

Ruth Bryan

From: Alan Best [AlanBest@swale.gov.uk]
Sent: 09 June 2016 16:52
To: Ruth Bryan
Cc: 'lynetteljdassoc@aol.com'
Subject: RE: Land at Graveney Road, Faversham

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ruth

Thank you for re-sending this material to us.

Firstly, can I apologise for the error, which was caused by the Council's incorrect plotting of the site. I suspect this arose because of the lack of an identifiable eastern boundary on the OS base map.

Despite this, as you know, the Panel report did correctly identified the extent of the site in question, but officers mistakenly updated Members at the meeting based on the incorrectly plotted site. This has obviously been reflected in the minutes to the LDF Panel.

As I said when we discussed this matter over the telephone, it is officer's view that this error would not have led to a different outcome at the meeting. Whilst the report had asked for Members views, it had clearly set out some concerns over the possibility of the employment allocation being 'changed' to housing. At the meeting, my recollection is that Members had already indicated their wish not to see the site allocated before officer's provided the incorrect update. Given their clear intention not to allocate the site in any event, officer's do not feel that your client would have been prejudiced by the incorrect update.

We will of course draw these matters to the LDF Panel Chairman's intention, but we do not envisage this leading to any further action on the Council's part. We will of course ensure that the Inspector is made aware of this and as you have sent your material to the Programme Officer I have copied her in to this reply.

The forthcoming consultation on the modifications will of course still give you the opportunity to pursue matters on the basis of your proposals omission from the Local Plan.

Yours Sincerely

Alan Best | Principal Planner | Planning Services

Swale Borough Council | Swale House | East Street | Sittingbourne | Kent ME10 3HT | Tel: 01795 417344 | Fax: 01795 417417 | Email: alanbest@swale.gov.uk | www.swale.gov.uk



From: Ruth Bryan [<mailto:RBryan@savills.com>]
Sent: 09 June 2016 14:35
To: Alan Best
Cc: localplan (SBC); 'lynetteljdassoc@aol.com'
Subject: Land at Graveney Road, Faversham

Dear Alan,

Following our previous conversation, please find attached the Representation Letter and Site Location Plan which we sent to the Call for Sites in February 2016, with regard to the Land at Graveney Road, Faversham (ref: SW/783).

As you will see this does not propose a larger site area than that already allocated under ST4 and does not correspond to the site area shown on the Local Plan Proposed Modifications Map. The site allocated under Policy ST4 has an area of 2.0ha and the site submitted to the Call for site also has an area of 2.0ha. This is therefore also contrary to the statement included in the minutes for the Extraordinary Meeting, held on 19th May 2016, which states that *“officers were now recommending this not be allocated for housing because the site sought by the developer was in fact for a larger site than that allocated for employment”*. Unfortunately this appears to be an error in reading the site location plan we submitted.

I note that you thought a larger site had been submitted to the Council at some earlier stage, however we have no records of this. Regardless the site should have been assessed based on the information submitted as part of the 2016 call for sites.

This error made by the Council has had significant implications to the site’s prospective allocation for residential development, and it is therefore necessary that this error is clearly explained to Members and the opportunity to reconsider their recommendation is provided.

We will be making representations, to the Proposed Modifications consultation, clarifying the situation in relation to the site area and in support of residential development at this site.

Please contact me should you wish to discuss or require any further information.

Kind Regards

Ruth

Ruth Bryan MTCP
Graduate
Planning

Savills, 74 High Street, Sevenoaks TN13 1JR
Tel :+44 (0) 1732 789 712
Mobile :+44 (0) 7812 249 397
Email :RBryan@savills.com
Website :www.savills.co.uk

 Before printing, think about the environment



NOTICE: This email is intended for the named recipient only. It may contain privileged and confidential information. If you are not the intended recipient, notify the sender immediately and destroy this email. You must not copy, distribute or take action in reliance upon it. Whilst all efforts are made to safeguard emails, the Savills Group cannot guarantee that attachments are virus free or compatible with your systems and does not accept liability in respect of viruses or computer problems experienced. The Savills Group reserves the right to monitor all email communications through its internal and external networks.

Savills plc. Registered in England No 2122174. Registered office: 33 Margaret Street, London, W1G 0JD. Savills plc is a holding company, subsidiaries of which are authorised and regulated by the Financial Conduct Authority (FCA)

Savills (UK) Limited. A subsidiary of Savills plc. Registered in England No 2605138. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Commercial Limited. A subsidiary of Savills plc. Registered in England No 2605125. Registered office: 33 Margaret Street, London, W1G 0JD.

Please note any advice contained or attached in this email is informal and given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role. No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS1 and PS2 of the RICS Valuation – Professional Standards, effective from 6th January 2014. Any advice attached is not a formal ("Red Book") valuation, and neither Savills nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such. If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity they are addressed. If you have received this email in error please notify postmaster@swale.gov.uk