

**APPENDIX 7**



23<sup>rd</sup> October 2020

Corinna Griffiths  
Senior Planning Officer  
Swale Borough Council  
Swale House, East Street  
Sittingbourne  
ME10 3HT

Dear Ms Griffiths,

18/506328/OUT - Land Lying to the South Of Dunlin Walk

Thank you for the opportunity to comment further on the pending outline planning application for land at Dunlin Walk and specifically on the points that were raised by Members during discussions at committee on 17<sup>th</sup> September.

BDW Kent have worked proactively with officers in the progress of this application, providing additional details as requested to help inform Members discussions and considerations.

We fully support the officer's recommendation for approval and thank the officer for the continuing effort that has been made over the 22 months since submission. The current covid-19 pandemic has understandably led to delays within the planning system, however, it has now been almost two years since the application was initially submitted and we would urge Members to bring this application to a positive conclusion.

Having reviewed the concerns that were raised during discussion at committee on 17<sup>th</sup> September, it is important to reiterate that the application before Members is in outline with all matters reserved other than access. As such, a number of the comments and queries that were raised during the committee discussion will be addressed as part of the detail that accompanies the reserved matters submission including layout, location of parking spaces and boundary treatments.

As has been set out clearly within the officer's report, the parcel of land in question is in a sustainable location within the built confines of Iwade and is unencumbered by any designation that could constrain development. In addition, the application before Members also seeks to bring forward an area of open space for landscaping and biodiversity improvements.

Whilst the parcel of land is not an allocation within the adopted Local Plan this does not prevent suitable and sustainable sites coming forward. Swale's own Local Plan relies on a number of windfall sites coming forward in order to provide much needed homes, particularly where sites can also bring forward affordable homes.

Other than Iwade Parish Council, there are no objections from statutory consultees to this application, including Kent County Council Highways, KCC Drainage, Highways England and the Environment Agency.

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Should Members now move to approve this application, BDW Kent are happy to accept planning conditions which relate to points that have been raised, including:

- Reduction of the timeframe by which the reserved matters must be submitted from 3 years to 2 years;
- Detailed plans concerning the boundary treatment between the school and the application site to be submitted with the reserved matters application;

BDW Kent are also willing to enter into discussions with the LPA regarding a possible developer contribution towards soft landscaping along the school boundary.

Yours sincerely

A black rectangular redaction box covering the signature of Karen Dunn.

Karen Dunn  
Planning Manager