



BISHOPS PLANNING
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Development Management
Ashford Borough Council
Civic Centre
Tannery Lane
ASHFORD
TN23 1PL

16/15/RS
16th December 2025

Dear Sir/Madam

**Erection of 15 Dwellings, New Road Junction and 15-Metre Buffer Zones
The Vicarage and Glebe, Ashford Road, St Michael's, Tenterden, TN30 6PY**

On behalf of Canterbury Diocesan Board of Finance Limited, I attach an application for full planning permission for the above proposed development.

The Local Planning Authority(LPA) formally acknowledged the development potential of this land in its Pre Application response (PRE/2024/0109) in December 2024. The Applicants' team has spent the last 12 months gathering relevant data, conducting surveys, and meticulously planning a scheme paying close attention to the Council's requirements and all other planning considerations.

Safeguarding the amenities of neighbours and the protection of wildlife, trees, Ancient Woodland and the former line of the Roman Road which once clipped the site have been given high priority. A great deal of attention has been given to creating a high quality development that would blend in and make a positive contribution to the character and appearance of this part of St Michaels and the countryside that surrounds it.

The level of amenity and privacy of each of the fifteen new homes has been a deliberate focus of the team. This has been helped by the LPA's insistence on a low density scheme in keeping with St Michael's established townscape. Nevertheless, the proposal would represent a very efficient use of the land bearing in mind that half of the site will remain permanently undeveloped as a

buffer to protect the Ancient Woodland, the neighbours and the potential archaeology.

Individual house types have been designed to complement local styles, forms and materials by the team's architect who has extensive experience of creating scheme in sensitive setting. Private open space and off street parking provision would meet or exceed LPA adopted standards in every case.

The Applicants' highway engineers have worked closely with Kent Highways to produce a new junction with Ashford Road and an in internal layout which is both safe and convenient.

Full details are set out in the following documents:

- APP1 Application form.
- Planning Design and Access Statement Ref 16/15/RS
- Accommodation Schedule F1492.
- Transport Statement 332612438.
- Climate Mitigation Statement F1492.
- Updated Ecological Appraisal 0405 R05 Rev A 11.12.25.
- Protected Species Survey Report 0405 RO9
- BNG Baseline Habitat Assessment 0405 RO7
- BNG Design Stage Assessment 0405 RO8.
- BNG Statutory Metric 0405 M3
- Drawing Issue Sheet F1492.
- Flood Risk and Drainage Strategy 25-0116.
- Landscape Visual Appraisal Section 1-2.
- Landscape Visual Appraisal Section 3
- Landscape Visual Appraisal Section 4-6.
- Landscape Visual Appraisal Section 7.
- Landscape Visual Appraisal Section 8.
- BS5837 Tree Report/Arboricultural Impact Assessment Ref No L905AIA (Tree Constraints Plan, Tree Protection Plan & Tree Removal Plan).
- Archaeological Assessment SMVG DA 20 (Includes 2024 LiDAR Survey)

Design details are set out on the following 15 drawings all prefixed E1492.

<i>Drawing No;</i>	<i>Drawing name;</i>	03.09.25
1	Red line OS Plan	P1
2	Existing Site Plan	P1
9	Proposed Site Plan	P1
10	Proposed Tenure Plan	P1
20	Proposed West Elevation	P1
21	Proposed South Elevation	P1
22	Proposed Section Through Access Road	P1
30	Shed / Cycle Storage Layouts	P1
40	Proposed Site Planing Showing Key Views	P1
130	House Type 3.01 A	P1
135	House Type 3.03 A	P1
140	House Type 4.01 A	P1
141	House Type 4.01 B	P1
145	House Type 4.02 A	P1
150	House Type 5.01 A	P1

The Applicants propose to issue Draft Heads of Terms for the S106 Obligations when consultee responses are available.

Please let me know If you need any additional information.

Yours sincerely



Robert Stevenson
Chartered Town Planner
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