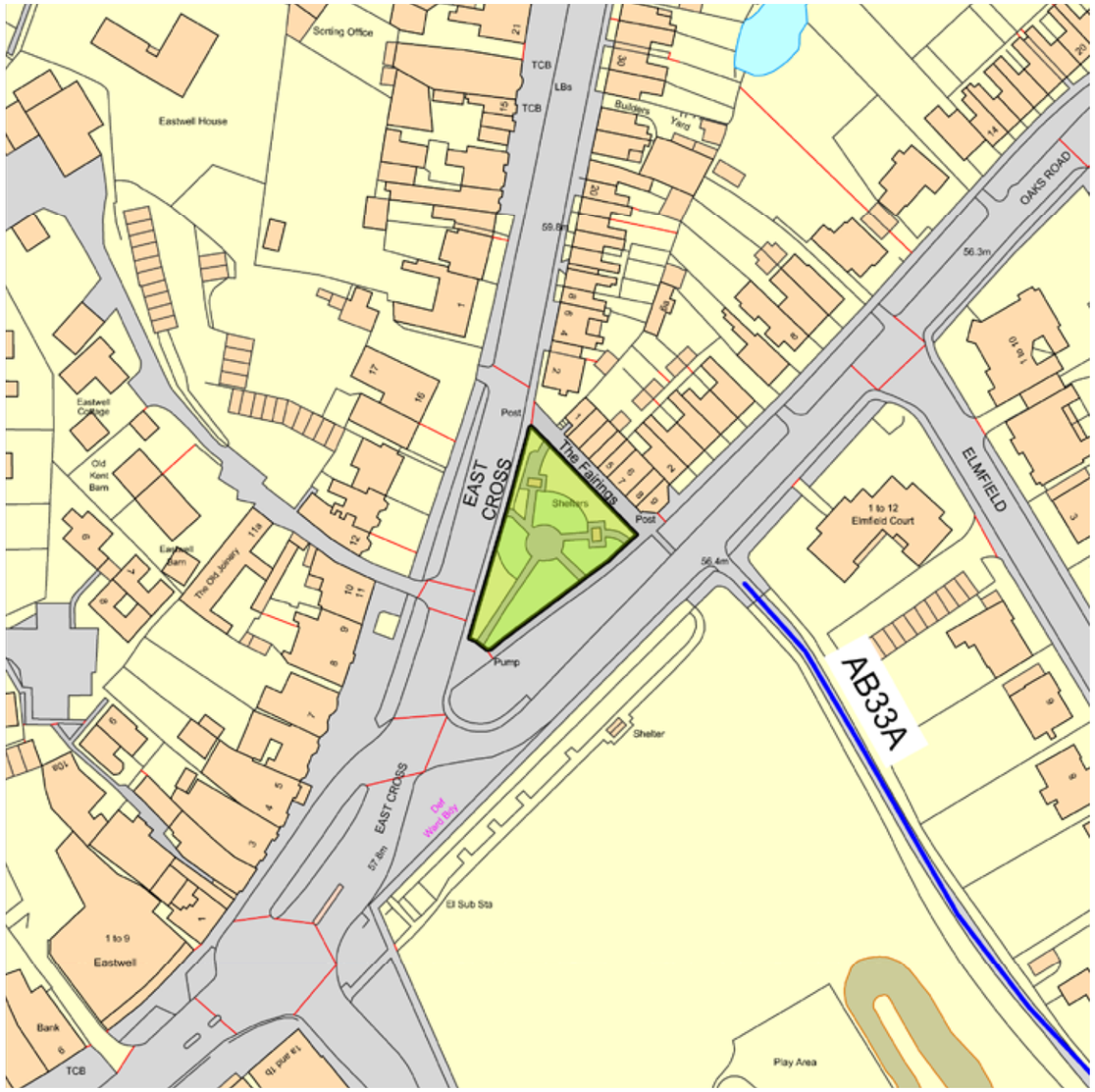


Map 7: Location of Local Green Spaces

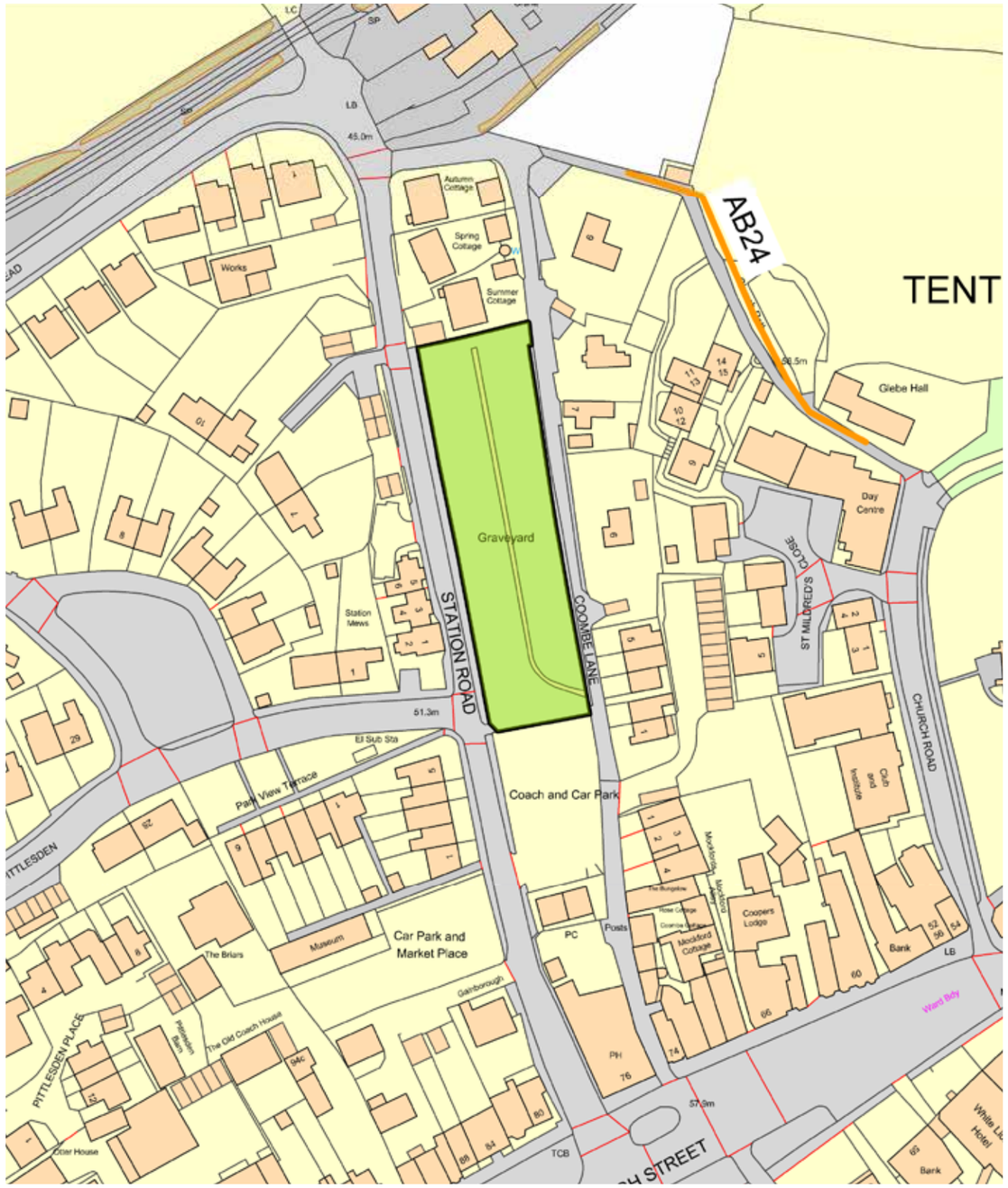
Section 5: Neighbourhood Plan Policies



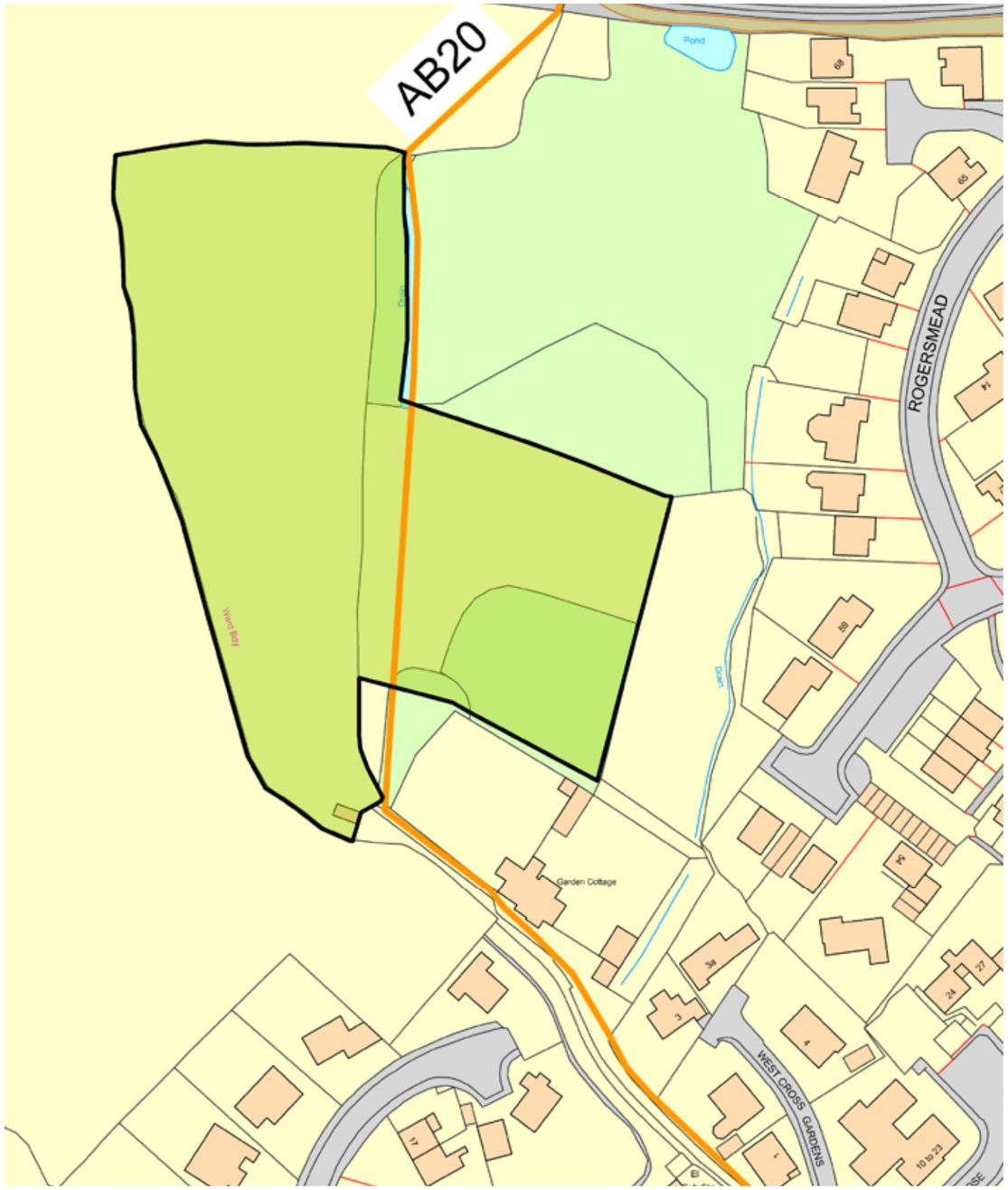
Map 7a: The Dene



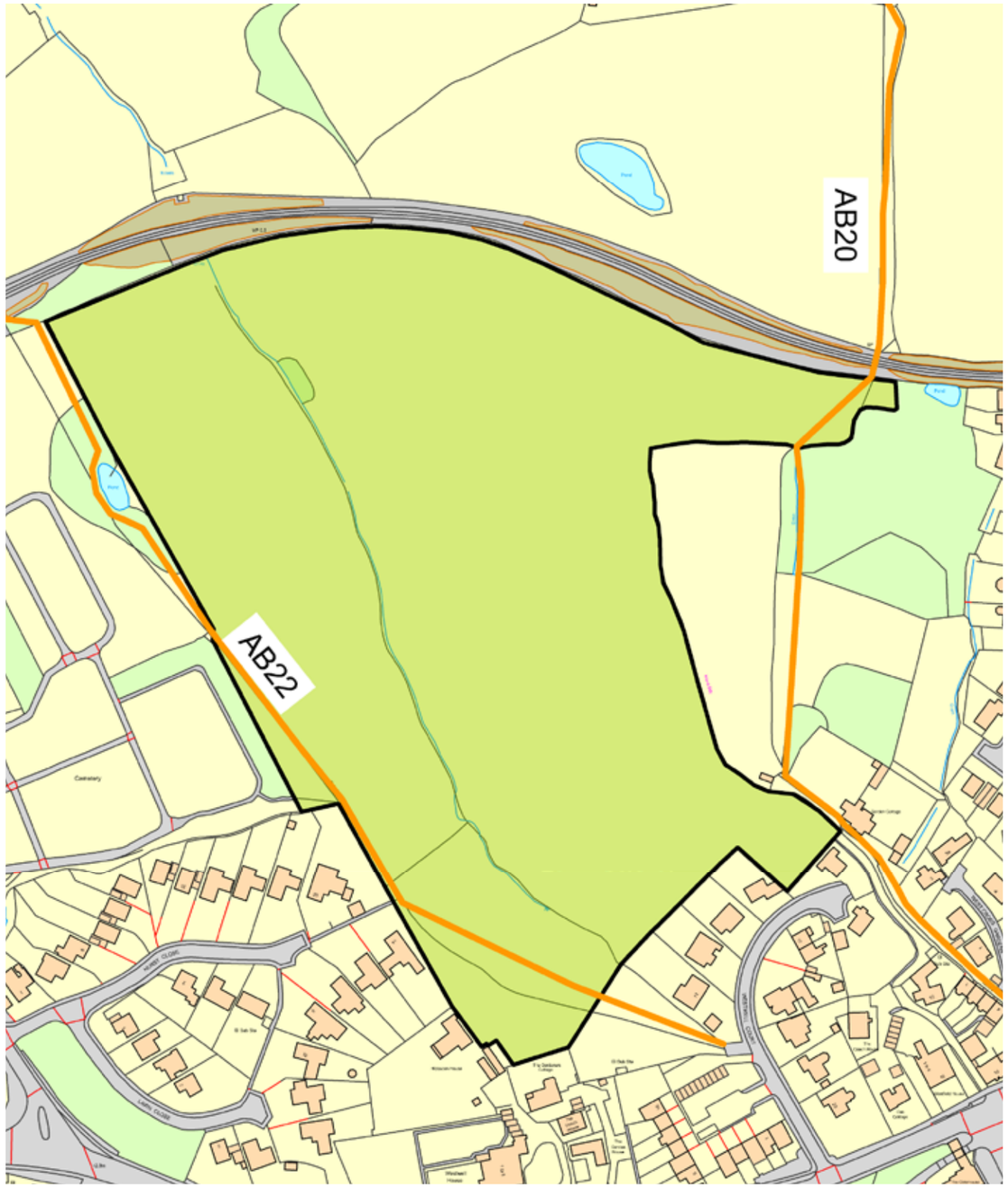
Map 7b: East Cross Gardens



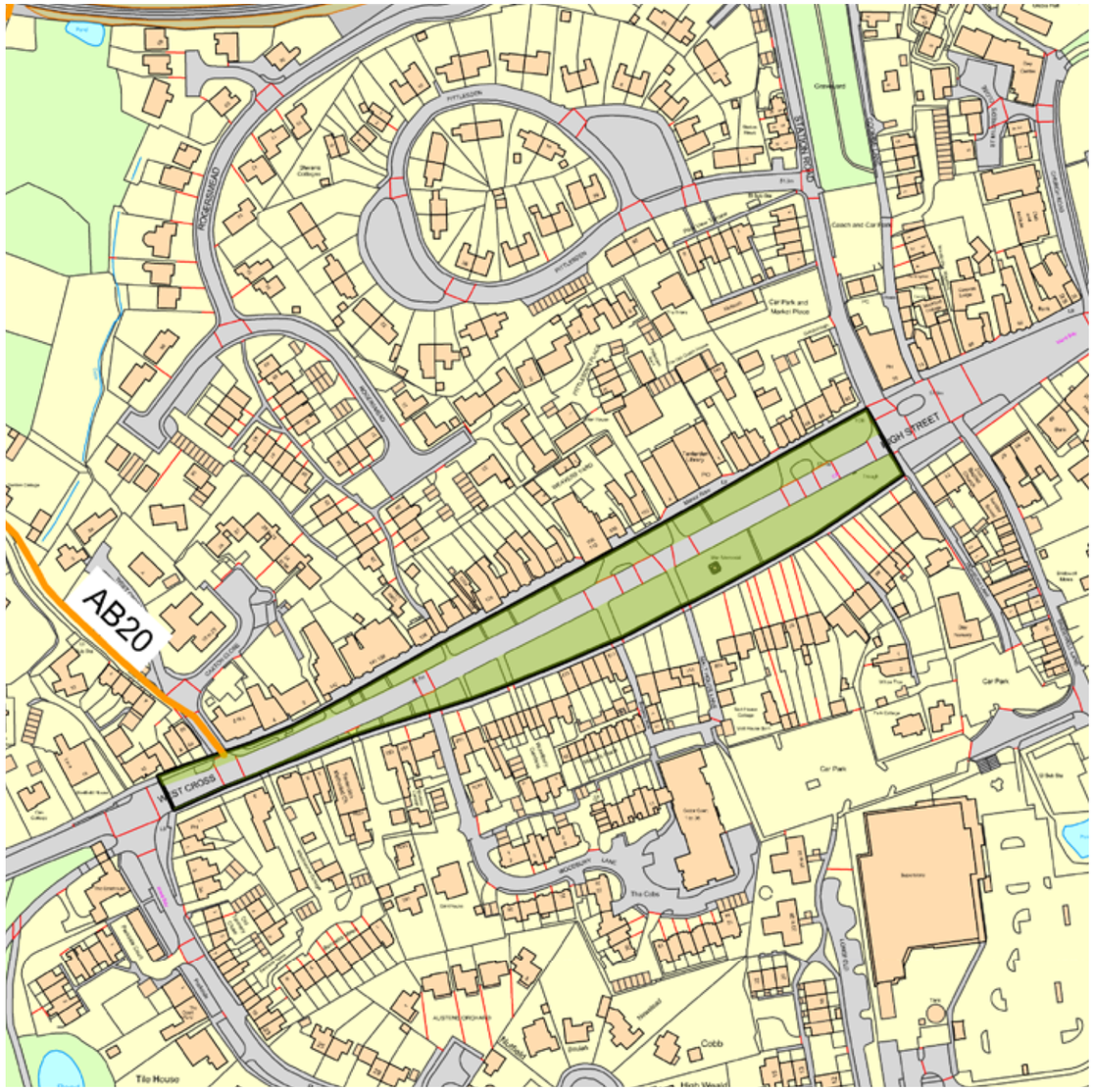
Map 7c: Coombe Lane Cemetery



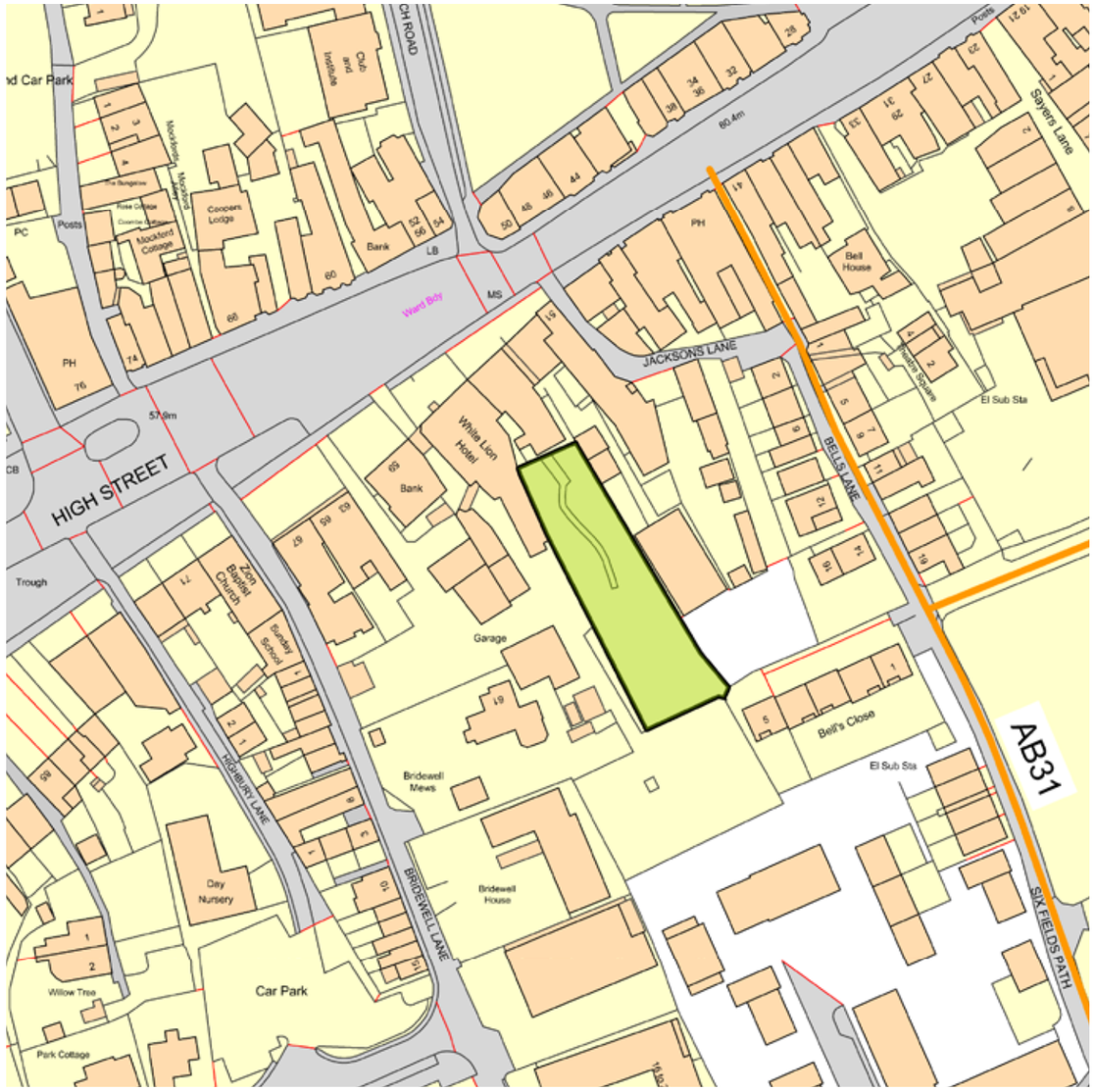
Map 7d: West Cross Lane Field



Map 7e: Westwell Park



Map 7f: High Street Lawns



Map 7g: Millenium Gardens



Map 7h: Bells Lane Allotments



Map 7i: Kiln Field

Biodiversity

Para 185 of the National Planning Policy Framework (NPPF) states that:

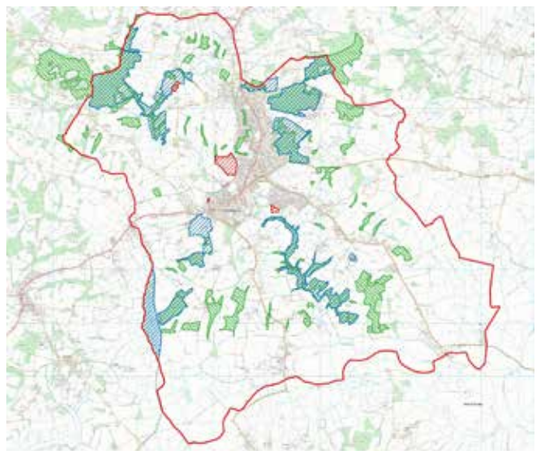
To protect and enhance biodiversity and geodiversity, plans should:

a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and steppingstones that connect them, and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

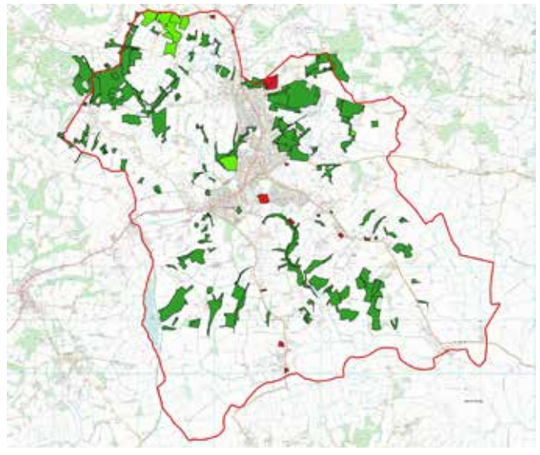
b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

The Environment Act, 2021, introduces a mandatory approach to biodiversity net gain (BNG) requiring developers to ensure that habitats for wildlife are enhanced by a minimum of 10% increase in habitat value for wildlife, compared with the pre-development baseline for which DEFRA are confident that no net loss would be incurred. Under the Act, a publicly-available 'biodiversity gain site register' must be set up for each development site and maintained for a period of at least 30 years from the development's completion. Additionally, a new system of spatial Local Nature Recovery Strategies (LNRS) are to map existing habitats and agree priorities for natural recovery.

Ashford Local Plan, 2030 Policy ENV1 states that proposals that conserve or enhance biodiversity will be supported and that proposals for new development should



Map 8: Designated sites and ancient woodland



Map 9: Sites identified within the Priority Habitats Inventory (source Natural England)



Section 5: Neighbourhood Plan Policies









identify and seek opportunities to incorporate and enhance biodiversity. In particular, development should take opportunities to help connect and improve the wider ecological networks. Also, that the Local Plan supports the aims and objectives of the Kent Nature Partnership Biodiversity Strategy 2020-2045 as they relate specifically to the Biodiversity Opportunity Areas (BOAs) of the Borough to ensure that the priority habitats and species of each BOA are conserved and enhanced in new development. Opportunities for the management, restoration and creation of habitats in line with the opportunities identified for the Biodiversity Opportunity Areas (BOAs) and objectives for priority habitats and priority species as set out in the Kent Nature Partnership Biodiversity Strategy will be supported.

Tenterden Parish contains a variety of important habitats supporting significant numbers of nationally and internationally protected species (including the Hazel Dormouse; a wide range of bat species; Viviparous Lizard; Adder and Great Crested Newt), as well as 10 Local Wildlife Sites, four Private Nature Reserves and substantial



areas of ancient woodland (see Map 8) together with large areas of Priority Habitats of Ancient and Deciduous Woodland, Traditional Orchard and Good Quality Semi-Improved Grassland (see Map 9) established hedgerows, wetland, ponds and watercourses. Such habitats contribute to the extraction and storage of atmospheric carbon to combat climate change.

In addition to the designated wildlife sites and priority habitats, one of the qualifying criteria for Local Green Spaces is the richness of its wildlife. All of the sites proposed to be designated in this Neighbourhood Plan provide wildlife habitats and are separately protected by Policy TEN NP2.

A number of rare and protected species have been identified in the Parish, including 34 birds on the British Trust for Ornithology's Red and Amber lists for highest conservation protection, 26 Kent Nature Partnership Biodiversity Strategy Priority Species and recent returns to the Parish of nightingales, native polecats, purple emperor butterflies, ravens and red kites.

Section 5: Neighbourhood Plan Policies

Policy TEN NP3 – Conserve and Enhance Biodiversity

Proposal for development will only be supported where they would:

a) avoid significant impact on, or promote the conservation, restoration and enhancement of, local wildlife-rich habitats including Local Wildlife Sites, Ancient Woodland, Nature Reserves and sites identified within the Priority Habitats Inventory as defined on Maps 8 and 9 (having regard to Local Nature Recovery Strategies where applicable);

b) avoid significant impact on wider ecological networks which act as networks which play a vital role in extracting and storing carbon from the atmosphere to combat climate change, and as connective corridors for wildlife including water features, ditches, ponds and hedges;

c) avoid an adverse impact on protected species;

d) submit a Biodiversity Net Gain metric with all applications demonstrating a minimum increase in value of 10% in accordance with the Environment Act 2021 and accompanying guidance;

e) incorporate and integrate features of biodiversity interest into development proposals and maintain appropriate buffer zones;

f) retain adequate separation between veteran or ancient trees, groups of trees or hedgerows and the proposed development so as to secure their long-term retention and allow for their growth and development and exploit their ability to sequester atmospheric carbon; and

g) provide new tree planting, Priority Habitats, wildlife friendly landscaping and ecological enhancements (such as mixed native hedges, wildlife ponds, bird nesting and bat roosting features) wherever practicable.

In exceptional circumstances where loss of biodiversity resulting from development is unavoidable and all alternatives have been explored on-site, off-site biodiversity offsetting must ensure that appropriate net gain for biodiversity is achieved, and adequate mitigation and compensation is provided for the benefit of priority habitats and species and local nature recovery initiatives pursued by the community.

Monitoring Indicators	Targets
Sites of habitat importance and protected species.	No loss of Local Wildlife Sites, Ancient Woodland, Nature Reserves and sites identified within the Priority Habitats Inventory or of protected species.
Habitats for wildlife on development sites.	A minimum 10% increase in biodiversity value for wildlife compared with the pre-development baseline.

High Quality Design

The NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and that development that is not well designed should be refused, especially where it fails to reflect local design policies. Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. The NPPF expects local planning authorities or neighbourhood plans to develop a local design code taking account of the National Design Guide and the National Model Design Code. Design codes can be prepared at a neighbourhood or site-specific scale.

The adopted Ashford Borough Local Plan attaches great importance to the quality of design in new development. Policy SP6 - Promoting High Quality Design seeks high quality designs which demonstrate how they have responded positively to national and local design policy and guidance, including that included within Neighbourhood Plans.

Heritage

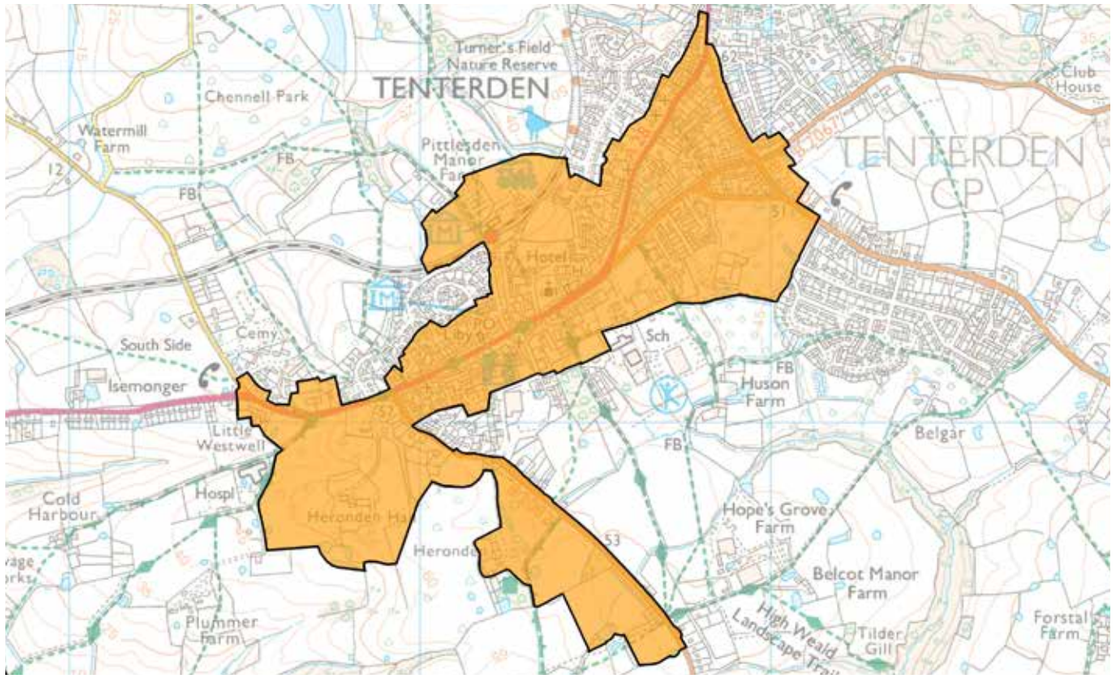
Tenterden has a rich and distinctive heritage as one of the historic 'dens' formed along Jutish droveways that opened the area up to farming by the fattening of stock on rich woodland grazings. By the 9th Century Tenterden comprised a series of noble Saxon estates and a church. The town grew significantly as a centre for the wool trade from the 13th to 166h Century benefitting from direct access to the sea from Smallhythe port.

The centre of Tenterden has a special character which is today reflected in the medieval layout, narrow building frontages with deep burgage plots and successive styles of architecture including medieval half-timbered buildings. During the 18th and 19th Centuries Georgian and Victorian houses (faced with brick, tiles or weather-boarding), public houses, churches and shops grew in the centre of town.

St Michaels was known as Boresisle almost certainly back to Saxon times meaning "the hill of the watchman of the borough", along which ran a Roman road linking the ironworks area of the south Weald to the Roman road to Canterbury and Port Lympne. Historically a farming- based community there are still several buildings, notably Briton House and Marshall's Farm, which date back to the 1500's. Houses such as Laurel Cottage and the Old Malt House date from the 1700's and they were joined by properties for the agricultural workers, notably St Michaels Terrace on Grange Road, dating to the 1870's. St Michaels was built in 1863.

There are about 120 Grade 2 listed buildings of historical and architectural importance in the town, many in Tenterden High Street, and these are representative of the style current at the time of construction.

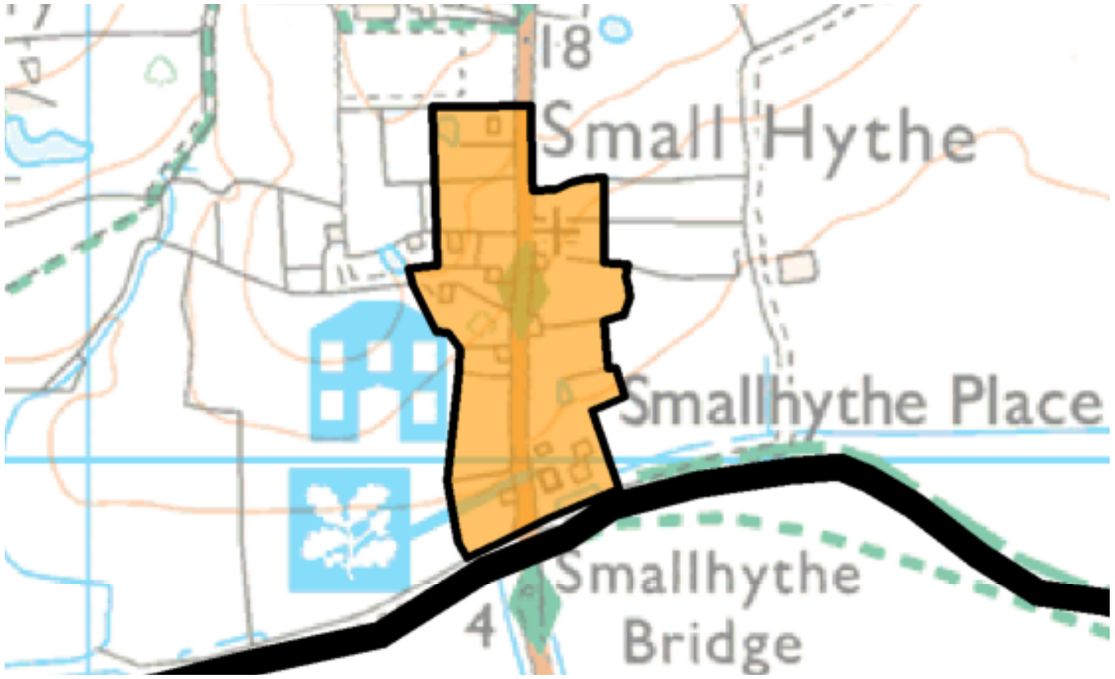
The historic areas of Tenterden, St Michaels, Smallhythe and Reading Street are designated as Conservation Areas for their special architectural and historic character.



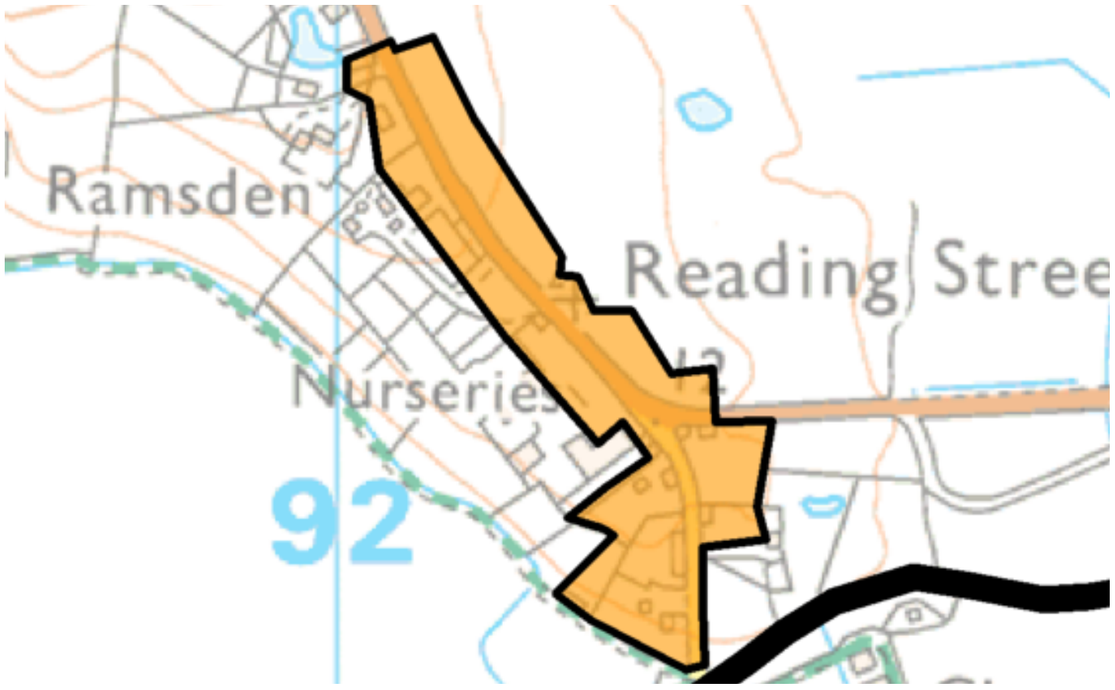
Map 10: Tenterden Conservation Area



Map 11: St Michaels Conservation Area



Map 12: Smallhythe Conservation Area



Map 13: Reading Street Conservation Area

The heritage of the designated Conservation Areas provides an important context for new development.

Landscape

Each area outside of the town's built-up confines has its own distinct landscape character.

Much of the area to the west and south of Tenterden is designated as part of the High Weald National Landscape. The HWNL has the highest status of protection in relation to landscape and scenic beauty. The Management Plan seeks to ensure that the natural beauty, special character and the vitality of its communities are recognised, maintained and strengthened.

The Ashford Landscape Character Assessment, 2009, assesses the key characteristics, condition and sensitivity of landscape situated outside the AONB and identifies four Landscape Character Areas within the Tenterden Neighbourhood Plan area. The Neighbourhood Plan contains a specific policy to protect and enhance the character of the Tenterden landscape (Policy TEN NP1).

New development must be well integrated into the existing heritage and landscape through designs sensitive to their context.

Design of New Development and Conservation

The Neighbourhood Plan attaches great importance to preserving and enhancing the character and appearance of the four Conservation Areas, together with other heritage assets, and their setting. In addition, the Neighbourhood Plan seeks to protect valued landscapes and successfully integrate any development which is permitted within it.

At the edge of town, Tenterden is undergoing a period of expansion to the south: Tenterden Southern Extension Phase A has already been constructed and Phase B with the indicative capacity of 225 dwellings is allocated in the Ashford Local Plan 2030. Other locations may come forward at the edge of town through Ashford Local Plan Policies HOU2 (exception sites for local needs housing) and HOU5 (residential windfall development in the countryside) such as the outline planning consent granted for 141 dwellings and associated infrastructure on land between Appledore Road and Woodchurch Road. Finally, longer term allocations through a Local Plan review may also be at the edge of the town but, by definition, the sites are not known at this stage.

In order to provide a framework for creating distinctive places with a consistent and high-quality standard of design in edge of town locations, the Neighbourhood Plan incorporates a Design Code (see Appendix 1). It is intended that the Design Code become an integral part of the Neighbourhood Plan and be given weight in the planning process. The Government has made it clear that decisions on design should be made in line with the Design Code.

Following an analysis of the town and good practice, those elements of good design which have been successful in edge of town locations are set out clearly within the

Design Code as Design Principles which all development in such locations in Tenterden should follow.

The Design Code also focuses on providing further guidance for the Tenterden Southern Extension Phase B in particular. The Neighbourhood Plan contains a specific policy regarding this site (Policy TEN NP8).

This Design Code does not focus on windfall sites elsewhere in the Plan area which will need to carefully respect their setting. This will extend to the immediately adjacent buildings or, in the case of the Tenterden, St Michaels, Smallhythe and Reading Street Conservation Areas, to a wider area. For such sites, reference should be made to relevant Neighbourhood Plan policies, the Kent Design Guide, the High Weald Housing Design Guide, 2019, Ashford Borough Council's Sustainable Design SPD, 2012 and the Conservation Area Appraisals and Management Plans when adopted.

The height, scale, density, layout, orientation, materials and design of buildings should reflect the context of the surrounding area. Development should result in an attractive and safe public realm. Roads and car parking areas should not dominate the area and boundary treatment to properties such as hedges or walls should reflect that used in the surrounding area.

Policy TEN NP4 applies to all types of development within the Neighbourhood Plan area and sets out the quality of development that will be expected for the area.

Policy TEN NP4 – Design of New Development and Conservation

New development in accordance with the Neighbourhood Plan will be supported where it:

a) Is designed to a high quality which responds to the heritage and distinctive character of the individual area in which it is located by way of:
i. height, scale, density, layout, orientation, design and materials of buildings,
ii. boundary treatment,
iii. the scale, design and materials of the public realm (highways, footways, open space and landscape);

b) At edge of town locations, follows the Tenterden Design Code Design Principles;

c) Preserves or enhances designated heritage assets and their setting; and

d) Protects and sensitively incorporates natural features such as trees, hedges and ponds within the site.

Monitoring Indicators	Targets
Number of objections to the design of development from the Town Council.	No design objections from the Town Council to proposed developments.

Tenterden, St Michaels, Smallhythe and Reading Street Conservation Areas

None of the Conservation Areas within the Plan area have a Conservation Area Appraisal and Management Plan (CAMP). Ashford Borough Council's Heritage Strategy, 2017 recommends progress with the delivery of new and updated CAMPS for all conservation areas in the borough which the Borough Council state they are taking forward. Such CAMPs would provide robust evidence for the determination of applications affecting the Conservation Areas of the town as well as the consideration of any changes to the public realm. CAMPs would record and define the character and appearance of the Conservation Areas and their setting and thus allow for a consistent assessment of whether development or redevelopment proposals would preserve or enhance this character and appearance as required by Ashford Local Plan Policy ENV14 - Conservation Areas. The Neighbourhood Plan seeks the early completion of these documents so that they may be used to assess development proposals and be cross-referenced in the Tenterden Neighbourhood Plan policies. Tenterden Town Council is liaising with Ashford Borough Council to ensure prompt adoption of a CAMP for the Parish's Conservation Areas.

Tenterden Conservation Area

Tenterden Conservation Area comprises a series of connected yet distinctive character areas comprising streets, twittens and open spaces that make up the Conservation Area.

The Conservation Area centres around a medieval layout of narrow frontages with deep burgage plots. The High Street is a distinctive, historic linear street. St Mildred's Church is centrally placed yet set slightly back from the current main street and screened by the buildings of the Shambles. This feature evolved from a permanent market area created some time before three temporary shops illicitly encroached on the High Street in 1272. St Mildred's Church is an important landmark building which appears in many vistas from within the Conservation Area as well as views from the surrounding countryside.

The linear plan of the High Street has a number of distinctive character areas. At the centre it narrows to about 15 metres whilst to the west it dramatically widens to around 60 metres at The Lawns with broad grass verges and a fine avenue of trees either side. At this point, the deep front gardens of properties to the south of the High Street accentuate this spacious, verdant character. This widening effect is also apparent to the east of the centre, and opens into East Cross Gardens.

The narrow twittens, such as Eastwell Meadows twitten, Coombe Lane and The Lawns twittens, and yards such as Weavers Yard are important to the character of the conservation area and form a very distinctive element of the town centre.

In contrast to the tightly developed streets, yards and twittens, a number of open spaces, often with substantial groups of trees such as The Glebe, are very important to the character of the Conservation Area.

The following Local Green Spaces are proposed within the Conservation Area:

- The Lawns
- East Cross Gardens
- Bells Lane Allotments
- Coombe Lane Cemetery
- Millennium Garden

The rural fringes of the Conservation Area around the railway station and along Smallhythe Road together with substantial listed buildings set within large grounds (Hales Place and Heronden Hall) provide areas of further contrast to the built-up centre.

Buildings within the Conservation Area are generally 2 storeys high (often with dormer windows), with occasional 3 storeys buildings providing additional scale and variety. The predominant materials are white painted weatherboarding or render alongside red/ orange brick or hanging tiles.

St Michaels Conservation Area

St Michaels is centred around The Point, where the Crown, the wheelwrights and the blacksmith's forge were situated at the fork between Ashford Road and Grange Road, stretching up the narrow Pavements to the horse pond, now the site of the Village Hall.

Early houses, such as Laurel Cottage and the Old Malt House, date from the 1700's and were joined by properties for the agricultural workers, notably St Michaels Terrace on Grange Road, dating to the 1870's.

The properties are generally modest two storey buildings reflecting their original function as agricultural workers dwellings. Houses in larger gardens extend along the south side of Grange Road.

St Michaels church (including its spire) is an important landmark building which appears in vistas from within the Conservation Area as well as views from the surrounding countryside.

Smallhythe Conservation Area

St John the Baptist Church (a prominent building in the Conservation Area and the wider landscape), Priest House and Smallhythe Place date from 15th Century whilst other listed buildings on the west of Smallhythe Road date from the 18th Century. The settlement lies in open countryside and is well screened by mature trees and vegetation which line the main road. Gaps between buildings are important in allowing views of open countryside.

Reading Street Conservation Area

St Mary's Church and Ebony Cottage date from the fifteenth century, with the other listed buildings dating from the 17th and 18th centuries. There has been very little modern development with the exception of a garden centre. The settlement lies in open countryside and is generally loose knit along Appledore Road, becoming more compact at the junction with, and along, Reading Street. Buildings in Reading Street are well screened with mature trees and hedges.

Overall, the quality of the environment and the importance of the town centre to the whole of Tenterden and its visitors mean that it is vital to preserve or enhance the character of the Tenterden Conservation Area and its setting. Similarly, the character of the historic centre of St Michaels and the hamlets of Smallhythe and Reading Street should be preserved and enhanced. In addition to Policy TEN NP4 - Design of New Development and Conservation, development in the Tenterden, St Michaels, Smallhythe and Reading Street Conservation Areas will be expected to comply with Policy TEN NP5 - Tenterden and St Michaels Conservation Areas and their setting.

Policy TEN NP5 – Tenterden, St Michaels, Smallhythe and Reading Street Conservation Areas and their setting

Development within the Tenterden, St Michaels, Smallhythe and Reading Street Conservation Areas, as defined on Maps 10 - 13, or their setting will be supported where it:

a) Is designed to a high quality and preserves or enhances the character of the conservation area and its setting;

b) Retains those buildings and other features, including trees and hedges, which make a significant contribution to the character of the conservation area;

c) Protects open spaces and vistas important to the character and setting of the area;

d) Maintains the character and alignment of twittens, yards and The Pavement; and

e) Where appropriate, makes provision for the enhancement measures.

Monitoring Indicators	Targets
Number of objections to the design of development in Tenterden, St Michaels, Smallhythe and Reading Street Conservation Areas from the Town Council.	No design objections from the Town Council to proposed developments in Tenterden, St Michaels, Smallhythe and Reading Street Conservation Areas.

Shop Fronts within Tenterden Conservation Area and its setting

The town's principal shopping streets, High Street and lanes either side, including Sayers Lane leading to Waitrose and Bridewell and Highbury Lanes leading to Tesco, are located within the Tenterden Conservation Area. Today the 'shop front' may provide the entrance to uses other than a shop such as a café, restaurant or bank and the policy applies to all types of premises in the Conservation Area. The Conservation Area contains many fine traditional shop fronts that are an important element in the townscape. The majority of shop fronts within the Conservation Area respect the building in which they are situated and the character of the Conservation Area in terms of design, colour and signage. However, vigilance is needed to protect and enhance the character of the Conservation Area whilst recognising the importance of the continuing commercial role of the town centre.

Within the Conservation Area and its setting, priority will be given to the retention of architecturally or historically interesting traditional shop fronts. Adapting new shop fronts to modern needs can be achieved through sensitive design. Proposals for replacing existing shop fronts will only be allowed where the existing shop front has no particular architectural or historic quality in itself or does not contribute to the character of the Conservation Area. Where replacement is allowed, the design should respect not only the building but also the overall character of that part of the Conservation Area in which it is situated.

Shop fronts form an important element in the street scene, both individually and in terms of their collective impact. All elements of the shop front are important including the pilasters (defining the shop width), the fascia with signage and, potentially, the cornice (defining the top of the shop front) and the stall riser (providing a solid base).

The choice of materials to be used for a shop front should normally reflect the materials of the building in which it is situated. Use of local materials is preferred, including brick, tiles and plaster, with stained or painted wood. Plastic is generally inappropriate.

Mid-18th Century shop fronts were painted in a relatively restricted range of colours, using the pigments then available and such colours remain appropriate in reflecting the historic character. A shop front colour scheme should always be selected to harmonise with the upper floors of the building and the general street scene. A single colour is usually most appropriate but details might be picked out in a contrasting colour.

Shop front window and door patterns should reflect the traditional design of the area. The method of window sub-division should suit the character of the shop front and building. Smaller-paned designs appear in the High Street and are particularly appropriate to 18th and early 19th Century frontages.

Advertising within the Conservation Area is generally restrained. Shop signs appear as painted lettering on fascia boards above the shop windows. Corporate signs are generally adapted to ensure that they are in keeping with the shop front.

Internally illuminated signs above shop fronts are generally out of character in the Conservation Area, or if attached to listed buildings. However, in some cases it may be considered appropriate to illuminate a sign with a small spotlight or some other subtle method of illumination. Painted fascia boards, particularly in wood, are preferred.

There are a limited number of traditional hanging signs above the ground floor. Hanging signs need to be carefully designed, to be correct in scale, with appropriate colours and lettering used, while still being easy to read. They should be safely positioned above the fascia of the shop front.

Excessive advertising defeats its own objective by creating a clutter of signs and destroying the common asset of an attractive, historic environment. However, given the important role of Tenterden town centre it is reasonable to permit some form of advertising, provided this can be incorporated without detriment to the visual amenities and character of the building or the area.

Proposals will be assessed against the criteria of the shop fronts and advertisement policy and also against Policy TEN NP5 – Tenterden, St Michaels, Smallhythe and Reading Street Conservation Areas and their setting.

Policy TEN NP6 – Shop Fronts and Advertisements within Tenterden Conservation Area and its setting

Proposals for new shop fronts, or alterations to existing shop fronts, will be supported where the following criteria are satisfied:

a) The proposal would not result in the loss of a traditional shop front or features and details of architectural or historic interest;

b) The proposal would be in sympathy with the architectural style, materials and form of the building(s) of which it would form part and the character of the Conservation Area;

c) The shop front would be related to the width of the property or a logical vertical sub-division created by the upper storey; and

d) Where a fascia is to be applied, it would be of an appropriate height which would be in scale with the overall height of the shop front and other elements of the building and would not intrude over the first floor level.

An advertisement will be supported where it would be designed, constructed and sited so as to preserve or enhance the character or appearance of the Conservation Area and would not cause visual clutter in the street scene, or cause significant harm to the appearance of any building on which it would be displayed because of its size, design, construction or materials.

Monitoring Indicators	Targets
Number of traditional shop fronts in the Town Centre Conservation Area.	No traditional shop fronts lost in the Town Centre Conservation Area.

Non-designated Heritage Assets

The NPPF defines a heritage asset as:

"A building, monument, site, place, area or landscape defined as having a degree of significance meriting consideration in planning decisions , because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). "

Historic England advice supports local authorities and communities introducing a local heritage list in their area, and for Tenterden this is being compiled through the neighbourhood planning process.

An assessment of non-designated heritage assets within the Parish has been undertaken drawing on Local Heritage Listing, Historic England Advice Note 7 and based on existing published material. Using the following criteria, a list of non-designated heritage assets has been identified:

- Social and community value
- Archaeological Interest
- Historical Association
- Designed Landscape Interest
- Landmarks
- Group Value
- Age or rarity

This research recognises elements of the historic environment not covered by formal designations, such as unlisted buildings, sites of archaeological or historic interest, and man-made landscape features such as earthworks. In practice the majority of such heritage assets are not designated either because they do not meet the criteria to warrant formal designation or because their value has not been fully assessed or understood.

The Ashford Heritage Strategy groups heritage assets under the following themes relevant to Tenterden Parish:

- Prehistory and Archaeology
- Farming and Farmsteads
- Routeways
- Ecclesiastical Heritage
- Industry and Commerce
- Invasion and Defence
- The Railway

Section 5: Neighbourhood Plan Policies

The Neighbourhood Plan evidence has sought to identify and assess non-designated heritage assets within the Parish that are important to local history, identity and distinctiveness and that residents would like to recognise and protect. Appendix 2 contains the non-designated heritage assets ranging from the Cranbrook Road Level Crossing and Crossing Keeper's Hut to the Royal Observer Corp Underground Monitoring Post in Chennell Park Road; from the Glebe Field to the drove way on Limes Land and from the Hop Gardens, Reader's Bridge Road to Coever Orchard. Assets other than those identified in Appendix 2 may be identified during the planning process or subsequent to the completion of the Neighbourhood Plan, and these should be treated in the same way as those in Appendix 2.

The NPPF recognises local listings as heritage assets which should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. The Framework states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining a planning application. In weighing applications that directly or indirectly affect non- designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Policy TEN NP7 - Non-designated Heritage Assets

Proposals should take into account the effect on the significance of a non-designated heritage asset identified on the map and listing at Appendix 2, and subsequently and wherever possible seek to preserve or enhance the asset.

Monitoring Indicators	Targets
Number of non-designated heritage assets.	No non-designated heritage asset lost.

Housing

Objectives

- To assimilate development of a scale which meets the environmental objectives of the Neighbourhood Plan
- To ensure that future development at Tenterden, including the Southern Extension Phase B and Land between Woodchurch Road and Appledore Road, achieves a high-quality design and layout and successfully integrates residential development with the character of the local area, the features of the site and the wider landscape

Housing Policy

The 2011 Census identified 3,622 dwellings in Tenterden Parish. Since then, a further 451 dwellings have been completed, primarily within Phase A of the Tenterden Southern Extension (as at 31 March 2022 - source Ashford Borough Council) giving a total of 4073 dwellings.

Further housing development is expected through planning permissions already granted for 289 dwellings at 31 March 2022, 73 of which were already under construction (source Ashford Borough Council).

Over the period since 2011, an average of 9 dwellings per annum have been completed in the Plan area on small scale windfall sites not specifically identified in the development plan (such as the conversion of rural buildings, small infill plots and the change of use of non-residential properties). Such opportunities continue to exist and it is reasonable to assume that these historic windfall delivery rates will continue during the Plan period from 2025/26. Prior to 2025/26 date there is a risk of double counting the windfall sites with planning permission and these early years are therefore excluded. Small scale windfall sites are therefore expected to contribute some 45 additional dwellings over the Plan period (9 dwellings x 5 years).

Finally, Ashford Local Plan, 2030 Policy S24 allocates Tenterden Southern Extension Phase B for residential development with an indicative capacity of 225 dwellings. Local Plan Policy S42 also allocates land at Beechwood Farm, St. Michaels for residential development of up to 3 dwellings provided certain criteria are met.

In summary, it can be seen that Tenterden is expected to grow to approximately 4635 dwellings by the end of the Plan period. This increase of 563 dwellings will see a rise in population of over 1000 people – with consequent impacts on the physical, green and social infrastructure of the town.

Tenterden Southern Extension Phase B

Ashford Local Plan, 2030 Policy S24 allocates a strategic housing site south of the existing southern extension to the town (see Map 14 below) for residential development. The NPPF states that neighbourhood plans should support the delivery of strategic housing sites contained in local plans.

Ashford Local Plan 2030 Policy S24 seeks:

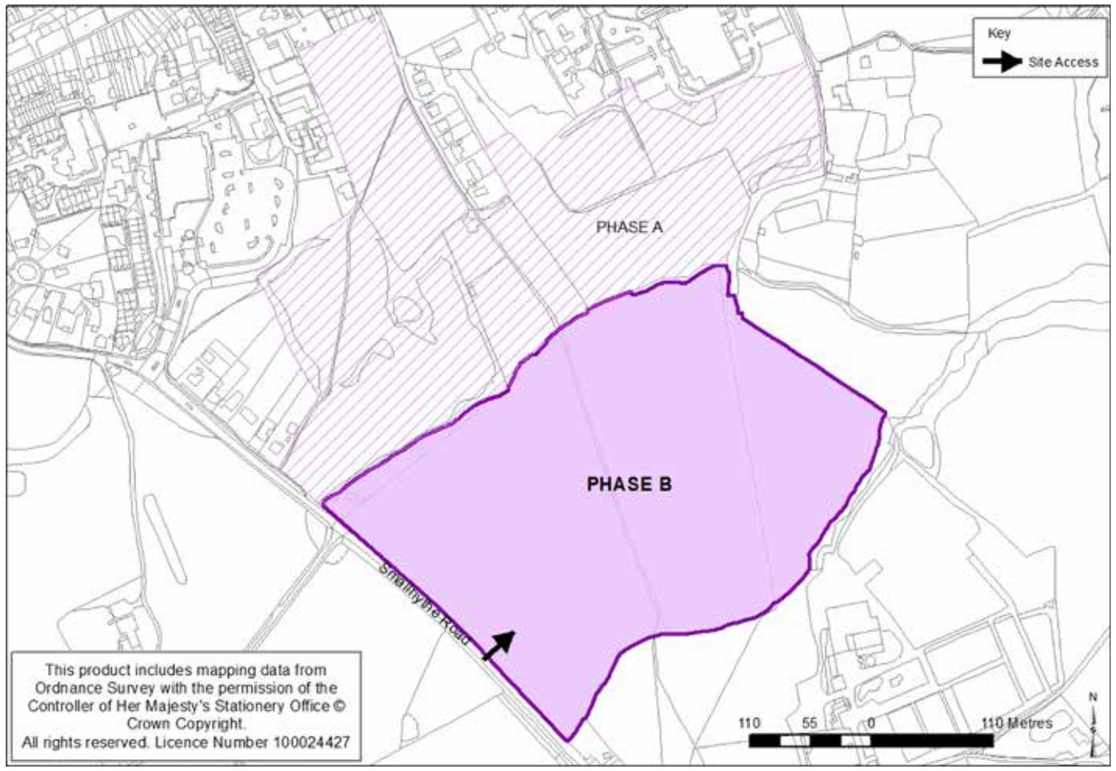
- access from Smallhythe Road with links to the Phase A development
- a substantial woodland (incorporating wetland) belt to the south of the built development area within this site which shall be at least 20m in depth
- retention and, where possible, enhancement of existing hedges and natural watercourses and ponds on the site
- creation of pedestrian and cycleway routes through the site to link with the Phase A development, the town centre and existing public rights of way both on and off-site
- retention of views of St Mildred's Church
- creation of public open space that falls within this site's boundary, as part of the linear public open space that will run through the centre of both phases of the development, following the line of the existing stream

Development of this site shall be in accordance with a masterplan/development brief that has been submitted to and approved by the Borough Council. The masterplan/development brief is also required to define the extent, location and phasing of community infrastructure and employment land to be delivered both on and off-site.

In order to provide a framework for creating distinctive places with a consistent and high quality standard of design in edge of town locations such as this strategic housing allocation, the Neighbourhood Plan incorporates a Design Code (see Appendix 1).

An analysis of the constraints and opportunities of the Tenterden Southern Extension Phase B allocation site has been undertaken.

Hedgerows run along Smallhythe Road and the line of footpath AB31 and mature trees, hedgerow and stream form the southeastern boundary edge of the site and contribute to its character and biodiversity. Existing hedgerows and trees should be enhanced and integrated into proposed open spaces and the footpath network of the new development. A substantial woodland (incorporating wetland) belt should be planted along the southeastern boundary edge to enhance the existing natural features and habitats and conserve and enhance the setting of the High Weald National Landscape.



Map 14: Policy S24: Tenterden Southern Extension Phase B sit e allocation – extract from Ashford Local Plan, 2030



Map 15: Masterplan Framework for Tenterden Southern Extension Phase B

KEY

- High Weald AONB
- Conservation Area
- Woodland
- Water
- Landmark
- Road network
- Public Footpath
- Byway
- High Weald Landscape Trail
- Key view lines to landmark
- Phase A green spaces
- Proposed Phase B principal sustainable routeway
- Proposed secondary green corridor
- Proposed woodland
- Proposed Phase B vehicular connection
- Proposed Phase B linear green space
- Proposed footpath connecting Byways AB33A and AB27
- Proposed Phase B building setback areas with planted hedge boundaries and trees and pedestrian link
- Proposed frontages
- Proposed main access
- Proposed dual access
- Key open spaces

Two public footpaths cross the site. Footpath AB31 links the site to the High Street to the north and the countryside to the south, forming part of the High Weald Landscape Trail. In addition, footpath AB33 heads north through Phase A becoming a restricted byway (Sandy Lane) and providing a link to Oaks Road. Policy TEN NP16 seeks to retain the provision, character and biodiversity of public rights of way through new development such as Tenterden Southern Extension Phase B and it is important to retain both these links to provide attractive sustainable routeways. The development of Phase B offers the opportunity to integrate footpath AB31 into a strategic green corridor linking the countryside through the site, connecting pedestrians and cyclists to the town centre as well as enhancing the biodiversity value of the routeway.

Direct access from the highway can be gained from Smallhythe Road. Phase A has reserved two vehicular and pedestrian access points along the northern boundary of the site and Phase B should link to these connection points to ensure permeability into the town centre.

The linear open space along the south edge of the Phase A is an important focal point for both Phases A and B. Phase B development should supplement and enhance this central green space of both phases.

The design of Phase A has ensured view corridors towards St Mildred's Church are maintained and these views should be continued in Phase B to help create a sense of place and local character.

Ashford Local Plan Policy S24 already sets out a number of requirements for the Tenterden Southern Extension Phase B site allocation. In addition, the local site analysis and the application of the design principles from the Tenterden Design Code have been used to produce a number of Masterplan Principles (see Design Code Appendix 1) and Masterplan Framework for the site (see Map 13).

The Town Council will be closely involved in the masterplanning exercise for the allocated site in order to achieve a high quality development on the site which follows the Tenterden Design Code Design Principles and takes into account the masterplan framework.

Policy TEN NP8 – Tenterden Southern Extension Phase B

The Tenterden Southern Extension Phase B proposed masterplan for the overall development and any subsequent planning applications should take account of the Masterplan Principles and Framework from the Design Code, as illustrated on Map 15. The Tenterden Design Code which contains design principles and guidance for edge of town developments is at Appendix 1 to this Plan.

Additionally, development proposals should ensure that they follow the Design Principles from the Design Code in accordance with Policy TEN NP 4.

The Town Council will participate in the masterplanning work for the Tenterden Southern Extension Phase B site as set out in Policy S24 of the adopted Ashford Local Plan 2030.

Monitoring Indicators	Targets
Tenterden Southern Extension Phase B Development.	Design principles met by new development.

Affordable Housing

Within Tenterden Parish, 74% of households live in owner occupied properties, whilst 13% live in socially rented accommodation (source 2011 Census).

The Tenterden Housing Needs Survey, 2020 identified a total need for a minimum of 59 affordable homes; 13 of which are for older households. In addition, there is a requirement for at least 47 open market properties suitable for older households who want to downsize/ move to more suitable housing for their needs. There were a further 9 respondents from younger households who indicated only wanting to buy on the open market, however none of them appeared to be able to afford that option; 7 of them indicated the ability to afford the shared ownership tenure. and 2 the rented tenure.

Ashford Local Plan, 2030 Policy HOU1 remains the appropriate strategic policy for the Plan area and is part of the adopted development plan covering Tenterden Parish. The policy requires affordable housing to be provided within the residential development at Tenterden Southern Extension Phase B. The policy seeks 40% of all dwellings as subsidised affordable housing provision on-site. Subject to the final number of dwellings provided at this site, this could provide some 70 additional affordable homes within the Parish. In addition, the planning permission for up to 141 dwellings (50% affordable) on land between Woodchurch Road and Appledore Road, would provide up to 71 further affordable units. Policy HOU1 applies to any development of 10 dwellings or more (and on sites of 0.5 hectares or more).

Local Plan Policy HOU2 enables local needs housing as 'exceptions' to policies restraining housing de velopment around Tenterden, subject to there being clear evidence of local need and a number of other criteria regarding scale, design and residential amenity being met. It is expected that all local needs/ specialist housing schemes will be delivered without the need to introduce private sector housing to cross-subsidise the affordable units.

The Local Plan policies will be applied in the Neighbourhood Plan area to add to the affordable housing stock over the Plan period.

Local Economy

Objectives

- To maintain and enhance a thriving and attractive town centre as the economic and social hub of Tenterden
- To enable a wide variety of retail, commercial, business and service uses to prosper within the centre of the market town alongside a thriving evening economy
- To retain a cluster of shops and services at St Michaels' local centre
- To enable the regeneration and intensification of well-located existing business sites and new business premises
- To support tourist accommodation and attractions

Local Economy Policies

Ashford Borough's Rural Economic Assessment, 2014, estimated that there were 2,840 people working in the Parish. The main employment opportunities are provided within the town centre (particularly retail, professional services and hospitality), the service sector (schools and health provision), light industry, tourism (accommodation and attractions) and through diversified or specialised agricultural units (including viticulture). Specific policies directed at key sectors are set out below.

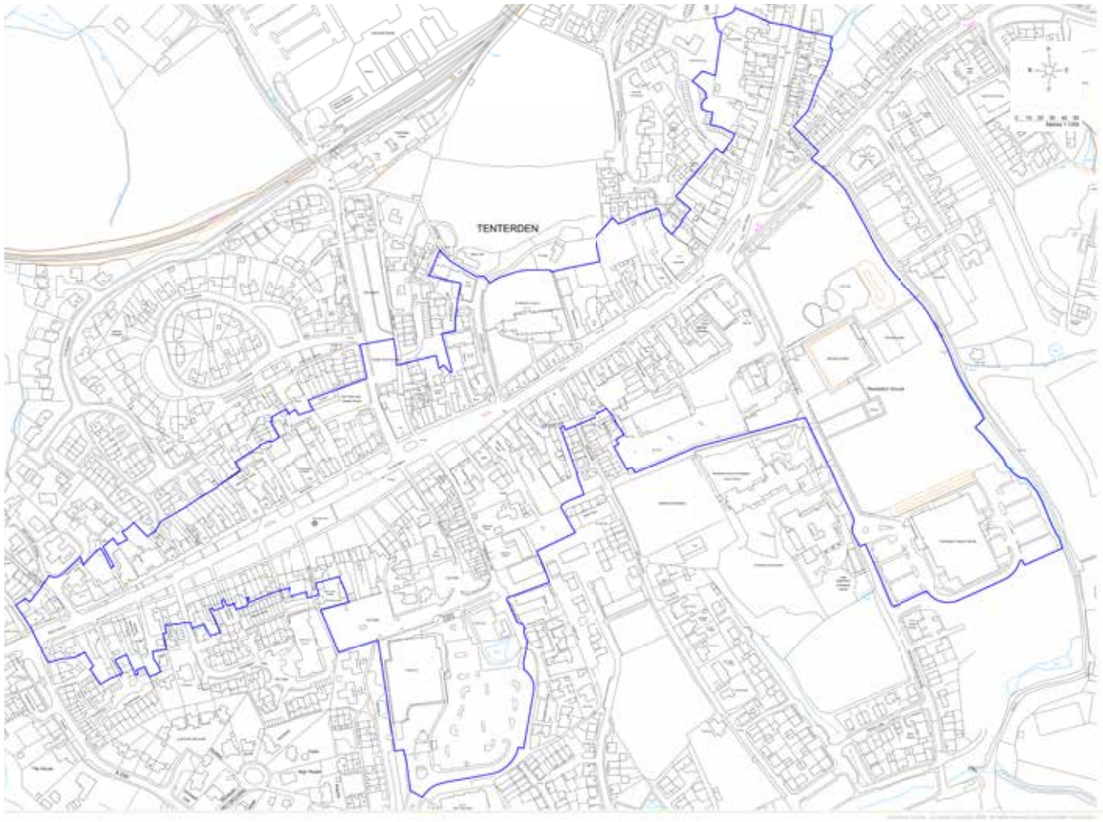
Tenterden Town Centre

The NPPF states that planning policies should define the extent of town centres and primary shopping areas and make clear the range of uses permitted in such locations. Policies should also aim to retain and enhance existing markets and recognise that residential development often plays an important role in ensuring the vitality of centres provided this would not undermine the vitality and viability of the town centre.

Whilst the Ashford Local Plan does not define a boundary for Tenterden Town Centre, Policy EMP8 defines Primary Shopping Frontages and the Primary Shopping Area with a view to controlling changes of use.

Tenterden is an attractive historic town centre which contains a mix of shops, restaurants, cafés, public houses, offices, tourist accommodation, places of worship, library, central recreation ground and leisure centre as well as some residential premises (including above the shops). Most of these town centre uses are located within historic properties, many of which are listed buildings. The heritage of the centre, its traditional and restrained shop fronts and advertisements are important to the character of the centre and form part of its attraction to visitors.

The retail core is focused along the High Street and lanes either side, including Sayers Lane leading to Waitrose and Bridewell and Highbury Lanes leading to Tesco. There is a range of independent stores that were, until recently, complemented by a wide range of national fashion retailers. The frontages of properties within the central core of the High Street are designated as Primary Shopping Frontages in the Ashford Local Plan, 2030.



Map 16: Tenterden Town Centre Boundary

In common with other towns, the number of restaurants and cafés within the town centre has increased over recent years. The White Lion, Woolpack, William Caxton and Vine inns are located along the High Street and, together with restaurants, extend the vitality of the centre into the evening.

The historic centre attracts many visitors and The White Lion, Woolpack, William Caxton together provide 22 rooms for overnight accommodation.

Tenterden has a long tradition of markets which are part of the origins and character of the historic town centre. They add to the economic vitality of the centre with potential additional social and environmental benefits. The general market now comprises four or five stalls outside the Town Hall with a new privately-owned covered Friday market in 'Market Square' south of the High Street typically comprising five food stalls.

Tenterden's centrally located recreation ground and adjoining Leisure Centre contribute to the vitality of the town centre and more detail of existing and proposed facilities is included within the Leisure, Health and Wellbeing section of the Plan. Restoration projects are underway at St. Mildred's church and the Town Hall aimed at upgrading the facilities and usage. In addition, the Neighbourhood Plan enables a cinema within the defined Town Centre boundary.

The off street car parks play an important role in ensuring access to the centre from the rural catchment area on which the town centre draws.

The town centre boundary has been defined in the Neighbourhood Plan around this range of principal facilities and is shown in Map 16.

The Ashford Borough Retail Needs and Leisure Assessment, June 2015, concludes that Tenterden town centre performs strongly in its role as a rural market town. Its relative isolation from Ashford town centre allows the centre to maintain a strong local catchment, particularly for convenience shopping. The focus on niche retail and the visitor/tourist market also helps to support the centre and maintain its attractiveness as a place to visit and shop.

The needs assessment calculated that Tenterden town centre had a forecast capacity for new comparison goods floorspace (e.g. clothes and furniture) of 1,122m^2 net by 2030 and no capacity for convenience goods floorspace (e.g. food) over the Plan period.

Since this report, challenges to traditional retail high streets have grown significantly. The 2020 pandemic has accelerated a shift to on-line shopping, leading to the loss of a number of the national chains as well as independent stores and a vacancy rate in excess of 10% including in prime locations. There are a number of new retailers, particularly independent shops, establishing in the town centre which is a positive development but a number of retail buildings away from the prime locations towards West Cross are to be converted to residential use. It is likely that the projected need for comparison goods floorspace will be absorbed by increased on-line shopping. Overall, it is unlikely that there will be a requirement for any significant additional retail floorspace to serve the town during the Plan period.

It is expected that the historic town centre will remain an attractive location for some financial and professional offices as well as a number of cafés and restaurants as the town centre adapts to changing demands and trends. It is anticipated that increased overnight accommodation will be required and the conversion of buildings within the town centre which may otherwise be redundant or under-used into visitor accommodation, including a hotel, should be encouraged.

The ability to use a property for a range of uses without the need for planning permission has increased. Following the introduction of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, most of the uses within the town centre including shops, cafés and restaurants, financial and professional services and the leisure centre fall within Use Class E. This allows flexibility for premises within this use class to pass from one use to another without the need for planning permission. As the majority of premises within the town centre fall within the designated Tenterden Conservation Area and many are listed buildings, the usual provision for shops, financial and professional services and offices to convert to dwellings without the need for planning permission does not apply.

The vibrancy of the town centre comes from the cluster of commercial uses within the High Street. Such ground floor commercial uses are also important to the historic and architectural interest of the town centre Conservation Area, and the listed buildings which they occupy. Local Plan Policy EMP8 does not permit a change of use to residential development on the ground floor of any unit within the Primary Shopping Frontage and the Neighbourhood Plan supports this approach in order to retain the vitality, viability and historic character of the town centre.

A change of use to residential on the ground floor of any unit outside the Primary Shopping Frontage will only be supported where it is clear that there is no realistic prospect of continued retail use or other appropriate town centre uses for the premises.

In order to help retain and enhance the centre of the attractive historic market town as the economic and social hub of Tenterden, the Neighbourhood Plan enables the expansion of existing uses within the town centre. Given the challenges to the traditional centre it also looks to guide any new town centre uses such as shops, cafés or a hotel into the town centre. Applicants should demonstrate flexibility on the format and scale of their proposal, so that suitable town centre opportunities are fully explored. Only if suitable sites are not available should sites or buildings beyond the town centre be considered. All new development will need to be well designed to a high quality in accordance with Policies TEN NP4 and TEN NP5.

Policy TEN NP9 – Tenterden Town Centre

1. Within Tenterden Town Centre as defined on Map 16 and in accordance with Policy EMP8 of the adopted Ashford Local Plan 2030:

a) Extensions to existing shops, cafes and restaurants, public houses, financial and professional services, offices and the leisure centre will be supported provided they have no significant adverse effect on residential amenity and they comply with Policies TEN NP4, TEN NP5 and TEN NP6 and have access to sustainable methods of transport and convenient cycle parking;

b) Change of use to residential on the ground floor of any unit within the Primary Shopping Frontage or the loss of tourist accommodation within the town centre will not be supported;

c) Change of use to residential on the ground floor of any unit outside the Primary Shopping Frontage will only be supported where it is clear that there is no realistic prospect of continued retail use or other appropriate town centre uses for the premises; and

d) Existing markets should be retained and enhanced.

2. New town centre uses such as a shop, office (including for financial and professional services); cafes and restaurants, hotel or cinema should locate within the Town Centre, as defined on Map 16, unless suitable sites are not available.

Monitoring Indicators	Targets
Ground floor uses within the Primary Shopping Frontage.	No loss of ground floor units to residential within the Primary Shopping Frontage.
Town Centre Markets.	No loss of markets within the town centre.
Tourist accommodation.	No loss of tourist accommodation within Town Centre.

St Michaels Local Centre

The NPPF states that planning policies should ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.

Local Plan Policy EMP10 seeks to retain shops and services within local centres. In order to demonstrate that a facility is not viable the Local Plan states that it must be demonstrated that it has remained vacant for a substantial period of time, despite genuine and sustained attempts to occupy it on reasonable terms. What constitutes a 'substantial period of time' and 'reasonable terms' will depend on prevailing market conditions, but as a guide less than six months is likely to be inappropriate and the terms on offer should compare with other similar premises and locations being let or sold for that purpose. The extent of marketing carried out will be an important factor.

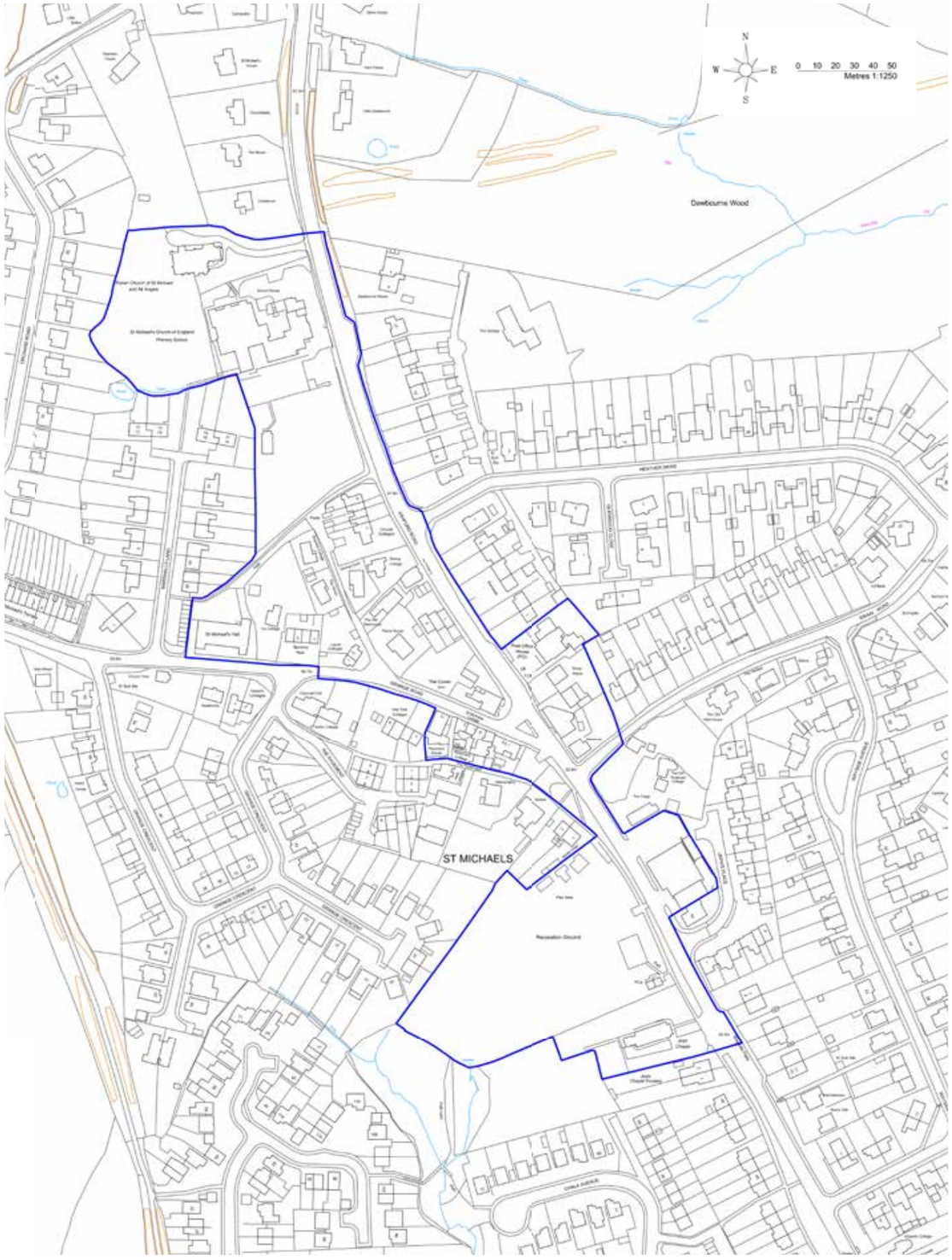
The St Michaels area is located over 1km to the north of Tenterden town centre and has its own cluster of local convenience shops, hot food take aways, public house, petrol station and community uses (including the primary school, two places of worship and the village hall). Shop units are located along the A28 where they can also attract passing trade but two of the shop units are currently vacant.

A key characteristic of St Michaels Local Centre is that facilities are within convenient walking distance of one another and are served by footpath AB9. In addition, St Michaels Recreation Ground is well related to the facilities and is also regarded as part of the hub of the neighbourhood. Neighbourhood Plan Policy TEN NP14 seeks to protect this recreation open space. This cluster of facilities ensures that St Michaels Local Centre provides a local focus for the area and the opportunity for sustainable pedestrian and cycle access and linked trips.

The St Michaels local centre boundary has been defined in the Neighbourhood Plan around this range of principal facilities and is shown in Map 17.

The distance of St Michaels Local Centre from the town centre means that local convenience shops, together with other community services, are important to the sustainability of the St Michaels area which they serve.

As with the town centre, the ability to use a property for a range of uses without the need for planning permission has increased. However, most of the St Michaels Local Centre lies within the St Michaels Conservation Area. Indeed, some of the buildings and uses contribute to the distinctive character of the Conservation Area. Within the Conservation Area the usual provision for shops to convert to dwellings without the need for planning permission does not apply. The value of the local centre derives from the cluster of commercial and community uses. The Neighbourhood Plan seeks to support and retain the function, convenience and historic character of the Local Centre.



Map 17: St Michaels Local Centre

Policy TEN NP10 – St Michaels Local Centre

Within St Michaels Local Centre, as defined on Map 17,

Development to provide shopping and service provision will be supported, subject to the scale being suited to the Local Centre and provided they have no significant adverse effect on residential amenity, they comply with Policies TEN NP4 and TEN NP5 and have access to sustainable methods of transport and convenient cycle parking.

Proposals that result in the loss of shops and services will only be supported where it can be demonstrated that:

a) Alternative provision for a similar use already exists within the Local Centre or will be provided through other proposals; or

b) The unit is no longer viable for that purpose, or an alternative local service, and that it has remained vacant for a substantial period of time, despite genuine and sustained attempts to let it on reasonable terms.

Monitoring Indicators	Targets
Number of shops and services St Michaels Local Centre.	No loss of shops and services within St Michaels Local Centre.

Existing Business Sites

The NPPF states that planning policies should enable the sustainable growth and expansion of business in rural areas but that it is important to ensure that development exploits any opportunities to make a location more sustainable by providing improved sustainable transport links. Policies should recognise that sites to meet local business needs may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.

Ashford Local Plan 2030 Policy S25 allocates a site of 0.35ha for the expansion of Pickhill Business Centre, Smallhythe Road subject to meeting a number of criteria. The expansion site would be suitable for the development of small start-up units to meet an identified local demand and the establishment and early development of small businesses . Local Plan Policy EMP2 seeks to prevent the loss of existing employment sites or premises within or adjoining/close to Tenterden.

Although there is office space within the Parish which in terms of providing a range of local employment opportunities it may be desirable to protect, changes to planning controls mean it is now less feasible for the Neighbourhood Plan to prevent changes to other uses.

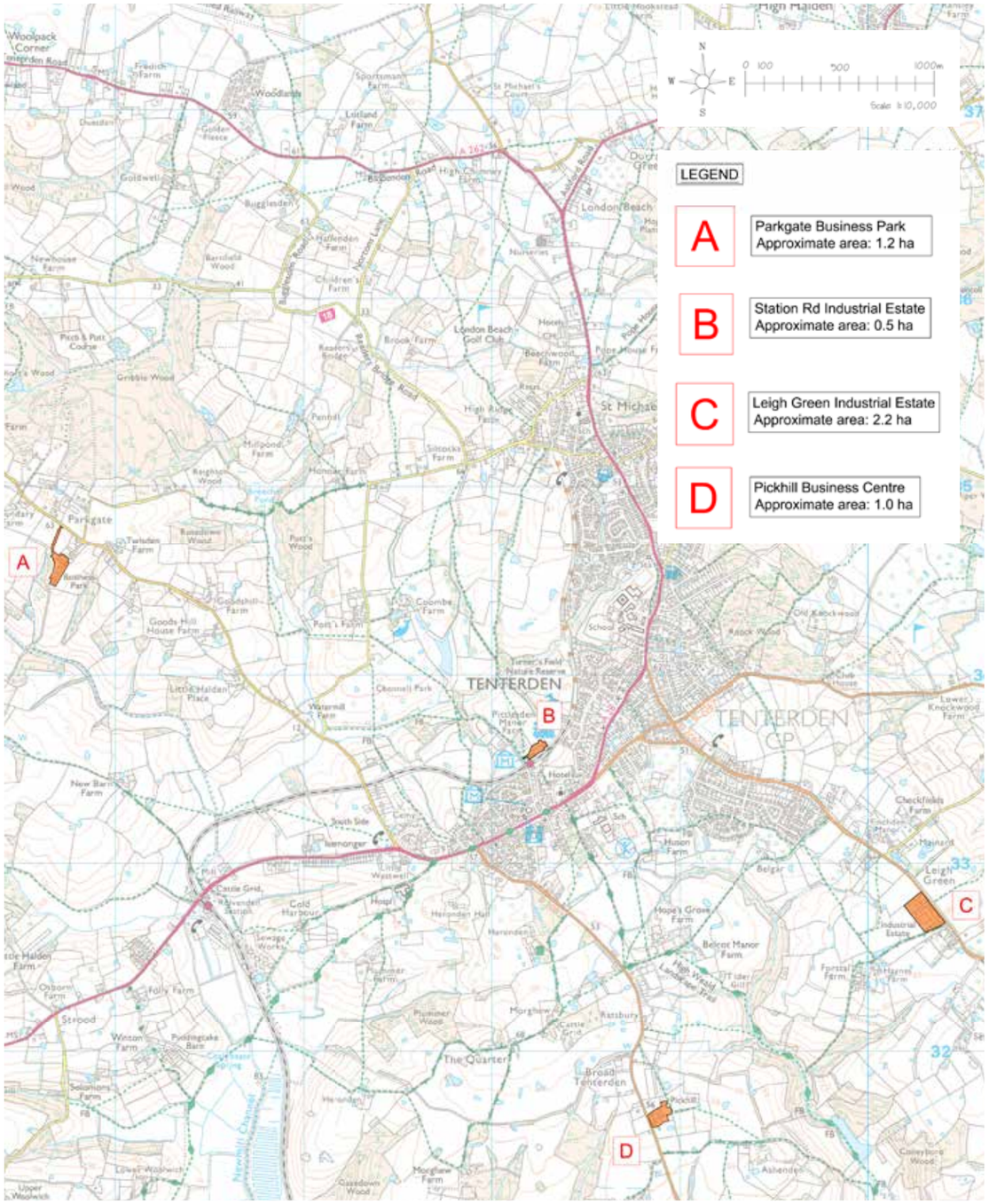
Light industrial units may move to residential use without the need for planning permission, with a number of exclusions. However, sites of this kind in the Parish are unlikely to provide a desirable location for individual dwelling houses or lend themselves to conversion to residential use. There is, therefore, merit in the Neighbourhood Plan identifying business sites suitable for intensification, regeneration and, in the case of the Ashford Local Plan allocation at Pickhill Business Village, expansion.

Four business sites which comprise primarily light industry or storage/ warehousing have been identified in the Parish (see Map 18).

- Parkgate Centre
- Pickhill Business Village (Pickhill Business Centre)
- Leigh Green Industrial Estate
- Station Road Business Centre

The premises and sites are generally in good condition; have low vacancy rates and are in demand. It is likely that they will remain in such uses through the Plan period. They may be used as a flexible resource that can be adapted, through intensification or redevelopment, or change to a range of different types of business use , including new and expanding sectors of the local economy. or redevelopment, or change to a range of different types of business use , including new and expanding sectors of the local economy.

It is recognised that all of these sites are located outside the built-up confines of Tenterden but their designation as business sites gives support to the principle of intensification and regeneration to better meet modern business needs . Over time, as buildings become outworn or in need of expansion, there may be opportunities for new development. Where this occurs, high quality designs , materials and landscaping will be sought in order to uplift the design quality of the business sites.



Map 18: Location of principal business sit es

New buildings of interest, attractive parking areas, low key advertising and additional landscape features will be sought in these rural locations.

Given the location of the sites within the High Weald National Landscape, any proposal will need to conserve and enhance the landscape and the tranquillity of the countryside in accordance with Policy TEN NP1. It is also important to ensure that proposals do not have an unacceptable impact on residential amenities or local roads. The absence of off-street parking and the width of the roads serving the sites means that sufficient additional car and cycle parking should be provided on site without the need to spill out onto the road.

Policy TEN NP11 – Intensification, regeneration and expansion of existing business sites

1. Regeneration and intensification for business uses will be supported at the following sites, as defined on Map 18:

- Parkgate Centre
- Pickhill Business Village (Pickhill Business Centre) and Local Plan allocation
- Leigh Green Industrial Estate
- Station Road Business Centre

All proposals should meet the following criteria:

a) Development should comprise high quality designs, materials and landscaping;

b) Development, including advertising and lighting, should be integrated sensitively into its context respecting the landscape character of the area and, where applicable, the character and heritage of any existing building;

c) The amenities of any neighbouring residential occupiers or the tranquillity of the countryside should not be significantly adversely affected;

d) The proposals should include a Transport Assessment providing details of the projected traffic generation for the proposed development and should exploit any opportunity to make the site more sustainable by improving the scope for access on foot via adjoining footpaths, by cycle or by public transport). Proposals relating to the Station Road Business Centre should take account of the necessity to ensure the safe operation of the level crossing at Station Road at all times; and

e) Sufficient on-site car and cycle parking should be provided for visitors, staff and delivery vehicles.

2. Proposals for start-up units are encouraged at Pickhill Business Village expansion site.

Monitoring Indicators	Targets
Four business sites as defined on Map 18.	No loss of business sites as defined on Map 18.

New business premises outside the built-up confines

The NPPF states that planning policies should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.The Framework recognises that although business development may be proposed outside the built-up confines, it will be important to ensure that proposals are sensitive to the surroundings, exploit any opportunities to make a location more sustainable by providing improved sustainable transport links and would not have an unacceptable impact on local roads.

Ashford Local Plan Policy EMP4 allows the conversion of rural buildings to employment, non-residential tourism or leisure uses subject to meeting a number of criteria. Local Plan Policy EMP5 does not permit new employment premises in the countryside unless it is essential to be located in the countryside and meets other landscape, amenity and traffic tests.

The Plan area contains a number of diversified or specialist agricultural units (including viticulture). Outside the built confines, the Neighbourhood Plan aims to ensure a prosperous rural economy through the development of new business premises through the conversion of suitable existing buildings and, where justified, well-designed new buildings. In accordance with Ashford Local Plan Policy EMP4, buildings for conversion should not require complete or substantial reconstruction and should be converted in a way that preserves their integrity and character.

The Neighbourhood Plan seeks to promote the economic viability of the Parish and support will be given to proposals for farming and forestry operations and their diversification, in accordance with the National Landscape Management Plan objectives, to maintain the significant contribution these bring to the local economy. New buildings will only be allowed where no existing building suitable, or potentially suitable for the purpose, or suitable building that could be converted, would be available in the near vicinity.

Section 5: Neighbourhood Plan Policies

Policy TEN NP12 – New business premises outside the built up confines

Outside the built-up confines, as defined in Map 2, new business premises will be supported through the conversion of a suitable rural building or in new premises where it is essential for the business to be located in the countryside or represents the sustainable development of an established rural business where no existing building suitable or potentially suitable for the purpose, or suitable building that could be converted, would be available within the curtilage.

All proposals should meet the following criteria:

a) Development should comprise high quality designs, materials and landscaping;

b) Development, including advertising and lighting, should be integrated sensitively into its context respecting the landscape character of the area and, where applicable, the HWNL Management Plan objectives and, where applicable, the character and heritage of any existing building;

c) The amenities of any neighbouring residential occupiers or the tranquillity of the countryside should not be significantly adversely affected;

d) The proposals should include a Transport Assessment providing details of the projected traffic generation for the proposed development; and

e) Sufficient on-site car and cycle parking should be provided for visitors, staff and delivery vehicles.

Tourism

According to the Tourist Attractions and Accommodation Tourism Study, 2020, people visit Tenterden for a variety of reasons and the surrounding tourist attractions present opportunities for the town. Known as 'The Jewel of the Weald', Tenterden's position along the main A28 thoroughfare, the surrounding countryside mostly designated for its scenic quality and the much-photographed historic High Street mean that people are attracted to the area.

Aside from the High Street and St Mildred's Church, Trip Advisor 2020 Travellers' Choice awards recognise the top attractions in the Parish as the Kent & East Sussex Railway, Chapel Down Winery, Smallhythe Place and Old Dairy Brewery.

The area is crossed by a number of public footpaths and the High Weald Landscape Trail long distance footpath and National Cycle Route 18 bring tourists right through the centre of town.

Tourism helps support the town's shops, public houses and holiday accommodation.

Two hotels (Little Silver Country Hotel and London Beach Country Hotel) with a total capacity of 40 bedrooms are located in the St Michaels area whilst the town centre inns provide a further capacity of 22 rooms. A number of smaller holiday rental and bed and breakfast properties supplement the tourist accommodation within the Parish.

Strengthening, diversifying and consolidating local attractions and the provision of tourist accommodation will encourage visitors to stay, patronise local businesses and create local jobs.

The Ashford Local Plan 2030, Policy EMP4 - Conversions of rural buildings to non-residential uses allows proposals to convert suitable rural buildings to business uses and 'non-residential tourism' subject to meeting a number of criteria. The Neighbourhood Plan supports this approach and extends this provision to residential tourist accommodation. In accordance with Local Plan Policy EMP4, the building to be converted must be of a permanent and substantial construction and be capable of being converted in a way that preserves its integrity and character. It will be important to ensure that a proposal is sensitive to its surroundings and would not have an unacceptable impact on residential amenities, the tranquillity of the countryside or local roads.

In accordance with Policy TEN NP9, proposals for a hotel should locate within Tenterden Town Centre unless suitable sites are not available.

Section 5: Neighbourhood Plan Policies

Policy TEN NP13 – Tourist Accommodation and Attractions

1. Within the built-up confines, as defined in Map 2, proposals for new tourist accommodation and attractions will be supported.

2. Outside the built-up confines, as defined in Map 2

i Proposals to convert suitable rural buildings to tourist accommodation
or attractions will be supported.
ii The retention and sustainable development of existing and new tourism facilities which respect the character of the countryside in the Plan area will be supported where such proposals comply with the relevant policies in this Plan and in the adopted Ashford Local Plan 2030.

All proposals should meet the following criteria:

a) Development would be integrated sensitively into its context respecting the landscape character of the area and, where applicable, the HWNL Management Plan objectives and, where applicable, the character and heritage assets of the area;

b) The amenities of any neighbouring residential occupiers or the tranquillity of the countryside would not be significantly adversely affected;

c) Development would be situated in locations that are accessible by a choice of modes of transport or exploit any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport);

d) The proposals include a Transport Assessment providing details of the projected traffic generation for the proposed development; and

e) Sufficient on-site car and cycle parking would be provided for visitors, staff and delivery vehicles.

Monitoring Indicators	Targets
Tourist accommodation listed in Tourism evidence base.	Increase in tourist accommodation listed in Tourism evidence base.

Home Working

Working from home for professionals, service providers and craft workers is becoming increasingly common, and the Neighbourhood Plan is supportive of the provision of facilities to enable sustainable homeworking which will improve locally based employment, support local services, and reduce traffic movements. Small scale businesses which are incidental to the enjoyment of the home do not require planning permission and this form of employment opportunity will continue to be available over the Plan period.

Leisure, Health and Wellbeing and Infrastructure

Objectives

- To protect and enhance open spaces used for sport and recreational purposes
- To protect and enhance the extensive network of historic routeways and Public Rights of Way serving the Parish
- To promote health and wellbeing through greater use of sustainable transport routes
- To ensure that sufficient open space and appropriately designed routeways are provided and well integrated with new development
- To ensure sufficient infrastructure and local services are provided to serve the needs of Parish residents, including new provision in association with new development.

Leisure, Health and Wellbeing and Infrastructure Policies

Public Open Space

Existing Provision

The NPPF stresses the need to ensure effective planning for open spaces, sport and recreation provision based on robust assessments of the existing and future needs of communities and the retention of accessible open space.

Ashford Local Plan Policy COM2 - Recreation, Sport, Play and Open Spaces seeks the retention of existing open space, sports and recreational buildings and land unless certain criteria are met.

Sport and Recreation Grounds

There is strong support for, and local participation in, the local sports clubs. Sports pitches are currently provided on four sites in the Parish. St Michaels Recreation Ground is a well-used recreation ground which provides informal recreation open space as well as specifically for younger age groups. In addition, London Beach Golf Club is a private members club which is also open to the public and offers a 9 hole, 18 tee hole golf course and driving range.

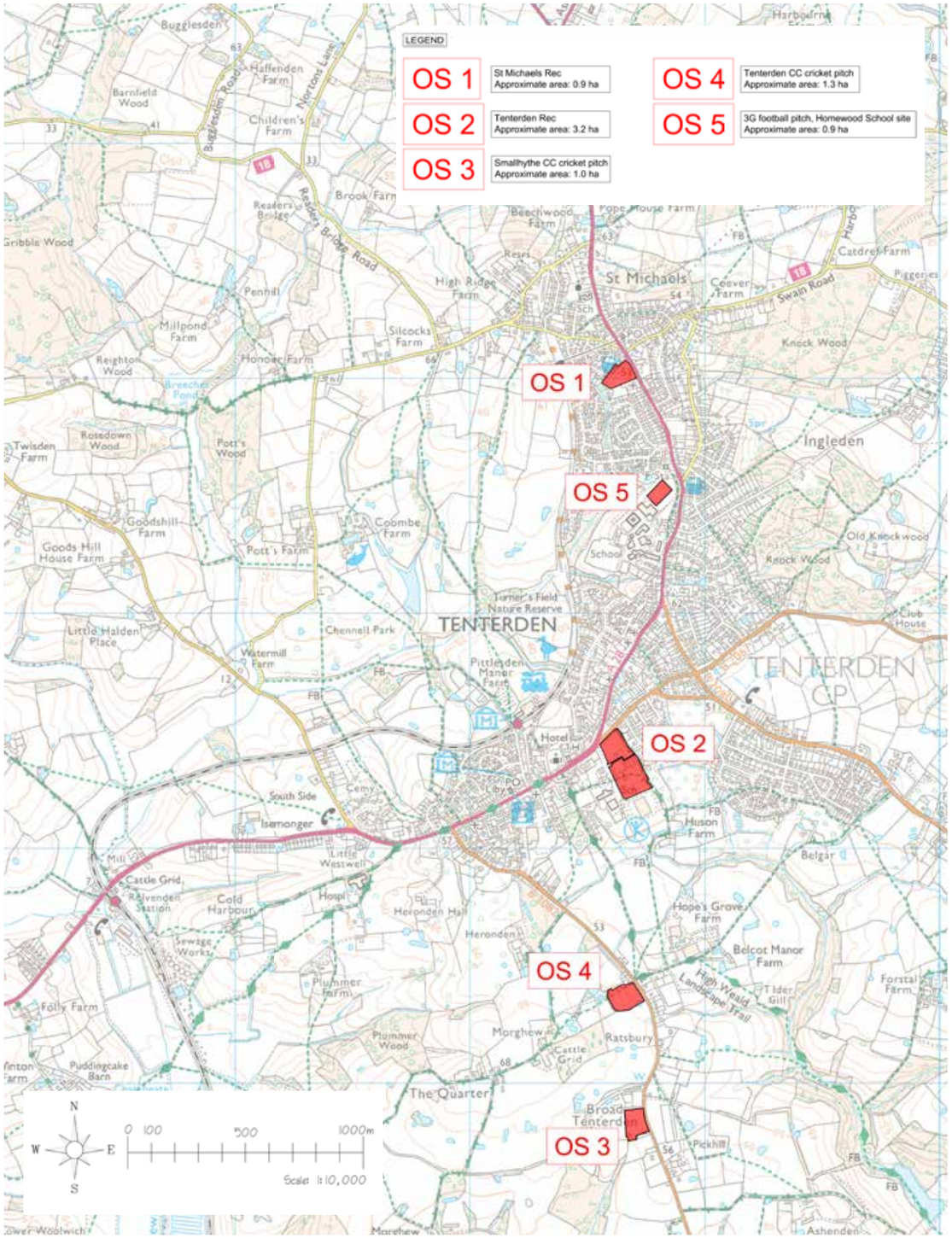
Name	Map reference	Description
St Michaels Recreation Ground	OS 1	Well used recreation ground which provides informal recreation open space and includes a children's playground and a skate ramp.
Tenterden Recreation Ground	OS 2	Very well-used public space which provides a full-sized football pitch, two hard-surface tennis courts and a children's playground. The privately run Tenterden Bowls Club is located within an enclosed section of the Rec and provides one green.
Smallhythe Cricket Club pitch, Smallhythe Road	OS 3	The ground provides one cricket square. SCC is a small club based at the Pickhill pitch on Smallhythe Road. Well-used during cricket season.
Tenterden Cricket Club pitch, Smallhythe Road	OS 4	The ground provides one cricket square. TCC has members of all ages and runs a number of junior and senior teams. The pitch is well-used during cricket season. PRoW AB35 runs along one side.
Homewood School Tenterden (School Site)	OS 5	3G rubber crumb full size football pitch with floodlights which is used by local teams outside school hours.

The centrally located Tenterden Recreation Ground is well placed to provide a range of accessible recreation facilities to the town. The area is situated within the defined town centre and provides an attractive space for informal use whilst visiting the shops, cafés and other services.

The recreation and sports grounds are generally well distributed around the town and provide accessible spaces for all ages (see Map 19).

The NPPF states that planning policies should take into account and support the delivery of local strategies to improve health, social and cultural wellbeing for all sections of the community. Ashford Borough Council Playing Pitch Strategy 2017- 2030, May 2017 assesses existing sports pitch provision and future needs and states that the following sites should be protected as playing field sites:

- Tenterden Recreation Ground
- Homewood School Tenterden (School Site)
- Tenterden Cricket Club
- Smallhythe Cricket Club



Map 19: Sports and Recreation Grounds

The Strategy concludes that these sites are required to satisfy existing and future demands for sports pitches in the Parish during the Plan period. Although the Strategy proposes that the Homewood School Playing Fields (Appledore Road) should be protected as a playing field site in the Local Plan, planning permission has been granted for 141 dwellings and associated infrastructure on land off Appledore Road, including the former Homewood School playing fields. However, it is important for the health and wellbeing of the local community that the remaining well used sport and recreation open spaces are protected.

In addition, the Strategy notes that St Michaels Recreation Ground provides a children's playground and a skate ramp for use by young people living in this part of the town as well as a grassed area for informal play.

Only the Tenterden and St Michaels Recreation Grounds are specifically shown on the Policies Map of the Ashford Local Plan. However, with the exception of the Homewood School Playing Fields, all of the sites identified for protection in the Playing Pitch Strategy are included for retention in the Neighbourhood Plan.

Policy TEN NP14 – Protection of Sports and Recreation Grounds

The following sports and recreation grounds, as defined on Map 19, will be retained and, where appropriate, enhanced:

- Tenterden Recreation Ground
- St Michaels Recreation Ground
- Tenterden Cricket Club Ground
- Smallhythe Road Cricket Ground
- Homewood School Tenterden (School Site)

Development on these sites may exceptionally be supported where replacement provision is made of at least equivalent value to the local community in terms of quantity, quality and location or

An assessment has been undertaken which clearly shows the provision is surplus to requirements, or

The development is for an alternative sport and recreational provision, the needs for which clearly outweigh the loss.

Monitoring Indicators	Targets
Number of sports pitches.	No net loss of sports pitches.

Amenity Open Space

More locally, there are a number of small areas of amenity open space which serve adjoining residential development including within the Shrubcote estate,

Springfield Avenue, Pittlesden, Colonel Stephens Way, Three Fields Road and along the Ashford Road.

Within or abutting the town centre there are a number of informal amenity open spaces which are important in providing resting places in contrast to the bustling town centre. East Cross Gardens, Ashford Road/Oaks Road, Coombe Lane Cemetery, the Millennium Garden and the Lawns, High Street are all designated as Local Green Spaces by Policy TEN NP2.

Allotments

The only allotments in the town are situated on Bells Lane and owned by the William Judge Trust. This centrally located site is well used and currently divided into 29 plots of various sizes . The site is protected as a Local Green Space by Policy TEN NP2. There are currently (April 2021) 46 people on the allotment waiting list, the longest having been on the list since 2018.

Informal/Natural Green Space

Within the town, the long, narrow wooded gill between the modern housing estates of Henley Meadows and Chalk Avenue known as The Dene provides informal natural green space and is designated as a Local Green Space by Policy TEN NP2.

Future Provision

Sport and Recreation Grounds

Ashford Local Plan Policy COM2 states that development proposals shall meet the need for recreation, sport, play and open spaces it generates through the delivery of either new facilities or the enhancement of existing facilities that improve their quality, availability and/or accessibility . In the case of outdoor playing pitches new provision in Tenterden is expected to be delivered through off-site financial contributions secured via Section 106 Agreements towards maintaining, enhancing and expanding existing facilities.

Given its central location, the Town Council is keen to broaden the purpose of the Recreation Ground to allow improved facilities for a wide range of users including the provision of improved children's and adults' play and exercise areas, a skate park with youth hub attached, tennis/netball courts and new footpath network. Whilst this would result in the need to relocate the only existing adult grass football pitch, the more intensive recreational use of the area is considered to make more efficient use of this centrally located site.

In accordance with Policy TEN NP14, an alternative pitch of at least equivalent value to the local community in terms of quantity, quality and location is required to be provided. A town centre location is not considered necessary for a football pitch.

Since the Playing Pitch Strategy was approved, the provision of a 3G rubber crumb full size football pitch with floodlights has been installed at Homewood School but this does not satisfy the need for a replacement senior grass football pitch which meets the requirements of the local leagues.

In addition, the Tenterden Southern Extension Phase B housing allocation for 225 dwellings in the Ashford Local Plan would generate the need for approximately 0.9ha of outdoor sports pitches. Further windfall housing development will generate the need for additional sport and recreation open space.

The Ashford Playing Pitch Strategy also identifies a need to provide further junior grass pitches at Tenterden.

Planning permission has been granted for 141 dwellings and associated infrastructure on land off Appledore Road, including the former Homewood School playing fields. Full planning permission has been granted for an access for all modes of transport which runs from Appledore Road through the former playing fields site to the housing development.

In mitigation, full planning permission has been granted for the change of use of 3.33ha agricultural land off Woodchurch Road to provide formal sports pitches (including 1 x 11v11 Adult Football Pitch, 1 x 9v9 Junior Football Pitch, 1 x 7v7 Mini Soccer Pitch and 2 x 5v5 Mini Soccer Pitches), together with a new pavilion and ancillary parking. The number of replacement pitches, their design, layout and configuration is shown on Map 20 and is in accordance with the Borough Council's Playing Pitch Strategy 2017 – 2030.

The need for improvements to the square and outfield and a new pavilion roof at Smallhythe Cricket Club is identified in the Playing Pitch Strategy.

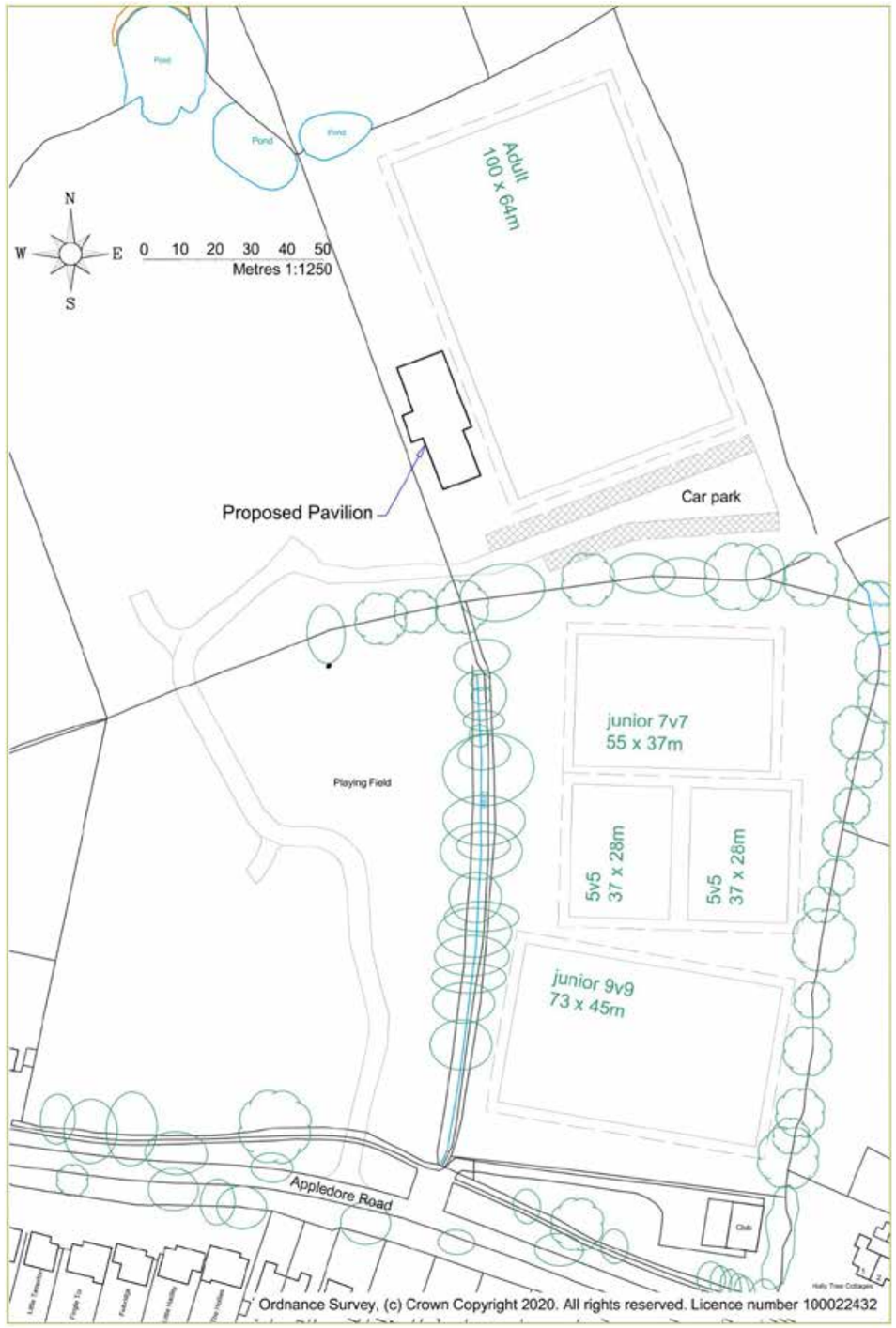
Allotments

Allotments have a wide catchment area – approximately 15 minute walking distance - and therefore would not be provided on individual housing sites in Tenterden. Instead developer contributions will be sought for a new allotment site. The current shortfall of allotments demonstrated by the waiting list will be exacerbated by the growth in the town's population.

Some demand will eventually be met through the turn- over of existing plots . Nevertheless, the current waiting list represents demand for a site which is twice as large as the existing allotments (ie approximately 1ha, excluding any parking).

Tenterden is expected to see a rise in population of over 1000 people over the Plan period. Using the adopted Local Plan standards, this would lead to the need for an additional area for allotments of some 0.2ha excluding any parking (and funding for such provision may be sought from new housing development).

In total, in order to meet residual demand and demand generated by new development, evidence indicates a requirement for an allotment site of some 1 – 1.2ha (excluding any parking requirements). This would represent a sustainable size for long term management in accordance with the adopted Public Green Spaces and Water Environment SPD.



Map 20: Proposed Sports Pitches off Appledore Road.

The adopted Public Green Spaces and Water Environment SPD states that allotments would not be provided on individual housing sites of the scale included in the Neighbourhood Plan but that additional provision should be made off-site within a ten-minute drive time.

It has not been possible to allocate a suitable site in this Neighbourhood Plan but the situation will be monitored and the Town Council will continue to try to identify an available, suitable site as a separate project during the Plan period. New allotments would be implemented under Local Plan Policy COM3 – Allotments.

Informal/Natural Green Space

In accordance with the Borough Council's Public Green Spaces & Water Environment Supplementary Planning Document, housing sites of 50 dwellings or more should normally provide informal/natural green space within the site, where possible making use of existing natural features such as trees, hedgerows or water bodies. Such informal/natural green space should be provided within the Local Plan housing allocation at Tenterden Southern Extension Phase B in accordance with the Neighbourhood Plan Design Code (Policy TEN NP4).

Provision of natural/ semi-natural open space may also be provided on smaller sites where the new informal/ natural space would link to other informal/ natural green space and help improve wildlife value and/or sustainable transport routes and, when combined with the adjoining area, would meet a minimum size of at least 0.25ha.

Children's Play Space

The Ashford Public Green Spaces & Water Environment Supplementary Planning Document does not envisage on site children's play space for the scale of housing sites allocated in the Local Plan for Tenterden. In this case contributions will be required towards improvement of such facilities at Tenterden Recreation Ground and other suitable locations. In addition, consideration should be given to incorporating features within smaller developments which will allow children opportunities for non-equipped play. Features within areas of informal/ natural green space such as mounding or natural elements such as tree trunks and an open, level area of open space will provide opportunities for local play. Traffic calming measures to minimize vehicle speeds will also help make streets safer in these areas and encourage use.

Indoor Health Facilities

Tenterden Leisure Centre makes an important contribution to the leisure provision serving the town and surrounding rural parishes with sports hall, fitness facilities and a six-lane swimming pool. The Borough Council's Indoor Sports Facility Strategy and Action Plan concludes that there remains capacity at the centre to cater for the additional demand from the anticipated dwellings within the Plan period.

The London Beech Spa and Gym facilities also provide indoor facilities for private members.

Routeways

The NPPF is clear that planning policies should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users and to promote sustainable transport such as high-quality walking and cycling networks.

Ashford Local Plan Policy TRA5 requires development proposals to demonstrate how safe and accessible pedestrian movement routes will be delivered and how they will connect to the wider movement network. Opportunities should be taken to connect with and enhance Public Rights of Way (PRoW) wherever possible to encourage journeys on foot. Local Plan Policy ENV5 seeks to protect and, where possible, enhance rural lanes which have a landscape, nature conservation or historic importance and public rights of way. Local Plan Policy TRA6 specifically seeks to improve conditions for cyclists through the following measures:

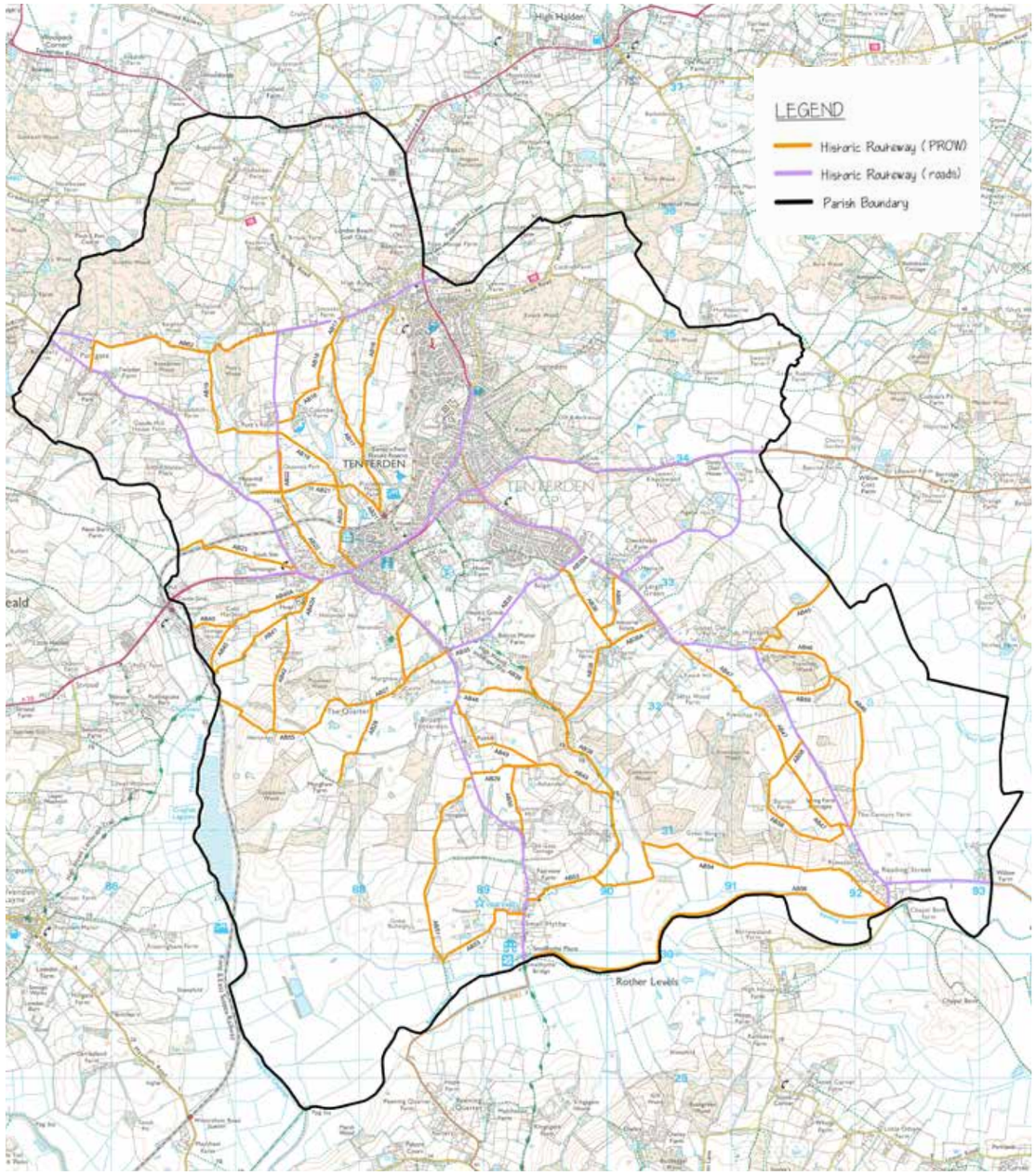
- Promoting and developing a network of cycle routes
- Including cycle routes within new developments
- Providing cycle parking facilities in town centres and at public buildings
- Encouraging journeys by bicycle

The Borough Council's Cycling and Walking Strategy 2019 - 2029 encourages inclusive walking and cycling as a choice for journeys.

Historic routeways

Tenterden Parish is crossed by many historic routeways with many of today's roads present by the 14th Century. The ridge-roads of the High St, Grange Road and Chennell Park Road are the oldest roads and pre-date the 9th century settlement of the town. The Hastings to Dover Roman Road runs through St Michaels along Millpond Lane, just north of Grange Road, and into Dawbourne Wood. A spur of the Roman Road runs down Chennell Park Road and along PRoW AB22 until
it meets PRoW AB21 at the site of the Roman Harbour. The earliest transportation routes included drovers' routes for the transportation of cattle and waterways reaching into Tenterden and Smallhythe. The Ashford Heritage Strategy describes the drover's route from Tenterden to Newenden as one of the Borough's principal heritage assets. Map 21 illustrates the historic routeways of the Parish.

The High Weald Management Plan identifies historic routeways (now roads) as one of the key landscape characteristics, the oldest being the ridge top roads and a dense system of radiating droveways. The Management Plan, 2019-2024 seeks to maintain the historic pattern and features of routeways and enhance their ecological function.



Map 21: Historic routeways

As Map 21 illustrates, these historic routes extend beyond the designated AONB and are one of the key landscape characteristics of the Clapper Hill Wooded Farmlands and the Woodchurch Undulating Farmlands Landscape Character Areas (see Map 4). Outside the town, these include narrow, sunken holloways, edged with trees (some veteran), hedges (some ancient or layered), wildflower-rich verges and boundary banks. The narrow lanes are being damaged by vehicles which erode banks, sensitive verges and ditches that provide effective drainage for excess water and support biodiversity.

The historic routeways penetrate and cross the town as roads along the routes that connect the centre of Tenterden to the farms that were the source of its original prosperity and recall the historic nature of the Lawns and Tenterden Recreation Ground as the sites of regular livestock markets. In the centre of town some of the routeways are now narrow twittens between buildings.

The most frequently used routeway is the historic linear street of the High Street with its distinctive character areas which at the centre narrows to about 15 metres, whilst to the west it dramatically widens to around 60 metres at The Lawns with broad grass verges and a fine avenue of trees either side, all of which is designated as a Local Green Space. This widening effect is also apparent to the east of the centre, and opens into East Cross Gardens, which is also proposed as a Local Green Space.

Railway

Tenterden Town Station was built in 1903 and the line was extended to Headcorn in 1905. The line closed to passengers in 1954 and was reopened in 1974 by volunteers as a tourist attraction. Part of the disused railway track to the north of the station is now Colonel Stephen's Greenway. This forms a primary north-south traffic free green routeway between St Michaels and Tenterden, linking to Henley Meadows, Colonel Stephens Way, and then on to Turner's Field and Drury Road. The initial 600m from St Michaels is lit and has a bound surface. The remaining 640m is unlit and uneven.

Policy TEN NP15 – Historic Routeways

The alignment of historic routeways, as shown on Map 21, within Tenterden Parish should be maintained.

Proposals should not result in an unsympathetic change to the character of a historic routeway.

Monitoring Indicators	Targets
Routeways of historic value.	No deterioration in an historic routeway due to development.

Public Rights of Way and long-distance routes

There is an extensive network of Public Rights of Way across Tenterden Parish though their use as footpaths can be limited by difficult to cross stiles, waterlogged areas and poor signposting. Kent County Council's Rights of Way Improvement Plan 2018 – 2028 aims to provide a high quality, well maintained public rights of way network, that will:

- support the Kent economy
- encourage active lifestyles and sustainable travel choices
- contribute to making Kent a great place to live, work and visit.

The 145km long High Weald Landscape Trail between Horsham and Rye runs through Tenterden connecting to Rolvenden and Smallhythe.

National Cycle Route 18 from Canterbury to Royal Tunbridge Wells passes through St Michaels and along Reader's Bridge Road.

Despite the protection afforded to PRoWs, Tenterden has been losing its distinct country footpaths to development, which has changed the character of the routes (often through narrowing and the introduction of urbanising features including unsympathetic surface materials) as well as leading to diversions to the route and blockages. This has led to a loss of permeability and a reduction in the perception of the rural character of the countryside penetrating, and being integrated with, the town.

Policy TEN NP16 – Public Rights of Way

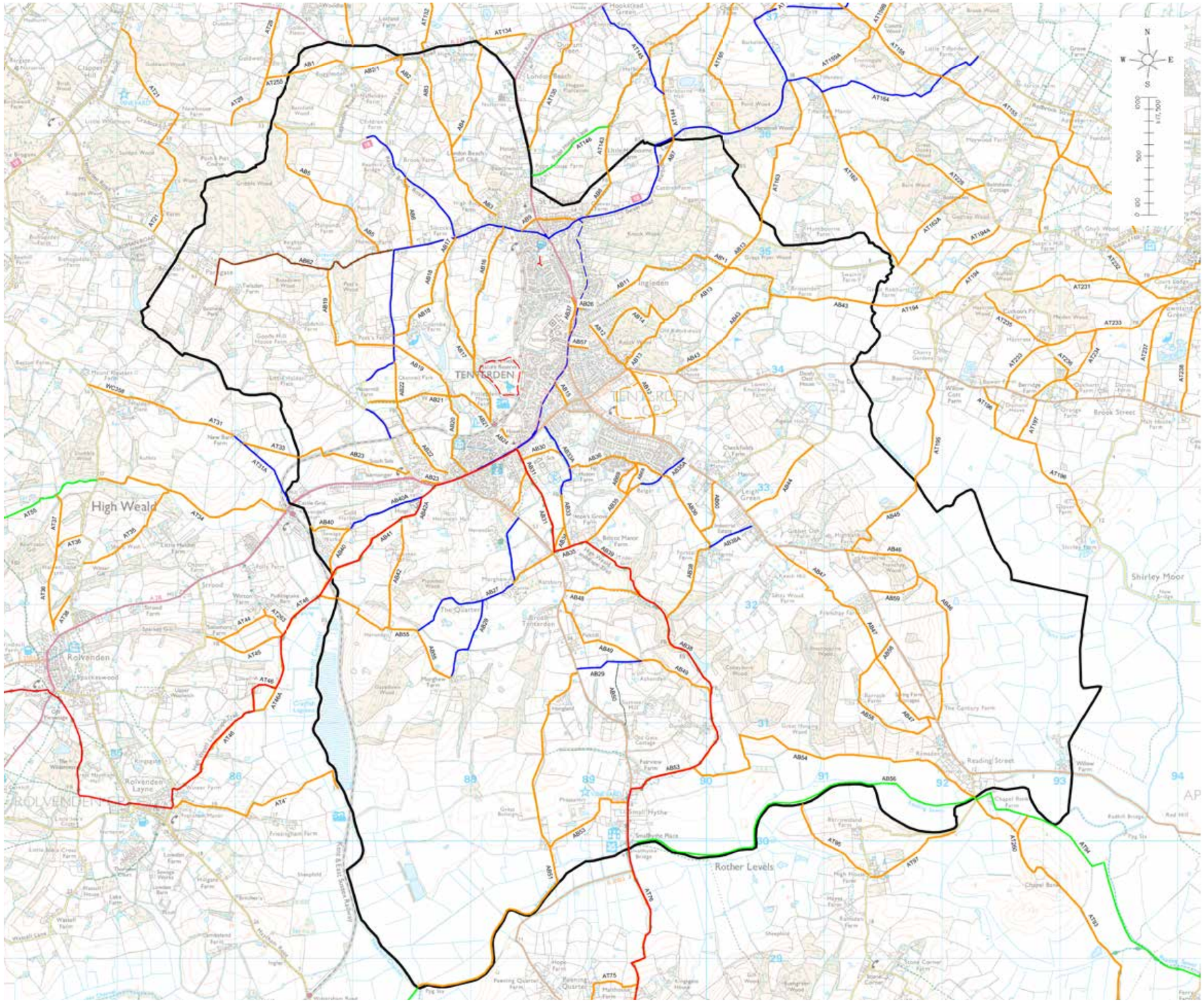
The provision, character and biodiversity of existing public rights of way, as shown on Map 22, will be protected and enhanced, including within new development in accordance with Policy TEN NP4.

New development should incorporate and enhance the intrinsic character and biodiversity of existing public rights of way.

Where appropriate, developer contributions will be sought linked to planning permissions granted for new developments in the Plan area in order to secure off-site improvements to the Public Rights of Way network in the vicinity of new developments.

Monitoring Indicators	Targets
Length, character and biodiversity of Public Rights of Way at the start of the Plan period.	No net loss of length, character and biodiversity of Public Rights of Way. No significant change to the character of rights of way on development sites.

Section 5: Neighbourhood Plan Policies



Map 22: Public Rights of Way, the High Weald Landscape Trail and Route 18

Infrastructure

The strategic Tenterden Southern Extension housing site of 225 dwellings and other windfall development is expected to increase the Parish population by over 1000 people, with consequences for local facilities, services and the transport network. It is important that all new qualifying development provides, or contributes towards, on- and off-site infrastructure in relation to transport, primary and secondary education facilities, open space and sports facilities and waste management facilities.

Under Local Plan Policy IMP1 - Infrastructure Provision, development should make provision to meet the additional requirements for infrastructure arising from the development, where it is justified to do so. The infrastructure should be provided at a time that is required to support the needs generated by the development. Provision should be made either by delivery of the infrastructure or by financial contributions towards the cost of the delivery. More specifically, Local Plan Policy COM2 - Recreation, Sport, Play and Open Spaces, requires qualifying development proposals to meet the open space needs it generates through the delivery of either new facilities or through the enhancement of existing facilities that improves their quality, availability and/or accessibility. Such provision should be delivered through a combination of on-site measures and/or through off-site financial contributions, secured via Section 106 Agreements.

Sustainable Transport

It is recognised that additional development could result in additional traffic on the roads and lanes through the Plan area. The Plan, including the Design Code, seeks to focus development at the urban area together with the provision of safe footpaths and cycle paths linking development to the town centre and, where appropriate, to public transport and schools – minimising the need for car use.

Nevertheless, the Plan area covers the entire Parish, much of which is rural, and includes more isolated buildings. NPPF Para. 85 states that planning policies should recognise that sites to meet local business needs in rural areas may be beyond the urban area and in locations that are not well served by public transport. In these cases, the provision of safe footpaths and cycle paths linking the development to public transport and other facilities will not always be feasible. In such circumstances the Neighbourhood Plan seeks to ensure that development exploits any opportunities to make access to a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).

The Neighbourhood Plan also includes a wide variety of sustainable transport projects for implementation within the highway (see Appendix 3).

Green Infrastructure Provision

Using Ashford Borough Council's adopted open space standards, an additional population of 1000 residents over the plan period would generate the need for:

- Outdoor Sports Pitches: 1.6 hectares
- Informal/Natural green space: 2.0 hectares
- Children's and young people's play space: 0.5 hectares
- Allotments: 0.2 hectares (rising to approximately 1.2 hectares to meet current deficit)
- Strategic Parks: 0.3 hectares
- Cemeteries: 0.6 hectares

Under Local Plan Policies COM2 and COM4, contributions to Strategic Parks and cemeteries are not required in Tenterden.

The NPPF seeks planning policies that promote opportunities to improve the green infrastructure network.

Within the Tenterden Southern Extension Phase B, it would be expected that informal/natural green space will be provided on-site as set out in Local Plan Policies S24 COM2 and Neighbourhood Plan Policy TEN NP8.

The remaining open space requirements should be delivered by enhancing and expanding off site facilities at Tenterden. Contributions will be sought for the upgrade and provision of children's and young people's play facilities at Tenterden Recreation Ground and elsewhere.

Waste Management

The combined Ashford Waste Transfer Station and Household Waste Recycling Centre that serves Tenterden Parish is at operational capacity and any increase in waste tonnages as a result of development would require mitigation. Development within Tenterden Parish which generates waste should support necessary new waste infrastructure in the wider area.

Other Facilities

The combined Ashford Waste Transfer Station and Household Waste Recycling Centre that serves Tenterden Parish is at operational capacity and any increase in waste tonnages as a result of development would require mitigation. Development within Tenterden Parish which generates waste should support necessary new waste infrastructure in the wider area.

Policy TEN NP17 – Securing Infrastructure

Any qualifying development will be expected to ensure provision of the necessary social, physical and green infrastructure needed to support the proposed development, and where relevant the infrastructure identified in the Neighbourhood Plan below through developer contributions, in a timely manner:

- Sustainable transport measures serving new development which assist walking and cycling including the Public Rights of Way network,
- The upgrade and provision of children's and young people's play facilities at Tenterden Recreation Ground and elsewhere, and
- Any other necessary identified infrastructure, including infrastructure of a cross-boundary nature.

Monitoring Indicators	Targets
Infrastructure delivered through developer contributions, including S106 contributions.	Infrastructure identified in the Neighbourhood Plan to be delivered by the end of the Plan period.

Section 5: Neighbourhood Plan Policies

Section 6: Monitoring and Review

Effective monitoring is an essential component in achieving sustainable development and sustainable communities. Monitoring provides crucial information to establish what is happening now and whether policies are working.

The Neighbourhood Plan sets out the long-term spatial vision for Tenterden Parish with agreed objectives and policies to deliver the vision in the period up to 2030. Where relevant, targets are set in the Plan against which the delivery of the policy will be measured. Monitoring will evaluate the progress being made towards delivering the spatial vision and assess the extent to which the policies are being implemented.

Where monitoring shows that progress towards targets is unsatisfactory the Town Council will review the situation and, where necessary, take remedial action. This may include pro-active measures to secure the timely implementation of Neighbourhood Plan projects.

The Plan will be formally reviewed should the emerging review of the adopted Ashford Local Plan 2030 contain policies and proposals that necessitate such a review, in order that the Plan remains in conformity with the relevant strategic policies of the Local Plan. Similarly, the Plan will be reviewed should any changes in national policies necessitate revisions to the Plan's policies.

Section 6: Monitoring and Review

Appendices 2 & 3

Local Rural Heritage Statement and Local Heritage List

The Neighbourhood Plan evidence has sought to identify and assess non-designated heritage assets within the parish that are important to local history, identity and distinctiveness and that residents would like to recognise and protect. They are depicted graphically on a map at the end of Appendix 2.

Non-designated Heritage Assets

Heritage England advice supports local authorities and communities to introduce a local heritage list in their area and for Tenterden this is being compiled through the neighbourhood planning process.

Local Rural Heritage Statement

The Neighbourhood Plan recognises the distinctive local rural heritage of the parish. This includes groups of characteristic local heritage assets. Many of these have not been extensively documented and assessed.

1. *Worked woodland, including ancient woodland, shaws and wooded hedges,*

Since the earliest settlement at Tenterden, its woodland has made a major economic contribution. Access to river and sea transport routes made the woodland particularly valuable. Uses included animal husbandry and pannage, and providing wood for ships and buildings as well as fuel and housing for local inhabitants. The woodland also provided resources for the significant broadcloth industry. Much surviving woodland, including shaws and wooded hedges, has been extensively worked in its past.

2. *Historic field patterns*

Complex and historic field systems are evident across the parish, and particularly in the central and western and north-western areas, but few have been fully assessed. These comprise groups of fields sharing common features and closely associated with the landscape and patterns of historic use. Together they tell the story of Tenterden's landscape and history.

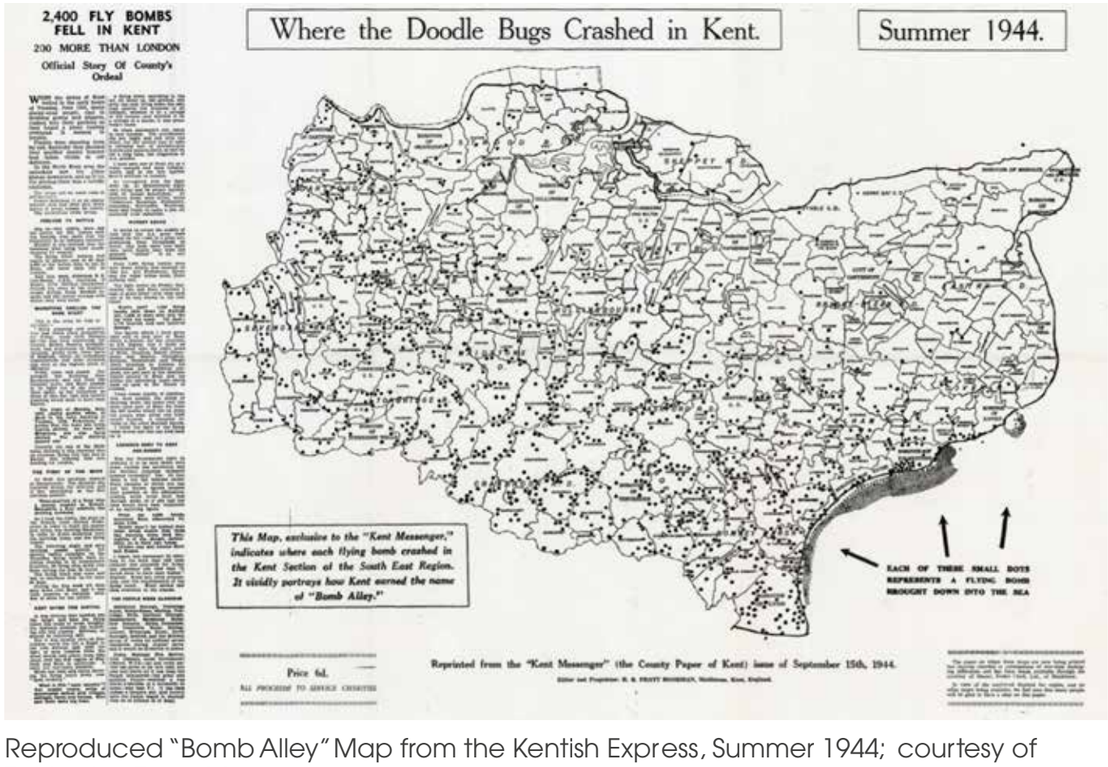
3. *Marl pits and excavations*

Although many pits and ponds exist, few of these excavation areas have been recorded and assessed. Examples include iron ponds, the old marl (fuller's earth) pit on Railway 1 Field, now a pond, and evidence of excavation in Potts Wood.

4. *Traditional fruit orchards*

Kent is known as 'The Garden of England' because of its abundance of orchards, which provide cultural and wildlife benefits. Tenterden was surrounded by traditional mixed orchards, but few of these survive. The parish once also had an abundance of cider orchards.

Appendix 2: Non-designated Heritage Assets



Reproduced "Bomb Alley" Map from the Kentish Express, Summer 1944; courtesy of Tenterden Town Museum

5. *Historic farms and out-farms*

Historic farms and out-farms in the Parish are generally characterised by dispersed buildings set loosely around one or more courtyards. They are often positioned along historic routeways and associated with the survival of intact field types. Their heritage assets are often layered in the landscape, with fragments of earlier use surviving as key boundaries, earthworks, and soil marks alongside altered and converted farmsteads or relict building platforms or below ground structures[1].

6. *Doodlebug and 'Bomb Alley' craters*

Tenterden was on the route for bombing flights to London as St Mildred's Church tower was used as a navigation landmark by the Luftwaffe. It was regularly bombed during WW2, most notably after the introduction of V1 flying bombs, or Doodlebugs, in 1944. Pilots returning from Germany would release any remaining bombs before crossing the English Channel. Some of the resulting craters became ponds, such as at Children's Farm on Norton Lane, or survive as depressions, such as at Hales Place Orchard. Many others have been filled in. There is no comprehensive record and assessment of the remaining craters.

[1] High Weald AONB Unit Commissioned Report; Field Systems Character Statement, Field Systems in the High Weald. N Bannister, 2017

Proposed List of Non-designated Local Heritage Assets

The Neighbourhood Plan has compiled the following list of non-designated heritage assets as having a degree of local significance meriting consideration in planning decisions. These heritage assets are proposed for inclusion in a new Local Heritage List for the parish:

Pre-history and Archaeology

1. St Michaels Roman Road

The route of the Roman Road along Millpond Lane and Grange Road, as well as the spur Roman Road down Chennell Park Road and along PROW AB22 across Chennell Park.

The local non-designated heritage asset includes where PROW AB22 intersects with PROW AB21 and crosses over the purported site of a Roman harbour.

Farming and Farmsteads

2. Medieval field system at Boundary Farm

The medieval field system at Boundary Farm is recorded on the High Weald AONB Field and Heath Character Components Map.

3. Ridge and furrow cultivation plot at Limes Land

An 18th to 19th Century area of parallel ridge and furrow cultivated plots, located in an area of Limes Land to the rear of Stace Close that is boggy for most of the year, as well as further sub-surface remains of a small area of ridge and furrow and visible lynchets (earth terraces created by ploughing).

4. Coever Orchard

The field was leased in the ownership of St Augustine's Abbey before reverting at the Dissolution to the Crown. It is currently designated by Natural England as a traditional orchard planted in the 1950s across a typically south-west to north-east Jutish drove way (now the PROW AB8 footpath to High Halden). The disease resistant apple varieties it contains are of botanic and commercial importance.

5. Hales Place Orchard

The orchard consists of around 170 apple trees including bramley, russet and cox planted circa 1965 and designated by Natural England as a traditional orchard because of its character and botanic importance.

6. Veteran fruit trees, Westwell Park

A number of veteran fruit trees survive from the orchard planted in the grounds of Westwell House. These include veteran pear trees and a small grove of damson trees.

Appendix 2: Non-designated Heritage Assets

7. Chapel Down Vineyard

The first vineyard in Smallhythe was planted in 1977 as Rock Lodge, which was then acquired by Chapel Down when it moved to Tenterden in 1995. The vineyard in Tenterden now covers around 6 hectares. Chapel Down is the UK's largest winemaker and has won many prestigious awards for its still and sparkling wines. Chapel Down Vineyard is a major tourist attraction.

8. Hop Gardens, Reader's Bridge Road

The Hukins family has been growing hops in Tenterden for over 100 years at Haffenden Farm. In the late 19th Century hop gardens were ubiquitous in the landscape, but by the mid 20th Century they had mostly disappeared. The hop gardens along Reader's Bridge Road are a dramatic reminder of how much of the Parish would once have looked.

9. Chicken Sheds, Coombe Farm

Chicken sheds were once a common feature of farms around Tenterden, and were used to rear poultry supplied to London via the railway. A number of early 20th Century sheds survive at Coombe Farm.

10. Burgage Strips associated with the Lawns

The burgage strips survive in the Millennium Garden and the long thin gardens of the cottages set back from the High Street on the Eastern side of what are now known as The Lawns.

11. Water Trough, High Street

The cast iron and painted water trough on the High Street Lawns was used to provide water for horses from the late 19th Century. It was moved to its current location opposite Station Road around the time the War Memorial was built in 1920.

12. The Soup Kitchen, Jacksons Lane

The Soup Kitchen is a small building in Jacksons Lane inscribed "Soup Kitchen 1875". It was built by public donation for the town's rural poor during the late 19th Century agricultural depression.

13. Horse Pond (Meeting House Pond), Ashford Road

Both St Michaels and Tenterden had clay lined horse ponds used by heavy horses that worked the land. The Tenterden horse pond survives on the Ashford Road opposite the Old Meeting House, although it is now largely hidden by a hedge.

Routeways

14. Drove way on Limes Land

A drove way running east-west across the southern part of the Limes Land landscape. This is thought to be one of a number of early medieval droves across Kent dating back to the 8th Century or earlier and has characteristics in keeping with, and similar to, Jutish routeways.

15. The King's Highway

A stretch of the original King's Highway (described as such in 1493) survives in fields between Knockwood House and Brissenden. This was the original road between Tenterden and Woodchurch.

16. St Michaels Village Sign

St. Michael's village sign was erected in March 2008.
It is located on the triangle at the junction of the Ashford Road and Grange Road and depicts in black and gilt wrought iron the triumph of the Archangel Michael over Satan, represented as a dragon. The sign was designed by local resident Trevor Bingham.

Ecclesiastical Heritage

17. St Andrew's Catholic Church, Ashford Road

The original building was designed by Wilfrid Mangan and built in 1935 on land bought by Southwark Diocese in 1925. The building was a modest brick-built structure, and is now much extended.

18. Tenterden Methodist (Wesleyan) Church and Memorial Organ, West Cross

The first Wesleyan Methodist chapel was built in 1797 and was replaced by the current building in 1885. The church includes a WW1 Methodist Memorial pipe organ, one of only three left in England.

The refurbishment of the Memorial organ was awarded the Sir John Betjeman award from the Society for the Protection of Ancient Buildings (SPAB) in 2020.

19. Trinity Baptist Church, Ashford Road

The congregation of Trinity Baptist Church was formed in 1967 and has worshipped since 1969 in the former Free Church of England building, which before that had not been used since 1948.

20. Zion Baptist Church, High Street

The first Baptist chapel on the High Street was the Zion Chapel, built in 1835. It was then rebuilt and enlarged in 1877.

21. Jirah Baptist Chapel, St Michaels

Jirah Strict Baptist Chapel dates from 1869, although the exterior has been renewed several times since then.

22. Glebe Field

The Glebe Field is the last remaining undeveloped remnant of the Church's medieval glebe land, and was almost certainly used as part of the production of broadcloth.

Industry and Commerce

23. Ship's Anchor outside Quill House

A large cast iron anchor, probably 18th Century, which has sat since the late 20th Century on the pavement of the Western Lawns outside Quill House on the High Street. The anchor recalls the importance of the sea to Tenterden's early prosperity and the town's status within the Confederation of Cinque Ports.

In Georgian times a leaning anchor represented the virtue 'hope'. This seems an appropriate sentiment as people support each other through the pandemic of 2020 and 2021.

24. Smallhythe Port and Shipyard

Documentary sources record a substantial shipyard at Smallhythe in the later medieval period. The site has only been excavated once, briefly, by Time Team in June 1998. The shipyard was associated with royal ships, such as George and Jesus both built for Henry V in 1416. The shipyards declined rapidly in the 16th Century as the Rother silted up. The medieval harbour is located along the Reading sewer stretching for about 350m on both sides of the main road[2]. The site is included on Natural England's Selected Heritage Inventory.

25. Brewery Well

The Brewery well on Coombe Lane was dug in 1893. It was originally powered by a wind pump, and then a diesel engine. The Brewery Well was restored recently as a wishing well.

[2] An Archaeological Evaluation of the Medieval Shipyard Facilities at Smallhythe, Bellamy & Milne, Kent Archaeological Society

2*6*. Millponds

Remains of millponds and mill races survive along Millpond Lane and PROW AB19. Significant earthworks are visible at Breeches Pond (so called because it was shaped like a pair of trousers), along with rubble from the sluice gate, the boathouse, and Frog's Hole Mill. Further earthworks define the southern boundary of Tarn Pond, and the mill race to Brattle Mill remains clearly visible in the field.

2*7*. Remnants of the town's medieval and later broadcloth industry in the landscape over Westwell Park, Lane Fields, Pittlesden, and the Coombes

Earthworks and remnants forming a landscape of connected features and patterns of usage across a number of fields and streams providing the main routeway from the High Street and West Cross clothiers and dyehouses to the fulling mills on the Ashbourne Stream and tenter fields on the Coombes.This cloth working industrial complex played a vital role in the Kentish broadcloth industry on which the prosperity of medieval Tenterden was built.West Cross Lane Field was known in the 17th Century as Footway Field, and by the 19th Century as Beall's Lane Field.Westwell Park was originally known as Bayden.

2*8*. Great Walk

The Great Walk was constructed at the height of Tenterden's prosperity as one of the centres of the medieval broadcloth industry. It runs from Coombe Lane to the fulling mills (by the site of Strikybolds mill) and tenter fields of the Ashbourne Stream and the Coombes along a raised and ditched routeway.This is now part of PROW AB21.

The Great Walk was later used for military parades during the Civil War, and horses were kept on Coombe Field. In the 18th Century the route near the town was divided into Timson's Garden (now the site of the Vine Inn, car park, and cemetery) and a rope walk (now Coombe Lane). From 1848 to 1911 the remaining part of the garden became an overflow graveyard for St Mildred's.

29. Rope Walks at Coombe Lane and Elmstone House

A rope walk is a long, straight, narrow lane where long strands of fibre are laid before being twisted into rope. A rope walk existed along Coombe Lane.The other surviving Rope Walk is a twitten to the east of the site of the George Inn at 16 High Street leading by what was Elmstone House.

3*0*. Millennium Garden

Millennium Garden occupies one of the earliest, perhaps 13th Century, perch-wide tenement plots associated with the cloth industry, fronting onto the upper part of the old marketplace with workshops to the rear. It was renamed in the year 2000 to commemorate the Millennium.

Appendix 2: Non-designated Heritage Assets

3*1*. Site of Town Mill/Elmstone House

The Town Mill, a windmill, was operational during the 18th and 19th Centuries behind the George Inn, close to the Town Hall.The site also included a blacksmith and forge and is now an enclosed walled garden that belonged to the former Elmstone House.

3*2*. The Narrows, Shambles, and the Churchyard Highway

The Narrows, Shambles and Church Highway are a unique feature of Tenterden High Street.This pattern of settlement and interrelationship between buildings and highways results from the development of a market area in the 13th Century that encroached from the churchyard and glebe land onto the highway.The highway then split either side of this group of stalls, or Shambles, and is now represented by a pavement alongside the churchyard to the north of the Shambles, and a dramatically narrowed High Street to the south.

3*3*. The Fairings

The Fairings was built in 1912 on the site of the 16th Century Oaks House, which was demolished in 1845. It opened as the Electric Palace (also known as the Cinema Palace and the Picture Palace) and closed in 1937 when the Embassy Cinema opened. It survives today as a row of independent shops.

3*4*. Embassy cinema and name sign

The Embassy Cinema opened in February 1937 and closed in 1969. The cinema has a square brick exterior and is designed in the Art Deco style. The original Embassy name sign remains on the building.

Invasion and Defence[3]

3*5*. Royal Observer Corp Underground Monitoring Post, Chennell Park Road

The Royal Observer Corp established an underground monitoring post on the western side of Chennell Park Road between Brown's Corner and Potts Farm, from where they reported enemy aircraft sightings to Fighter Command, including during the Battle of Britain.The site survives as an area of scrub hedging and trees, and the bunker has been filled with rubble.

3*6*. Auxiliary Unit Operational Base, Gibbet Oak Farm

The Auxiliary Units were created in June 1940 to train resistance fighters in the event of invasion. Secret bunkers were established across the country, including a hide-out below the summer house in the garden of Gibbet Oak Farm.

[3] With thanks to Colin Young for sharing information from his archive, Tenterden in World War 2

37. Romney Huts (large Nissen huts) at Tenterden Town Station now housing the museum and the Old Dairy brewery

A Romney hut is type of large Nissen hut and is built using a prefabricated steel structure. It was designed and developed by the British military during World War 2. Five Romney Huts were built alongside the station, and were used to assemble components for PLUTO. The surviving huts now house The Old Dairy Brewery and the Railway Museum.

38. Nissen hut at Coombe Farm, Chennell Park Road

A single Nissen hut survives at Coombe Farm. Chennell Park and the surrounding land was used by the Royal Engineers during the war, including to process and store the scrap from downed aircraft before it was sent for recycling.

39. The Beacon, Recreation Ground

The Beacon was erected in 2018 to commemorate the Armistice centenary. It stands on the Recreation Ground at the corner of Recreation Ground Road and the High Street.

The Railway

40. Colonel Stephens Greenway

The K&ESR railway was extended to run from Tenterden to Headcorn is 1905 and was closed in 1954. Part of the disassembled railway line was opened as Colonel Stephens Greenway, running from St Michaels to Turner's Field.

41. Site of St Michaels Halt

St Michaels Halt was opened in 1912 and comprised a single platform made of sleepers and a small, corrugated iron ticket office hut, located south of an ungated level crossing over Grange Road. Regular passenger services from the station were withdrawn after the last train on Saturday 2nd January 1954, and the station was then dismantled.

42. Tenterden Town Station and associated buildings (K&ESR)

Tenterden Town Station comprises platforms and a collection of railway buildings dating predominantly from the early 20th Century. A number of the buildings have been relocated to the station, and some are modern but with traditional styling. K&ESR is a significant tourist attraction for the town.

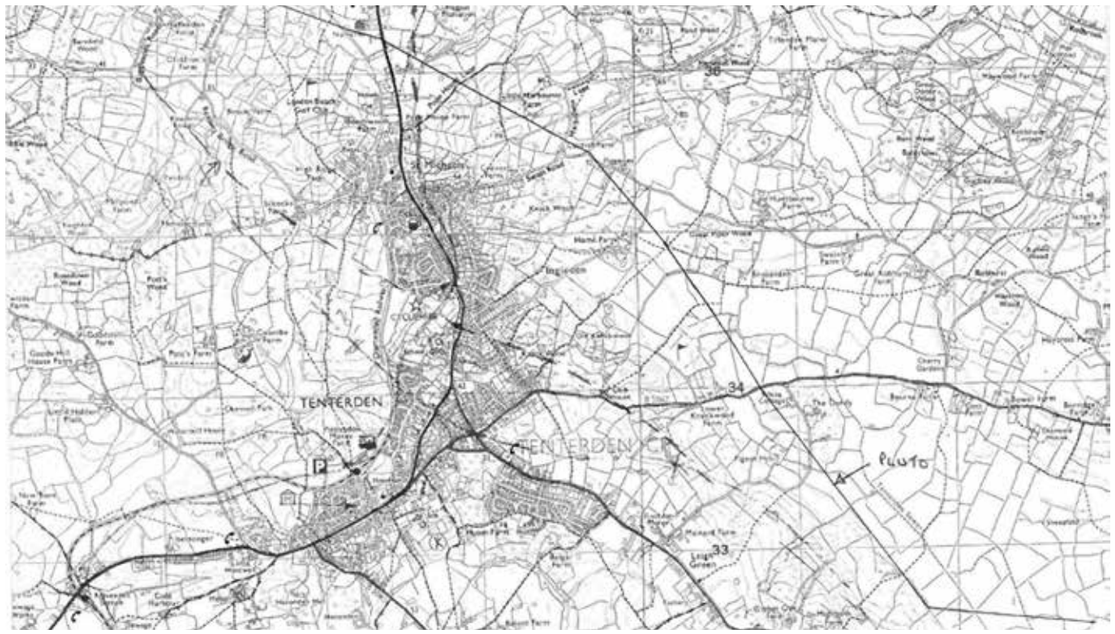
43. Shoreham Railway Tunnel

St. Michael's brick-built railway tunnel runs for 31 yards beneath the highest point of Shoreham Lane on the route from St Michaels Halt to High Halden Road. It operated from 1905 to 1954 and is one of the Tenterden to Headcorn line's main civil engineering features[6].

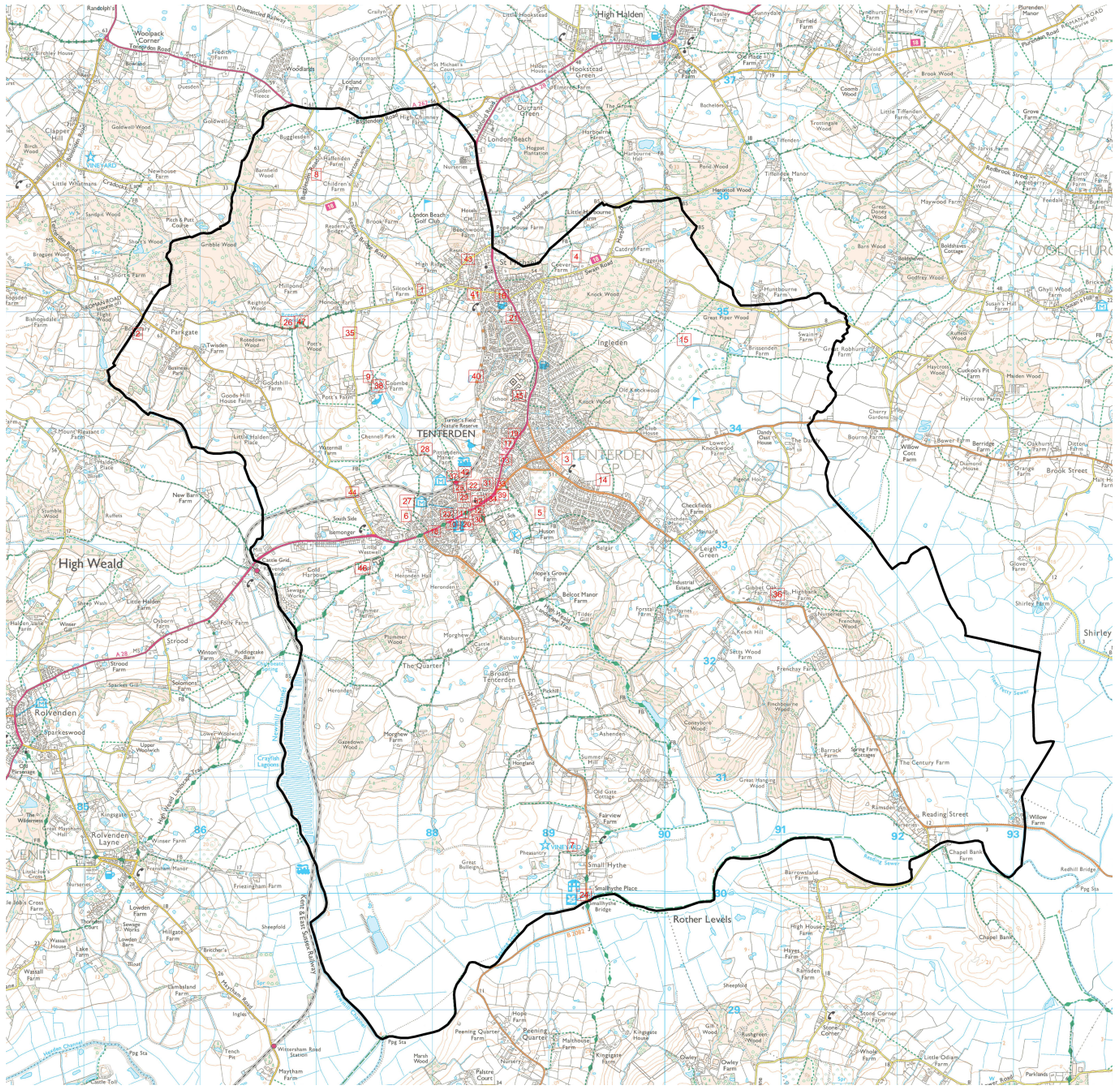
44. Cranbrook Road Level Crossing and Crossing Keeper' s Hut

The steam railway line crosses the Cranbrook Road through a gated hand operated level crossing with associated crossing keeper's hut. The crossing has white painted metal crossbar gates.

[3] With thanks to Colin Young for sharing information from his archive, Tenterden in World War 2
[4] Bloody Hell; Roy Bishop, 2004
[5] Tenterden the First Thousand Years, Hugh Roberts, 1995
[6] Railwaycodes.org.uk Stewart Smith memorial pages



Map showing the route of PLUTO across Tenterden, courtesy of Tenterden Town Museum



Appendix 2: Non-Designated Heritage Assets

1. St Michaels Roman Road
2. Medieval field system at Boundary Farm
3. Ridge & furrow cultivation plot at Limes Land
4. Coever Orchard
5. Hales Place Orchard
6. Veteran fruit trees, Westwell Park
7. Chapel Down Vineyard
8. Hop Gardens, Reader's Bridge Road (Hukins Hops)
9. Chicken sheds, Coombe Farm
10. Burgage Strips associated with the Lawns
11. Water Trough, High Street
12. The Soup Kitchen, Jacksons Lane
13. Horse Pond (Meeting House Pond), Ashford Rd
14. Drove way on Limes Land
15. The King's Highway
16. St Michaels village sign
17. St Andrew's Catholic Church, Ashford Rd
18. Tenterden Methodist (Wesleyan) Church and Memorial Organ, West Cross
19. Trinity Baptist Church, Ashford Rd
20. Zion Baptist Church, High St
21. Jirah Baptist Chapel, St Michaels
22. Glebe Field
23. Ship's Anchor outside Quill House
24. Smallhythe Port and Shipyard
25. Brewery Well
26. Millponds
27. Remnants of the town's medieval and later broadcloth industry in the landscape over Westwell Park, Lane Fields, Pittlesden, and the Coombes
28. Great Walk
29. Rope Walks at Coombe Lane and Elmstone House
30. Millenium Garden
31. Site of Town Mill/ Elmstone House
32. The Narrows, Shambles and the Churchyard Highway
33. The Fairings
34. Embassy cinema and name sign
35. Royal Observer Corp Underground Monitoring Post, Chennel Park Rd
36. Auxiliary Unit Operational Base, Gibbet Oak Farm
37. Romney Huts (large Nissen huts) at Tenterden Town Station now housing the museum and the Old Dairy
38. Nissen hut at Coombe Farm, Chennel Park Rd
39. The Beacon, Recreation Ground
40. Colonel Stephen's Greenway
41. Site of St Michaels Halt
42. Tenterden Town Station and associated buildings (K&ESR)
43. Shoreham Railway Tunnel
44. Cranbrook Road Level Crossing and Signal Box

Projects Summary

This list summarises curr ent, proposed and potential projects across the town and parish r elating to the objectives of the neighbourhood plan. Some of these come directly out of the work of the neighbourhood plan.

In all cases Tenterden Town Council (TTC) has an actual or pot ential role as sponsor, organiser, funder, or advocate. In some cases, formal responsibility sits with another authority or delivery agency, for example with either Ashford Borough Council (ABC), or Kent County Council (KCC). The inclusion of a proposed project on this list does not mean the relevant authority or delivery agency has approved the project to proceed. It is up to TTC to decide which projects it wishes to progress and the priorities t o be assigned.

In many cases resident groups and associations ha ve, or will have, an important role to play in delivering the projects. These include; resident led steering committees and focus groups for TTC projects, new Community Interest Companies (CIC), trustee groups, Kent Wildlife Trust (KWT), and associations suc h as the Tenterden and District Residents Association (TDRA), the Civil Society etc.

Projects relating to land use will in man y cases also need t o consult with and obtain the support of relevant landowners.

The projects list does not inc lude proposed or planned highw ay works not dir ectly related to the objectives of the neighbourhood plan suc h as one-way systems, traffic lights, or roundabouts, and does not inc lude the welcome regeneration of St Mildred's as TTC has no f ormal role in that project.

Appendix 3: Associated Projects

Project Theme: Social and Cultural Infrastructure, Wellbeing

Project No.	Project	Project Type[1]	Delivery Agencies[2]	Potential S106[3]
1.	Recreation Ground	P	TTC, focus group	Yes
2.	St Michaels Recreation Ground	P	TTC	Yes
3.	Encouraging mixed-use community and work spaces	S	TTC, ABC	Yes (community spaces)
4.	Town Hall modernisation	P	TTC, focus group	
5.	Cinema project	P	TTC, Residents Group	
6.	Football pitches	S	TTC, Sports Review	Yes
7.	Markets and Events Management	O	TTC, CIC	
8.	Children's play areas	S	TTC	Yes
9.	Outdoor gym areas	S	TTC	Yes
10.	Introduce a green plaque scheme	S	TTC	
11	Continue to try to identify an available, suitable site for allotments to meet existing and future demand	P	TTC	Yes
12	Search for an additional sit e for new allotments.	R	TTC	Yes

[1] Adopt a strategy/plan (S); Research/F easibility (R); Physical project (P); or other projects (O).
[2] Potential/actual lead authority mark ed in bold
[3] The project either has, may, or may potentially receive funding through S106 pa yments. Other funding sources may also be available.

Project Theme: Biodiversity and Green Objectives

Project No.	Project	Project Type	Delivery Agencies	Potential S106
1.	Tenterden Nature Recovery Action Plan	S	KWT, ABC, TTC, CIC	Yes
2.	Bio-diversity net gain opportunities	S	KWT, ABC, TTC	
3.	Wildlife corridors	S	KWT, TTC	
4.	Veteran tree and ancient hedge protection	S	KWT, ABC, TTC	
5.	Watercourse and wetland management	S	KWT, TTC, Southeast Water, Environment Agency	Yes
6.	Orchards and 10,000 Trees campaign	S	ABC, TTC	
7.	Wildflower verges	P	KCC, ABC, TTC	
8.	Kiln Field	P	TTC	Yes
9.	Coombe Lane	P	TTC, CoE	Yes
10.	Leisure Centre sustainability review	S	ABC, TTC, LC Trustees	
11.	Recycling strategy and hub	S	ABC, TTC	

Project Theme: Routeways and transport

Project No.	Project	Project Type	Delivery Agencies	Potential S106
1.	Local Cycling and Walking Infrastructure Plan (LCWIP)	S	KCC, ABC, TTC	
2.	Pedestrian crossings	S	KCC, TTC	Yes
3.	Colonel Stephens Greenway upgrade	S	TTC, ABC	Yes
4.	Complete Colonel Stephens Greenway cycle route	S	KCC, ABC, TTC, Sustrans	
5.	Improve AB31 and links to AB32, AB30	S	KCC, TTC, Sustrans	Yes
6.	Improve accessibility around Homewood School	S	KCC, TTC, Tenterden Schools Trust, Sustrans	Yes
7.	AB15 upgrade to shared use cycle and walking	P	KCC, TTC, Sustrans	Yes
8.	AB33A upgrade	P	KCC, TTC, Sustrans	Yes
9.	AB36 upgrade to shared use cycling and walking	P	KCC, TTC, Sustrans	Yes
10.	AB30 upgrade to shared use cycling and walking	S	KCC, TTC, Sustrans	Yes
11.	Explore rural cycling route connecting the town centre to N18	S	KCC, ABC, TTC	Yes
12.	N18 maintenance and improvement	O	KCC, TTC	
13.	Town cycle lane feasibility study	R	KCC, TTC	Yes
14.	A19 footbridge replacement	S	KCC, TTC	Yes
15.	Replace stiles with kissing gates	S	KCC, TTC	Yes
16.	Improve signposts and way markers	S	KCC, TTC	Yes
17.	Large scale footpath map	O	TTC	
18.	Paved footpaths along roads connecting PROWS	S	KCC, TTC	Yes
19.	Improved cycle storage	S	TTC	Yes
20.	Footpath pamphlet	P	TTC	
21.	PROW network maintenance	S	KCC, TTC	Yes
22	Increase provision of EV charging points.	P	KCC, Developers	Yes

Project Theme: Transport Infrastructure

Project No.	Project	Project Type	Delivery Agencies	Potential S106
1.	Sustainable Transport Action Plan	S	KCC, TTC, Civil Society	
2.	20 is Plenty campaign and speed-calming measures	S	KCC, TTC, 20 is Plenty	
3.	Air quality surveys	P	ABC, TTC	
4.	Move bus idling out of the town centre	R	Bus Companies, KCC, TTC	
5.	EV Charging points	R	KCC, ABC, TTC	
6.	Improve flood management at high-risk locations	S	KCC, Environment Agency, Southeast Water, TTC	

Appendix 3: Associated Projects

Project Theme: Supporting the Town Centre & Public Realm

Project No.	Project	Project Type	Delivery Agencies	Potential S106
1.	Conservation Area Appraisal and Management Plan (CAMP)	S	ABC, TTC	
2.	Improve street furniture and signposting	S	TTC	Yes
3.	Town centre tree planting	S	ABC, TTC	Yes
4.	Undertake place-making projects; creating destination areas	S	KCC, ABC, TTC	Yes?
5.	Public toilet improvements	P	TTC	Yes
6.	Visitor Brand Review	R	TTC	
7.	Destination Plan	S	TTC	
8.	Tourism and Visitor Information Centre	P	TTC	

Town and Parish Projects

This list of current and proposed actions has been pulled together to articulate the aspirations of residents, help implement policies, and meet the aims of and objectives of the neighbourhood plan using available funding.

Tenterden is going through a period of significant change, with growth in the number of residents, the challenge of maintaining the vitality of the High Street, and the opportunity to deliver on the vision statement of the neighbourhood plan which sets out the desire of residents for a vibrant, welcoming, and inclusive town that is intrinsically connected to its history and in harmony with the beauty of the surrounding countryside. Tenterden's future is rooted in plans for a sustainable and thriving community that offers physical and cultural wellbeing to residents and a compelling offer to visitors and overnight tourists.

This vision will only be achieved with the right level of strategic planning and investment in community and social infrastructure. Current and future infrastructure needs must be evaluated and addressed in all future development.

These projects have either been identified through the neighbourhood plan process or are linked to the neighbourhood plan vision. Some of them are already underway, others have completed initial planning but have not yet been implemented, and in other cases this list is a starting point for these projects to be developed further. Some projects will require further feasibility studies to establish how they can be funded and delivered, in many cases outside the scope of the neighbourhood plan.

Neighbourhood Projects

Proposals for new and improved community and social infrastructure, including the projects listed below, will be supported subject to meeting the objectives of the neighbourhood plan and being compatible with other planning policies in the plan.

Appendix 3: Associated Projects

Project Descriptions

The projects summary list gives a short description of projects grouped by themes. The projects are in no particular order, vary from inception and early-stage planning to established projects with clear deliverables and timeframes, and require contributions towards funding or complete funding to be developed and implemented.

Further details of the projects are set out below:

Social and Cultural Infrastructure, Wellbeing

1. Complete the redevelopment of the Tenterden Recreation Ground.

2. Assess and implement improvements required to the St Michael's Recreation Ground.

3. Identify opportunities to design and create new and diverse mixed-use community and workspaces throughout the parish for people of all ages and abilities.

4. Modernise and improve the Town Hall providing a sustainable social, cultural and arts anchor building in the centre of the town.

5. Support the Cinema project group in identifying and assessing opportunities to establish a new cinema in Tenterden.

6. Identify land suitable for new football pitches and establish appropriate facilities including pitches and pavilions.

7. Establish a Tenterden Markets and Events Community Interest Company (CIC) to manage the overall market and events offering in co-ordination with the Town Manager[4]. Create a managed calendar of major annual arts and cultural events and festivals that attract significant numbers of visitors[5].

[4] In recommending the establishment of a CIC, the Local Economy Working Group considered that its objectives could include:
a. Creating and managing an overall calendar of market activities that attracts residents and visitors to shop and spend time in the town and that supports local businesses
b. Curating market stalls in order to maintain the quality of offer to shoppers and establish a distinct reputation for Tenterden as a destination for a good local market, excellent farmers market, and excellent seasonal markets and events celebrating local culture and produce
c. Run a programme to attract and support market stall holders as a low-cost way of establishing local new business and encouraging entrepreneurial activity in the town
d. Manage market infrastructure including erecting and maintaining stalls, providing electricity where required, and managing refuse.
e. Support the success of thematic markets and the key annual festivals by working with their management groups and the town council.

[5] While recognising other events such as the Spirit of Tenterden take place, the Local Economy Working Group identified the relevant established key festivals as being:
a. Christmas in Tenterden and the Christmas Market
b. The Tenterden Folk Festival
c. The CAMRA Real Ale & Cider Festival (with the opportunity to expand this into the town rather than just at the Station)
It also recommended strengthening the May Fair and create a stronger connection to its origins in local agriculture and livestock and supporting a new annual summer wine festival celebrating local wine (and brewing) production in the area around Tenterden.

8. Provide further children's play areas along with appropriate equipment and upgrade equipment as needed including along Colonel Stephens Way.

9. Provide outdoor gym areas including appropriate equipment including along Colonel Stephens Greenway and the St Michael's and Tenterden Recreation Grounds.

10. Introduce a green plaque scheme for Tenterden highlighting buildings and places of particular social and historical interest supported by a self-guided pedestrian tour.

11. Continue to try to identify an available, suitable site for allotments to meet existing and future demand

12. Search for an additional site for new allotments.

Improvements to benefit biodiversity and green objectives

1. Establish a Tenterden Nature Recovery Community Interest Company (CIC) to implement the Kent Nature Partnership Biodiversity Strategy focused on priority habitats and priority species[6].

2. Establish a framework to identify and record potential bio-diversity net gain opportunities in the parish to provide mitigation for unavoidable loss of biodiversity resulting from development in the parish and elsewhere.

3. Create and maintain wildlife corridors with species-rich hedgerows, wildflower meadows, gardens, planters, and verges to encourage pollinating insects and link priority habitat sites.

4. Establish mechanisms to record and safeguard notable, ancient, and veteran trees and hedges.

5. Research and monitor the status of local watercourses, gills, ponds, ditches, marshes and wetlands and undertake action to improve crossing points, address flooding, mitigate pollution, and assess opportunities for restoration and enhancement, working with Southern Water and the Environment Agency.

6. Develop plans to reinstate and plant new traditional orchards as well as a "Plant 10,000 Trees" campaign to plant native fertile trees across the parish.

7. Extend the current wildflower planting scheme on verges and public areas, working with the Tenterden Town Council maintenance team.

8. Continue to develop the nature reserve at Kiln Field providing an improved wildlife habitat and a sustainable and accessible resource for the community.

[6] Specifics elements of this include managing improved biodiversity across the parish, working with stakeholders to support the physical, mental, and emotional health benefits that engagement with the natural world provides, and developing and implementing a Tenterden Nature Recovery Action Plan in association with Kent Wildlife Trust's Wilder Towns team.

9. Restore and improve the cemetery in Coombe Lane as a public amenity space.

10. Provide solar panels on the Leisure Centre and other public and community buildings as part of a strategy to increase sustainable power and renewable energy generation.

11. Develop and implement a town-wide recycling strategy including establishing a recycling hub near the Leisure Centre.

Routeways and Transport; improvements for pedestrians and cyclists

1. Develop and implement a Local Cycling and Walking Infrastructure Plan (LCWIP) for Tenterden, St Michael's, and Smallhythe in conjunction with TTC and Ashford Borough Council (ABC).

2. Install a controlled crossing near Shoreham Lane north of St Michaels connecting routeways either side of the A28 and allowing improved access for new development at the Pope House Farm site (500m north of the primary school and church on the east side of the A28). Design and install new crossing arrangements on the B2067 from Woodchurch Road to Golden Square.

3. Upgrade Colonel Stephens Greenway:
a. apply a bound surface and improve lighting to the 640m southern section of the greenway so it is of consistent quality along its full length.
b. undertake ground works to raise the level of the path at the low point next to the pond. Clear and manage encroaching saplings and undergrowth along the entire length of the greenway.

4. Complete the Colonel Stephens Greenway cycle link from St Michael's to Tenterden High Street along one of the identified possible routes, including potentially seeking landowner permission to use the edges of Barn Field and Glebe Field.

5. Appropriately resurface the newly deteriorated Six Fields Path AB31 and widen to 3.5m where possible, ensuring quality links to the new housing development and a retained and improved Three Fields Path AB32. Retain and improve Six Fields Path AB30.

6. Improve footway and public footpath widths to and around Homewood School including across the shopping parade forecourt and fire station access road. Seek permission to widen footpath AB37 to Homewood School by moving the school boundary fence to allow shared use walking and cycling. Assess school and neighbouring buildings pedestrian and vehicle access and design and install new crossing across the A28.

7. Seek permissions to widen Beachy Path AB15 for shared use cycling and walking.

8. Resurface and light the full length of Sandy Lane AB33A, removing excess passing bays, installing 5mph speed signs, and creating formal access points to the Recreation Ground, building a causeway through low level marshy areas, undertaking necessary groundworks by the pond and development site, and providing improved links to AB30 and AB33.

9. Remove tubular barriers on AB36 and seek permission to widen the footpath, install a new shared use bridge over the current earth steps and ditch, and investigate shared use cycling and walking to Shrubcote, including removing no cycling signs along the route.

10. Resurface footpath AB30 for shared use cycling and walking and consider appropriate landscaping for place-making. Seek permission for formal access to the Waitrose car park and provide a cycle parking area nearby.

11. Seek landowner and other permissions required to create a shared use walking and cycling network connecting to the National Cycle Route 18 (N18) to the west of the town.

12. Maintain the surface of N18 to an appropriate standard for safe cycling including regular maintenance and filling in potholes.

13. Undertake a feasibility study to create dedicated town centre cycle routes.

14. Install a new raised footbridge on AB19 as it crosses the stream entering Chennell Park, including groundworks to dredge the stream and reduce flooding.

15. Replace stiles with kissing gates at all locations to improve accessibility throughout the footpath network.

16. Improve the quality of signs and way markers throughout the footpath network, including directional destination signs from the High Street to the High Weald Landscape Trail and walking routes to key attractions such K&ESR, Chapel Down Vineyard, Ellen Terry's House,and Biddenden Vineyard.

17. Install a large-scale parish-wide map in the town centre showing all public rights of way for the benefit of residents and visitors.

18. Provide paved footpaths to create safe connections between public rights of way along the following roads:
a. A28 from Castweazle to Rolvenden Station.
b. the Cranbrook Road from the cemetery to Chennell Park Road.
c. the Smallhythe Road connecting AB48 and AB49, AB35 and AB48, and from the AB53 to Chapel Down Vineyard and Smallhythe.
d. where AB12 crosses the Woodchurch Road.

19. Provide good and improved cycle storage facilities near Tesco carpark and at the Leisure Centre.

20. Provide a pamphlet map showing footpaths in the parish and describing popular circular walks from the High Street.

21. Work with KCC and landowners to improve the Public Right of Way (PROW) network by removing fencing that narrows the footpath to less than 2m width including on AB6, AB16, AB34, AB35, AB40, and reinstate routes that no longer follow the definitive map.

22. Increase provision of EV charging points.

Transport infrastructure

1. Support the development of a Sustainable Transport Strategy and Action Plan for the parish.

2. Support traffic speed calming measures including a "20 is Plenty" campaign for Tenterden and St Michael's, surrounding roads such as Grange Road, Readers Bridge Road, and Chennell Park Road, Reading Street, and Smallhythe and provide appropriate speed cameras and vehicle activated warning signs.

3. Conduct regular air quality surveys including at points of high congestion such as Homewood School and the High Street.

4. Remove arrangements for idling buses from outside the Vine and along the Greens and relocate the waiting area to the Cranbrook Road outside the built confines of the town.

5. Provide increased numbers of Electric Vehicle (EV) charging points at the Leisure Centre and other key locations.

6. Working with relevant stakeholders to address persistent flooding and drainage problems, including reinstating and clearing blocked ditches, at several locations including:
a. Appledore Road near Limesland
b. AB40A to Westview
c. Chennell Park Road at the junction with Cranbrook Road
d. Rolvenden Road near Rolvenden Station.

Supporting the Town Centre and Public Realm

1. Develop and implement a Conservation Area Appraisal and Management Plan (CAMP) covering the Tenterden and St Michael's Conservation Areas.

2. Provide appropriate street furniture in the Conservation Area while reducing street clutter and introducing more comprehensive signposting of footpath and cycle routes in the town and to the surrounding countryside.

3. Plant ornamental, fruit trees, and fertile native tree species at suitable places around the town.

4. Identify opportunities for improved place-making by creating destinations for people to assemble, pause, and meet at key locations in the town including extended pedestrian areas, and by using improved seating, planting, and public art.

5. Modernise and improve the public toilets in the Coombe Lane carpark and on the Recreation Ground including the provision of high-quality facilities for people with disabilities.

6. Undertake a review of Tenterden's brand from the perspective of residents and visitors.

7. Implement the proposals in the town's Destination Plan creating and marketing a distinct view of the town and what it offers.

8. Establish a new Tourism and Visitor Information Centre.

Appendix 3: Associated Projects