

Lynn Freeland

From: James Cleary [j.cleary@pvprojects.com]
Sent: 30 June 2010 11:54
To: Programme Officer
Cc: Julian Larkin; Stephen Cross
Subject: Land at Tilden Gill Road
Attachments: 963 sk 01 rev a.pdf; Email from ABC Estates-21.4.10.pdf; Email Southern Water 23.4.10.pdf; Email Sanctuary Housing 28.6.10.pdf

For the attention of the Inspector – Tenterden and Rural Areas Development Plan Document EiP

Dear Lynn

MATTER 5 – OMISSION SITES

INFORMATION REQUESTED IN RELATION TO ACCESS RIGHTS TO THE LAND SOUTH OF TILDEN GILL ROAD

At the session regarding land south of Tilden Gill Road (Matter 5) held on Wednesday of last week I was asked by the Inspector to provide information regarding my client's access options. The purpose of this email is to clarify the position.

Please find attached:

- a) A plan of the Development Plan with the main access points labelled 1- 3;
- b) Copy of an email from Ashford Borough Council Estates – dated 21 April 2010;
- c) A copy of an email from the Property Manager at Southern Water dated 23 April 2010; and
- d) Copy of an email from the regional development manager of the Sanctuary Housing Group dated 28 June 2010.

We can confirm that our clients have an option over the access route direct to Appledore Road (labelled 1 in the attached plan). This could be used for emergency access, cycle way and footpath usage. This route is already a public footpath and a private vehicular right of way through to Belgar Farm.

The terms of our client's Option Agreement allow for the acquisition of third party land required to facilitate the development. The emails from the third parties show there are willing vendors and therefore they do not anticipate there being any reason why the site or sites are not deliverable.

The Estates Officers at Ashford Borough Council have indicated that the access through Priory Way (labelled 2 on the attached plan) would need to be subject of negotiations following any grant of planning permission. My clients accept that this is a case of an access over third party land and if the ransom is legitimate it will be paid for in accordance with normally accepted rules.

The access off Tilden Gill Road was, until recently, thought to be owned and controlled by Southern Water. However, it would appear that the land is actually owned by the Sanctuary Housing Group which was in the process of conveying it to Southern Water. It is our understanding that this transaction has been delayed as the Sanctuary Group are very supportive of our clients development proposals and wish to do all they can to ensure that the access facilitated to enable them to participate in discussions regarding the delivery of affordable housing. However, if the transaction does proceed we also have written confirmation from Southern Water that there should be no objection in principle to access rights.

Again, our clients accept that any legitimate ransom would need to be paid in accordance with normal rules.

Our clients are experienced developers and are confident that the development options put forward for sites A – E are both achievable and deliverable. We have shown the principal access options but are confident that there are alternative access options that could also be explored.

Could we also please point out again that the Concept Site Layout Plan is demountable and that the proposal could consist of a significant area of public open space with development taking place on only 4 or less of the

labelled land parcels A – E as indicated at the EiP.

I hope this further information is helpful. If you have any immediate queries please do contact me direct.

Regards

James

James Cleary MA, Dip UD, MRTPI | T 01794 368 698 | M 07887 712 316
Managing Director

 Pro Vision Planning & Design

GROSVENOR COURT, WINCHESTER RD, AMPFIELD, WINCHESTER, HANTS SO51 9BD
www.pvprojects.com

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James Cleary

From: Stephen Cross [StephenC@candgprops.co.uk]
Sent: 25 June 2010 11:05
To: James Cleary
Cc: Kerry Sullivan
Subject: FW: Request for Easement at Tilden Gill for Development

From: Clare Willmore [CLARE.WILLMORE@ashford.gov.uk]
Sent: 21 April 2010 10:51
To: Stephen Cross
Subject: Request for Easement at Tilden Gill for Development

Dear Mr Cross

Further to our telephone conversation of the other day, I have spoken to the Planning Department and have been advised that if your proposal is deemed acceptable in planning terms then there should be no reason to object to your application. I cannot agree to an easement unless planning permission is granted so I would be obliged if you could keep me in the loop about that and then I can action as necessary.

Regards

Clare Willmore
Technical Support Officer
Swale/Ashford Property Partnership
Ashford Borough Council
01233 330217

From: Hart, Fiona [Fiona.Hart@southernwater.co.uk]
Sent: 23 April 2010 10:28
To: Stephen Cross
Cc: Deans, Graham
Subject: Tilden Gill Road Wastewater Pumping Station - Cat No 109539 - Tenterden

Dear Mr Cross

Further to your email to Graham Deans of 30 March, which I have been passed to look into, it appears that the land at Tilden Gill has been adopted by Southern Water, but the freehold ownership of the land has not been transferred. I have therefore undertaken a Land Registry Search to establish ownership and believe the proprietor is Sanctuary Housing Association.

Southern Water will now look to have the freehold ownership including the access thereto transferred, however this may take some time. In principle Southern Water is prepared to consider any reasonable proposals regarding the improvement and or alteration of the access to provide access to the backland, providing it does not prejudice our operational needs and obligations. However, no commitment can be made until the freehold has been transferred.

Many thanks.

Fiona

Fiona Hart
Assistant Property Manager
Southern Water
Southern House
Yeoman Road
Worthing BN13 3NX
Tel. 01903 272449

James Cleary

From: Michael Nee [Michael.Nee@sanctuary-housing.co.uk]
Sent: 28 June 2010 10:36
To: StephenC@candgprops.co.uk
Cc: James Cleary
Subject: tilden gill, tenterden

Stephen,

In respect of your recent enquiry regarding the above land, I can confirm that Sanctuary Housing Group own the land. If you proceed with your plans to develop the adjoining site, I can confirm that, in principle, Sanctuary will support your plans in respect of using Sanctuary land to provide vehicular access to the site.

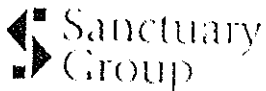
Board approval will be required following negotiations.

Regards,

Mike

Mike Nee
Regional Development Manager
London and the South East

Sanctuary Group
11 North Lane
Canterbury, Kent
CT2 7SL
Direct Dial: 01227 475250 (ext 210)
Mobile: 07717 340557



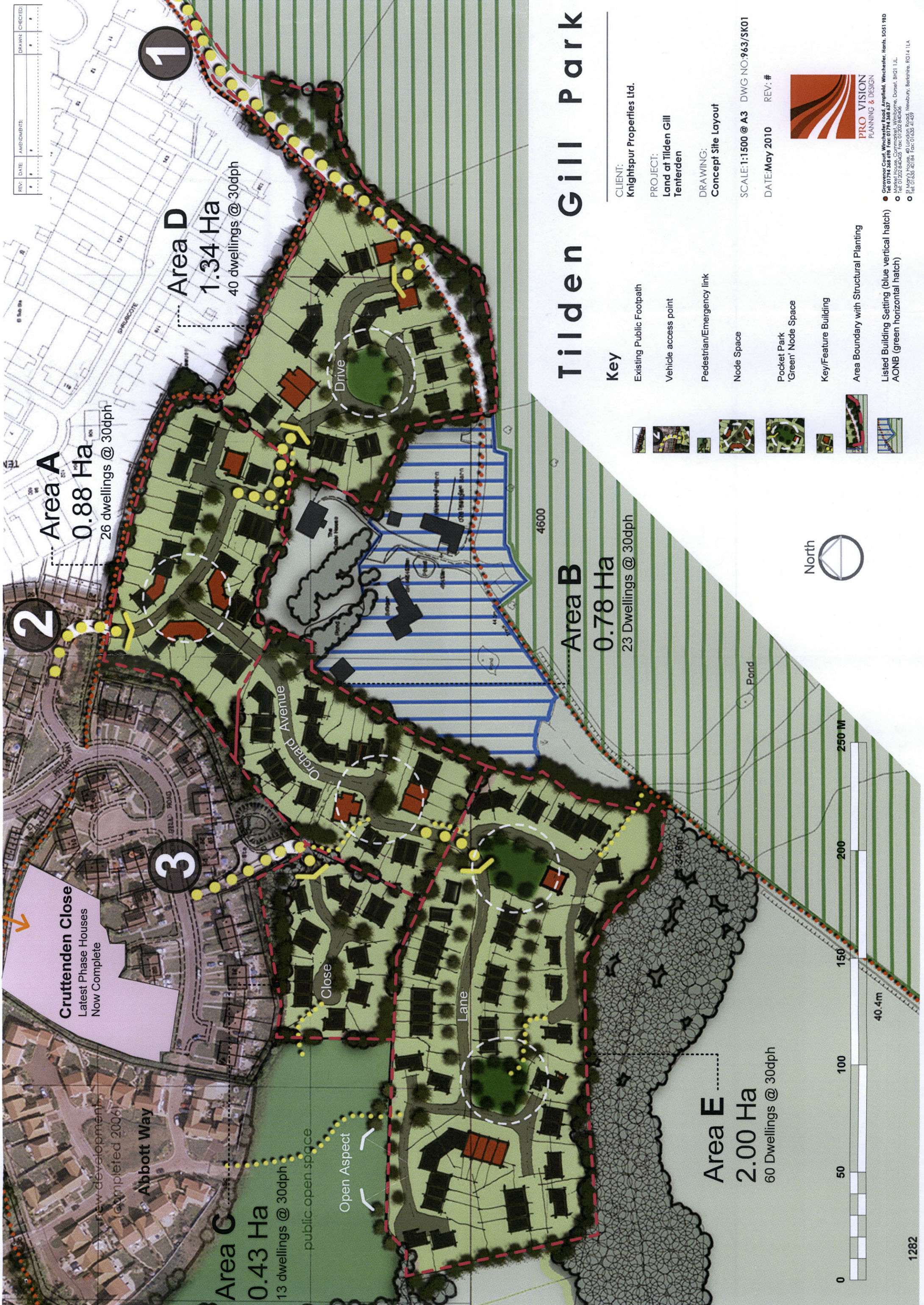
Please consider the
environment before
printing off this email



Sanctuary Group
Chamber Court, Castle Street, Worcester, WR1 3ZQ
Tel: 01905 338600 Fax: 01905 338700

View our disclaimer at: www.sanctuary-group.co.uk/Pages/SanctuaryHousingAssociationDisclaimer.aspx

REV:	DATE:	AMENDMENTS:	DRAWN:	CHECKED:



Area A
0.88 Ha
26 dwellings @ 30dph

Area D
1.34 Ha
40 dwellings @ 30dph

Area B
0.78 Ha
23 Dwellings @ 30dph

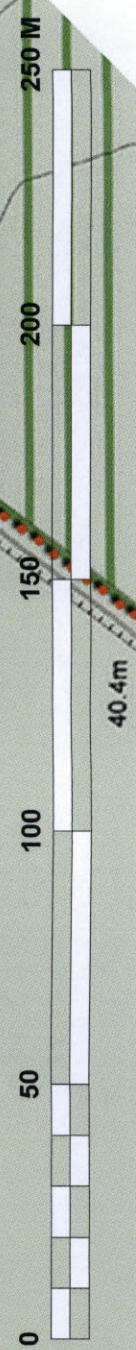
Area E
2.00 Ha
60 Dwellings @ 30dph

Area C
0.43 Ha
13 dwellings @ 30dph

Cruttenden Close
Latest Phase Houses
Now Complete

Abbott Way

public open space
Open Aspect



Tilden Gill Park

Key

- Existing Public Footpath
- Vehicle access point
- Pedestrian/Emergency link
- Node Space
- Pocket Park 'Green' Node Space
- Key/Feature Building
- Area Boundary with Structural Planting

CLIENT:
Knightspur Properties Ltd.

PROJECT:
Land at Tilden Gill
Tenterden

DRAWING:
Concept Site Layout

SCALE: 1:1500 @ A3 DWG NO: 963/SK01

DATE: May 2010 REV: #



Listed Building Setting (blue vertical hatch)
ACONB (green horizontal hatch)

● Grosvenor Court, Winchester Road, Ampfield, Winchester, Hants, SO51 9BD
Tel: 01794 388 098 Fax: 01794 388 837
● The Old Rectory, 100, High Street, Dorset, B021 1JL
Tel: 01202 842405 Fax: 01202 842406
● St Mary's House, 40 London Road, Newbury, Berkshire, RG14 1LA
Tel: 01635 40184 Fax: 01635 41459