

Vistry Homes (Tenterden) Steering Committee
Minutes of the meeting held on Thursday, 30th January 2025

Present:

Vistry Homes: Paul Dadswell (PD)

SEC Newgate: William Neale (WN)

Tenterden Town Council: Cllr. Mike Carter (MC), Jane Mills (JM) and Claire Gilbert (Deputy Town Clerk) (CG)

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

Tenterden Community Land Trust: Mark Ellender (ME)

Tenterden & District Chamber of Commerce: Lance Hopley (LH)

Limes Land Protection Group: Sam Reed (SR)

Apologies for Absence submitted: Siggie Nepp (Tenterden Wildlife, Tenterden Neighbourhood Plan & TDRA) and Cllr. Mike Hill (KCC).

Absent: Cllr. Kayleigh Brunger-Randall (TTC) and Cllr. Ken Mulholland (ABC).

Update from Vistry Homes

1. PD provided an update regarding the letter received from the Town Council concerning relocating the proposed new bus stop on Woodchurch Road and diverting the AB12 PROW entrance/exit on Woodchurch Road. PD stated that Vistry were not dismissing the request to move the bus stop, however, several safety audits had been carried out for its proposed location and planning was approved. They were quite far along in the process and works will start in next couple of months to install the bus stop; they would not be looking to move it at this stage. With regard to the AB12 PROW, PD reported that because they need to deliver and open the country open space, it needs to progress as approved in the outline planning permission. In PD's experience, diverting a PROW always takes at least a year, therefore has suggested progressing with the build as is, but as soon as works start on the residential development and the obligations have been fulfilled, Vistry can relook at taking the diversion forward.
2. PD confirmed that the pitches, country open space and pitches need to be up and running before they can start the residential development. Vistry had asked ABC whether they could delay the condition of 'to occupation' for one of the smaller pitches due to the amount of spoil they are having to dig out from site and are storing on the area. Under the current approval, the spoil would have to be removed from the site in order for all pitches to be built and 'occupied', but then soil brought back in at a later date for the residential development. Negotiations with ABC are ongoing in this matter, but ultimately removing soil to then bring new soil back at a slightly later date would be nonsensical.
3. PD reported that Vistry were due to meet with Tenterden Wildlife, Kent Wildlife Trust and the Town Council on 23rd January 2025, however due to technical issues with the meeting it did not go ahead. The meeting has been rearranged for Wednesday, 5th February to discuss management options specifically for the Country Open Space.
4. PD reported that discussions with the Town Council regarding the management of the sports pitches and pavilion were halted due to a delay in obtaining a drainage basis report from the consultant appointed to assist with the discussions. PD stated that it is now urgent for Vistry to sort this out and is chasing the consultant. Unfortunately, if there is no organisation lined up to take over the running of the facilities, then Vistry would have to arrange for a Management Company to take it on; Vistry would much prefer the transfer to be to a local body.

JC stated that a qualified management company would need to be sought to ensure that the BNG put in place is achieved and maintained, which requires expertise. PD reported that BNG will remain Vistry's responsibility to manage or seek an expert company to do so. JC reported that the Section 106 agreement states that management of the pitches/country open space has to be an organisation/company with expertise and a proven track record. PD reported that the Management Company or local organisation who takes on the facilities would need to be approved by ABC. JC was keen to ensure that no inadequate companies take on the management; PD stated that if the Town Council for instance took on the management, they could for example employ an expert to advise them in areas of less expertise. JM reported that the Town Council were creating a feasibility study to look at options and a possible business plan to run the facilities and stated that the Town Council does already manage large areas within the town therefore does have some expertise. PD reiterated that there could be two separate management bodies for the country open space and sports facilities; it does not have to be just one.

JC asked when the sports pavilion, pitches and country open space will be ready. PD reported that all being well, they are hoping for it all to be ready around November time this year. Once the facilities are open to public, there is a 12-month grace period for the management and monitoring and if any defects are apparent or appear during that time, it will fall within the year's maintenance before being signed off.

5. PD reported that there is a large list of planning conditions for the country open space, sports pitches and pavilion that are associated to the Reserved Matters areas, to the Outline planning permission and some that relate to both. PD wanted to highlight that where some conditions relate to both, they will have to be discharged twice, as each area is completed. PD agreed to circulate the list of discharges which shows whether they have been discharged or are pending, with those in 'red' still being handled.

For the residential area, no ecological conditions have been discharged yet as it would make sense to obtain approval for the Reserved Matters application first. Ideally trapping will be carried out before the Autumn but will need Reserved Matters consent and the relevant licence before an application to Natural England can be made.

SR asked where the newts, etc. from the residential development area will be relocated to during the build. PD reported that it is proposed for the current receptor area in the country open space to remain in place for the translocation. Natural England and ABC will need to agree with this, as the area would not be open to the public, but it will only be a small area of the open space.

6. PD provided an update on the planning timetable for the Reserved Matters application. The submission is constantly changing and being reworked; there have been several meetings held between Vistry, KCC and ABC since the initial submission and PD was pleased to report that he is clearer on how to satisfy both parties. Discussions will soon take place with Vistry's engineering team, and it is hoped to have a fixed updated layout mid-February with a view to submission at the end of March 2025. It is hoped that it goes to ABC's Planning Committee swiftly in order for a decision to be reached by the end of May/beginning of June.

JM asked whether now that the Tenterden Neighbourhood Plan has been formally adopted, if Vistry were taking into account the approved statutory design codes for Tenterden. PD reported that there have been many significant changes to the layout, boundary treatment, etc. of the site since the last submission. The plans are not ready for sharing at present, but PD agreed to share these with the Steering Committee before they are resubmitted. A document will also be provided that shows all the questions submitted and how they have been addressed; there may be some that have not been answered but an explanation will be provided. A list of the design codes and how they have been managed will also be included.

JM asked PD how well he feels the revised plans comply with the Tenterden Neighbourhood Plan; PD stated that they have done as much as they can. WN reported that their Architect will attend the next Steering Committee meeting so that he can take the Committee through the revised plans.

Questions

1. SR reported that where Vistry are working at the moment as the AB12 comes through, a piece of the ecology fencing is open behind the Heras fencing which would allow the wildlife to get in and out. PD agreed to investigate as the fencing should be fully intact.
2. JC commented on the SUDS on the old football pitch and the pumping out and flooding that took place before Christmas. PD reported that the basin became full as the outlet had not been completed before the long rain period and the only solution agreed with KCC was to pump out at the same rate as the drainage would have done into the waste water drains. PD stated that there should not be any more issues as all parts were now sorted.
3. JC reported on the state of the Appledore Road and asked when Vistry will carry out repair/resurfacing works. PD reported that there is a condition survey to be carried out (one has been done twice already) to capture this point in time. Once the entire development is completed, Vistry will carry out another condition survey with a view to bringing it back to the state it was or improved and will then present this to KCC for approval. If in the meantime the roads require urgent repair, then KCC will dictate this procedure. PD was clear that there could be several repairs over the next few years as the development progresses.
4. JC asked when the construction management plan will be available. PD reported that the document was submitted and approved for the pavilion, country open space and pitches. The CMP is not as in-depth as it will be for the residential development; the condition will be re-discharged again when dealing with the residential development.
5. PD reported that the emails he had received from SR and AP will be dealt with and responded to outside of the meeting.
6. SR enquired about the flooding issues and asked what would be happening with the drainage and sewers, and when will works take place. PD reported that the works will take place as part of the residential development when it commences, but at present do not have a start date or fixed strategy. As discussed at previous meetings, there is a proposal to either upgrade the sewer pipe on Appledore Road or repair the pipes currently in place. During the build, the site will still discharge at the same rate and volume as naturally takes place.
7. JC reported on behalf of a resident that someone had put sensors in the sewage pipes and asked why this had been done. PD was not directly dealing with sewerage but will check whether this is the case.
8. SR asked whether Appledore Road would be closed at any point. PD reported that if they have to put in new sewer pipes in then one lane would be closed whilst that takes place, but that is not confirmed. PD reported that Building Technical will join the Steering Committee meetings once the Reserved Matters Application is approved and will start discharging conditions.
9. SR referred to a wish list regarding the pitches and that if the TTFC First Team get promoted, there would need to be dugouts and flood lighting for the pitch. The Planning Inspector had said no lighting, and the tree roots needed to be protected. SR asked how realistic it would be for TTFC to obtain their wishes. PD stated that it would not be for

Vistry to deliver or prejudge whether it would be approved; it is a completely different process.