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15 July 2020

Reference:

Subject: DPD SA26 - Land South of Hammerwood Road, Ashurst Wood

Dear Kate

Thank you for your email of 8 July. I am happy to confirm that the documents that you have listed can be used for the council meeting on 22nd July, together with my email of 2nd July. My clients and I understand that this will effectively make them public documents. I have attached a copy of my email of 2nd July and, for the avoidance of doubt, the documents are:

-  20 02 07 - LVIA 06-02-2020 FINAL
-  20 02 10 - Q2226-CAL-XX-XX-DR-A-101-S4-P2 - Proposed Masterplan
-  20 02 10 - Q2226-CAL-XX-XX-DR-A-SK01-S3-P1 - 3D Masterplan

The topographical survey will be specifically to establish the precise location of the western and southern boundaries of the site because it is clear that prospective development partners will want their own detailed survey of the whole development area. That will therefore be done once a formal agreement has been reached. The first stage survey has not been completed yet, so will not be available.

There are no other relevant documents on our side at the moment, but I am hoping for a letter of support from English Rural Housing Association, the owners of the Yewhurst Close development. I have prompted Nick Hughes and hope that this will be sent today or tomorrow.

Please feel free to call me if you have any other questions or comments.

Yours sincerely

Stephen Spooner BSc FRICS

CC:

Stephen Spooner

From: Stephen Spooner
Sent: 02 July 2020 15:56
To: Kate Brocklebank
Subject: DPD SA26 - Land South of Hammerwood Road, Ashurst Wood

Kate

I am sorry that this is a little late, I hope that doesn't affect the process. I have promised an update on progress in relation to this site, on behalf of the owners. To help clarity I will deal with each heading separately.

Site control and ownership

The site identified in the initial draft allocation was a larger area than the master plan submitted for consultation. The ownership of the whole area was shared between 4 family members. The family have decided to split the title because only two of the proprietors wished to pursue development and the result is that my "client" is now only 2 parties. This makes the practical and legal aspects of delivering the development somewhat easier.

The division of the whole site will essentially divide along the frontage to Hammerwood Road and therefore the area identified in the masterplan that has already been submitted will essentially remain the same. A topological survey is being commissioned to enable an accurate title plan to be submitted to Land Registry. As you might imagine the master plan was not drawn to such a degree of accuracy but we estimate that the worst case is that 2-3 metres may be lost along the east-west dimension. This is not significant and adaptations can be made to enable the same level of development if necessary.

I believe all of this to be positive and has been done in anticipation of delivering a development consistent with the objectives of all the stakeholders and planning authorities.

Development partners

The owners of the land remain committed to an outcome that creates a scheme that is sympathetic to the surroundings and the need for sustainability, however they are not professional developers. The intention is to engage with a partner who will be able to bring the scheme to fruition and initial discussions have taken place with three possible partners. It would be premature to have entered into detailed discussions before inclusion in the DPD seemed likely. I hope we have now reached that point and my instructions are to move those negotiations forward with a view to having a project which could actually be commenced during 2021.

Highway access

Access to the site is most sensibly achieved via Yewhurst Close at the eastern end of the site. The road is adopted but access would still be over land owned by English Rural Housing Association and preliminary discussions have started with Nick Hughes of ERHA. Nick is supportive of our master plan and of course would be interested to take the social housing element of this project.

I hope this gives the reassurance that you need to be confident that it is my clients' intention to proceed with the development if the allocation is confirmed. Equally, my clients' conversations with development partners and ERHA can only be progressed if the prospects look good. They cannot speculate with scarce personal resources in the way that a commercial organisation may regard as routine. Your support would very much be appreciated and, I hope, would be rewarded with a small exemplar development!

If you need anything further, please let me know.