



11<sup>th</sup> September 2020

Swale Borough Council  
Swale House  
East Street  
Sittingbourne  
Kent  
Me10 3HT

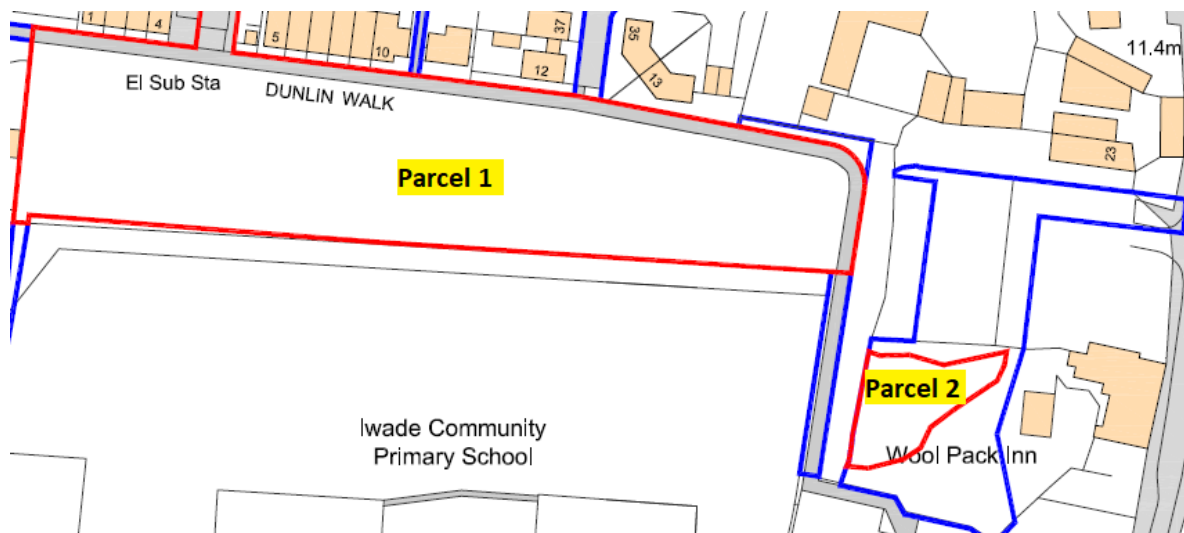
**RE: Applicant update to address concerns raised during 2<sup>nd</sup> September 2020 site visit in relation to outline planning application on land to the rear of Dunlin Walk, Iwade for up to 20 dwellings (Ref: 18/506328/OUT).**

Dear Corinna,

We appreciate a number of concerns were raised during the site visit held 2<sup>nd</sup> September 2020 and we would like to take this opportunity to comment on the concerns raised from local residents and the parish. We have also provided a summary of the planning history and our anticipated timescales of events.

#### *Application Land*

Whilst Parcel 1 (as shown below) does not have any specific allocation for residential development, both the NPPF and Swale's own adopted Local Plan, support and rely upon windfall sites towards the provision of new homes within the Borough, particularly those in sustainable locations within the built up settlement, such as this. Parcel 2 does form part of an allocation for residential development within Iwade (ref: A20.14) but due to the constricted nature of the site, it has not been possible to deliver this allocation. As such, we are seeking permission to deliver this parcel of land (parcel 2) as a separate landscape led ecological mitigation area enhancing the value of this land.



BDW Kent

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### *School Privacy / Overlooking*

We understand that there are concerns relating to the boundary between Iwade Community Primary School and the proposed dwellings. Whilst there has been discussions with Kent Police regarding this submission, we would remind members that this is an outline application with the detailed design, including the siting of the dwellings and boundary treatments to follow as part of a reserved matters application. Condition 6, as proposed by the officer, specifically relates to the reinforcement of vegetation along the southern boundary and local residents will have the opportunity to make further representations at the time of a reserved matters submission.

### *Open Space*

Whilst some residents have raised concerns regarding a loss of open amenity space, parcel 1 is private land currently maintained by Barratt Homes. The application land did not form part of any previous planning application for the surrounding development with the requisite amount of open space provided for at the time of these applications. The proposed application before Members this evening does however seek to improve an area of scrub land (parcel 2) as well as provide a financial contribution towards open/play space within Iwade via a S106 legal agreement. As members will already be aware, Policy A17 (Iwade Expansion) of the Local Plan states that in excess of 43 hectares of open space in the form of a country park is envisaged and therefore as officers have advised, Iwade is well catered for in terms of open space.

### *Parking Provision*

We understand that there are concerns relating to increased parking along Sanderling Way. Our indicative layout demonstrates that a policy compliant level of parking including the provision of visitor bays. Condition 4 specifically relates to an adequate parking provision to be provided and it must be stressed that this is an outline application with detailed design to come forward as part of a reserved matters application.

### *Highways and Access*

Throughout the planning process, our highways engineers have worked closely with KCC Highways to ensure a well-designed, safe vehicular access can be delivered whilst still maintaining the existing public right of way. The details that have been submitted for approval have been assessed and are considered acceptable by both KCC Highways and the public rights of way team. Highways England and KCC have confirmed they have no objection to the application, confirming sufficient capacity at both the M2J5 as well as the A249 Grovehurst junction.

### **Planning History**

The proposed site (parcel 1) currently has no planning status. As noted within the committee report, there have been a number of planning applications previously submitted, primarily SW/00/0340 and 14/500739. We note that residents and the Parish have commented on the potential, future expansion of Iwade Primary School. As noted within the officer's report, the application site is not, nor has it ever, been dedicated for future expansion land and KCC (Economic Development), have stated that the school is unable to expand any further.



**Reserved Matters**

The majority of concerns and queries that have been raised by residents relate primarily to the detailed design; the application before Members is an outline application with all matters reserved other than access. Should this application be granted there will be further opportunity for residents and interested parties to comment upon these matters. An indication of potential timescales is set out below:

Planning Committee - Resolution to Grant	17 September 2020
Signed S106	Last 2020
Submission of RM Application	Early 2021
Approval	Spring/Summer 2021
Start Construction Works	Late 2021/ Early 2022
Site Completion	Mid-Late 2023

Throughout the planning process, we have worked proactively with officers and would ask Members to note that there are no objections from KCC Highways, the Environment Agency, KCC Drainage, Natural England nor indeed any of Swale’s own officers. As such we would request Members approve without delay.

Yours Sincerely,

Scott Finch  
Land Buyer  
BDW Kent