

**Vistry Homes (Tenterden) Steering Committee**  
**Minutes of the meeting held on Monday, 16<sup>th</sup> September 2024**

**Present:**

*Vistry Homes:* Paul Dadswell (PD)

*SEC Newgate:* William Neale (WN)

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

*Tenterden Town Council:* Cllr. Mike Carter (MC), Claire Gilbert (Deputy Town Clerk) (CG)

*Tenterden Community Land Trust:* Mark Ellender (ME)

*Limes Land Protection Group:* Albert Poole (AP)

**Reserved Matters Planning Application update.**

PD reported that they had received comments and initial feedback from ABC on the RM application and will be going through the feedback and consultee responses. Vistry will be looking at where they need to make initial amendments and will then meet with the Case Officer and Design Officer at ABC to discuss the revisions. It is hoped that Vistry will then have a steer on what will make the scheme acceptable. PD stated that he was sure there would be amendments required to the current application and once these amendments are complete, the application will be resubmitted. It is anticipated that this process will take around four weeks, so the amended application would potentially be submitted at the end of October/beginning of November depending on how discussions go with ABC. PD hopes that he will be able to share the revised plans and sketches at the next Steering Committee meeting.

AP asked whether there would be an impasse in terms of what will be provided on design during the discussions with ABC, and whether Vistry will expect a resolution at some point. PD reported that he anticipated the application will go to ABC's Planning Committee. AP was keen for the residents who back onto Limes Land to see a positive outcome and therefore would like them to see the detailed plans sooner rather than later. PD stated that there was at least another couple of months before the finer detail is agreed and for those, there will be conditions. AP asked whether Vistry think the application will go to ABC's Planning Committee this side of Christmas and PD stated that they hoped it would, but it would be dependent on how the meeting goes with the ABC Officers.

PD reported that Vistry will need Reserved Matters consent from Natural England before any ecological works can take place on the housing site. The ecological works ideally need to be consented by mid-January before trapping should commence. To reassure the Steering Committee, PD stated that due to the nature of site, they have used top end architects and have spent a higher amount than they do with other developments on consultants due to this being a more specialist site.

PD provided an example of the sort of comments they have received so far on the application. ABC's Design Officer would like the roads to be narrower, however, KCC would like them wider. The roads are already at the narrowest width that KCC will allow, therefore the width might not change. Vistry have had to find a balance with many of the comments.

AP reported on the issues with the design of the roads on Tent1a where with the reduced width, there are conflicts between vehicles at the turning points and junctions. AP would prefer wider roads on the Vistry site if possible. PD stated that widening the roads will be an issue on BNG and the layout of the site. MC reported that the roads on Tent1a were designed that way to slow traffic down and to make sure it did not become a rat-run.

*Cllr. Mulholland joined the meeting.*

KM reported that Samantha Reed had sent him an email regarding the trial trenching as part of the archaeological investigations. PD reported that the ecological translocation exercise had now finished for the access road, basin, pitches and pavilion. The Country park is not being trapped as it is not being built on, however, there are some receptor areas and archaeologists have gone in to do trial trenching. AP reported that Sam's main question was that no approval has been communicated on the ABC Planning portal. PD stated that the Archaeological Consultant had agreed the work with KCC which had been signed off. Although the work had been approved by KCC, they are still consulted as part of the planning process. PD reported that because the Consultant had the sign off by KCC, there was a delay with the submission for which Vistry were waiting for the condition to be signed off.

AP asked whether the archaeological investigations had unearthed anything. PD stated that they did not find anything of significance, and it was a very small portion of the site. PD reported that there are some areas in the wider site where there might be something, but they cannot do archaeology investigations in those areas until after the ecology has taken place; this will be in the Reserved Matters application area.

PD reported that they will shortly be carrying out enabling work, which includes the compound set up, vegetation clearance and strimming, as well as the Section 278 works around the entrance. Work is due to start in the next couple of months and PD will provide an update at the next meeting. This will be low level activity. PD reported that the Code of Construction Practice is being submitted on 16<sup>th</sup> September 2024; archaeology needs to be signed off; and the footpath condition has been signed off.

PD reported that the contamination has not been signed off yet and there were only a small number of conditions left to discharge before works can commence on site.

## Questions

1. MC reported a rumour that was going round which says there is an ABC 'Stop' Notice on site at present; PD stated that he had not heard of this. AP reported that it could be a rumour going round due to recently there have been no works taking place for several weeks. PD stated that there will be downtime between conditions that are signed off; Vistry try to dovetail works to protect equipment on site.
2. AP asked if there was an update on what delays might be expected when the services are progressed/installed on site. PD reported that the pavilion will need power and sewerage but will not require a substation at the moment. The potential drain on power would be when the residential dwellings are built, so there will be no impact at this stage. PD reported that discussions will start to take place in the next few months with service providers. Capacity checks are always carried out prior to purchase.

It was reported that surface water for the new road will drain into the pond to the left of the site, and the pond will also take surface water from some of the housing as well. PD stated that the root ingress in the pipes is causing issues already for surface water drainage along Appledore Road. They can use machinery to go in and cut the roots and seal the holes, but the alternative is to install a new pipeline. It was noted that the pond will drain the water at the same rate as it does already.

AP reported that there are currently issues of flooding in Appledore Road. In the plans regarding the networks for drainage of surface water, network 2 has been taken out. Network 2 was always part of the original design as they think it will route to networks 1 and 3. AP reported that the current drainage from ditch behind his property has never been maintained by the owners of the land. Clearing of the ditch and drains has in the past been carried out by the residents. AP requested that Vistry arrange for someone to clear the drain before winter sets in. PD reported that network 2 was omitted as networks 1 and 3 end up in the sewer on Appledore Road. PD reported that when Vistry resolve the

issue, a drastic improvement will be seen with regard to less flooding. Vistry would rather not take drainage from the site through someone else's land, which is currently the case. PD agreed to check with the ecologists if it would be OK to clear the drain; AP agreed to email the information to PD.

3. AP reported on behalf of Samantha Reed that she had sent two emails to Bakerwell regarding the habitat being cut back behind her property and has not to date received a response. Another neighbour had also emailed Bakerwell, but no response received as yet. PD reported that Bakerwell are very busy this time of year carrying out surveys before the season closes. PD agreed to liaise with Bakerwell to speed up responses; AP agreed to ask the other resident for more information and send this over to PD.
4. MC reported that the AB12 footpath where it exits onto Woodchurch Road is very dangerous and asked whether there could be an upgrade to make it safer. PD stated that Vistry can do works up to their site boundary, but they cannot do upgrades on other people's land. If this area was contained in the Section 106 agreement, then Vistry could intervene, but PD stated that it is not included. PD agreed to investigate and raise the concerns with KCC. KM asked to be copied into any emails regarding the footpath. MC agreed to raise the safety issue with the Town Council.
5. It was noted that KCC had issued the notice on the diversion of the AB12 footpath from 20<sup>th</sup> September for up to six months. CG reported that the Town Council had already shared this information via their website and on social media.
6. MC asked whether there was any further information regarding the Tenterden Community Land Trust. PD reported that Vistry were at the stage where until they have the Reserved Matters application approved, they would not enter into further discussions with Registered Providers. Once approval has been obtained, they will then approach the RPs. The issue currently with the Land Trust is that they are not a Registered Provider, therefore, would need to partner with one.
7. AP asked whether any other works will be taking place on site in the next few weeks in addition to the enabling works and diversion of the footpath. PD reported that residents will also see fencing going up for preparations to build the road.