

Canterbury

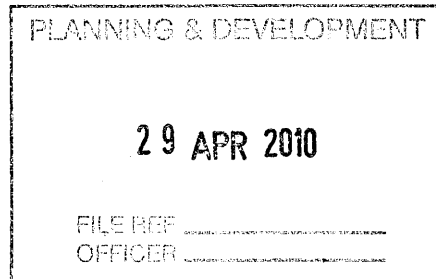
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Appendix 1

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Our ref: SLD/FCS/154331

27 April 2010

Dear Ian

ROLVENDEN DEVELOPMENT ALLOCATION ROLV1 AND FOOTBALL CLUB

Following our previous discussions I enclose a plan which I thought had previously been forwarded to you. As you are aware representations have previously been made on behalf of Hole Park Estate with regards to support of development allocation ROLV1 which has been incorporated within the Tenterden & Rural Sites DPD. That proposal will by itself continue through various statutory processes. However, one of the key issues with regard to development of ROLV1 is obviously the issue relating to relocation of the football club. I am aware that planning applications have previously been submitted and refused on the south side of the village and I feel that it is a matter that early progress should be made on to give assurances concerning deliverability of ROLV1.

My client does own land next to the cricket and tennis clubs that in our view would be suitable for relocation of the football club. Obviously the sporting synergies are obvious with the future potential benefit of shared facilities and parking. However the attached plan shows an area of land by red verge which can be provided with its own access from the main road and has the scope to contain a full size senior pitch (100 metres by 60 metres) and a junior pitch (60 metres by 45 metres) – these are the pitch sizes incorporated in the football club's previous application and meet FA funding criteria. There would then be additional areas to provide changing and parking facilities but that really is a matter for greater detail in due course.

What my client would like to do is establish from a planning viewpoint the suitability of the site with a mind to submitting a planning application which we appreciate may take a little time through engagement with all the appropriate stakeholders. You will of course be aware that through the workshop discussions to help formulate the planned proposals for the DPD there was some support for both residential development of this site and in particular support for relocation of the sporting facilities. Consideration was given to alternative locations but the majority of possibilities were in close proximity to existing residential property and thereby likely to cause objection, do not have the natural affinity in being relocated next to the cricket and tennis facilities as well as being in the same ownership as ROLV1 thereby ensuring deliverability.

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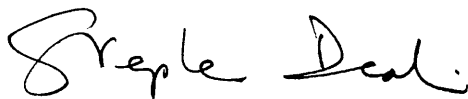
I therefore would appreciate your preliminary advice as to the potential suitability of this site and the process you think could be best adopted to progress towards a planning application.

At the same time I would raise the issue of the land to the west of the tennis courts also in my client's ownership and which under original scoping reports was identified as ROLV3 as a possible development site. You will be well aware of the demand for local needs housing in the village and the success of the recent scheme at Glebe Field but it is clear from our discussions with the English Rural Housing Trust there is still considerable local demand with that scheme having been well oversubscribed.

Consequently my client is interested in exploring the further potential for local needs housing of this land to the west of the tennis courts in some part. As indicated we have been in liaison with the providers at Glebe Field who would certainly be interested in progressing a second scheme in the village. At the same time my client is interested in exploring some form of Community Land Trust or creating a Registered Provider to carry this forward.

I would appreciate your informal views on this and will be quite happy to attend a meeting to discuss if you thought this would be beneficial.

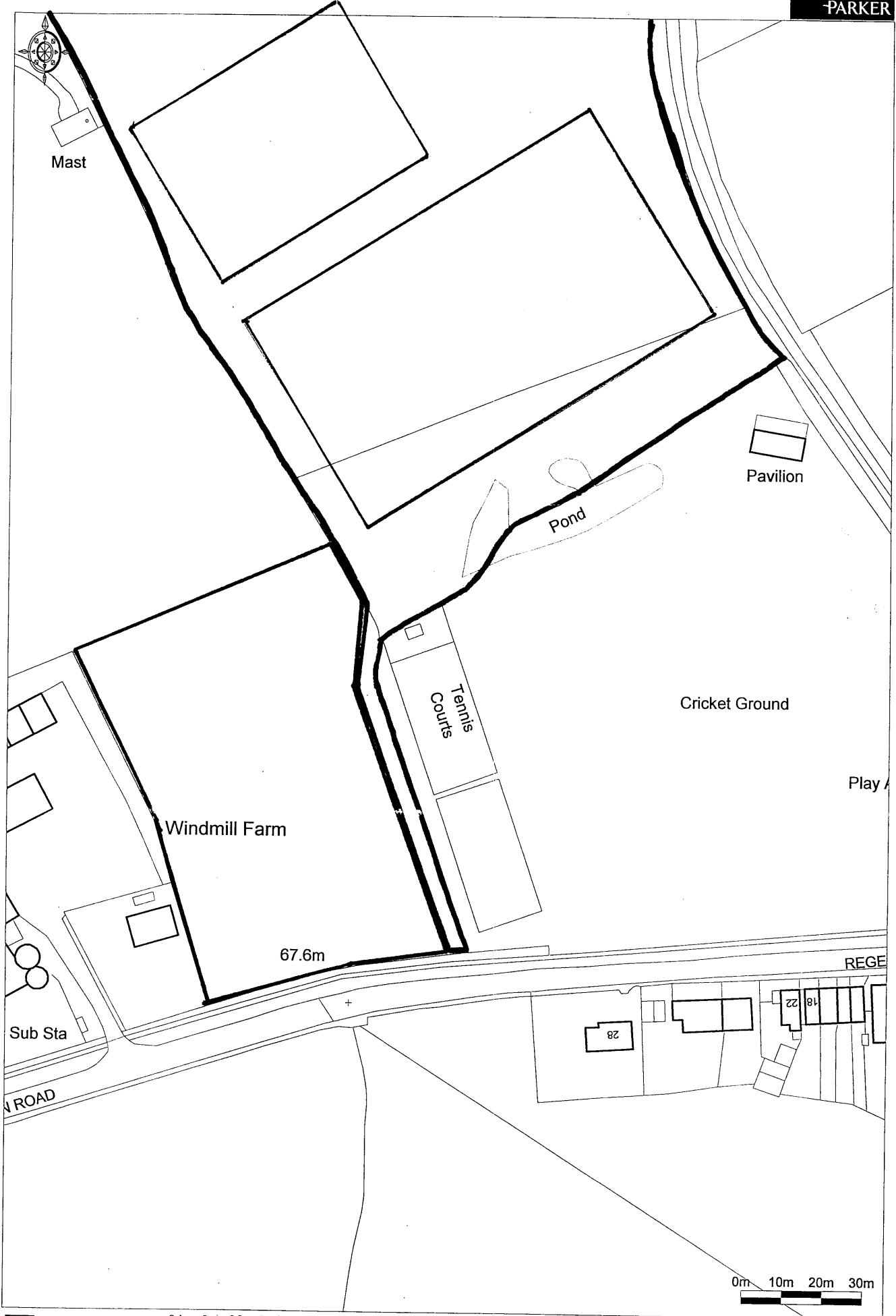
Yours sincerely



Stephen Deakin
Partner

Rolvenden

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