

Appendix: Dean Lewis Estates communication

Simon Cole

From: Tim Dean <tim@deanlewisestates.co.uk>
Sent: 16 March 2018 09:35
To: Simon Cole
Subject: RE: Site S55, Charing

Dear Simon,

The position that I outlined to you in our meeting on Tuesday has not changed.

We are currently completing our pre-application study work to enable submission of a planning application in 2018. We control all of the land from Hook lane as far as the boundary with the Wheeler Trust demise and the related draft housing allocation S28. The site can be accessed independently or via third party land, subject to their cooperation.

We aim to secure outline planning permission in late 2018. Commencement on site would realistically be achievable in around a year from the outline consent. This would allow sufficient time for the disposal of the site to a house builder and for reserved matters to be obtained.

A commencement in late 2019 would, in our view, result in approximately a two year build out. This allows for site set up and infrastructure connections and around 30 dwellings to be delivered in year one with circa 35 – 40 in year two. I consider that the site would be complete by the end of 2021 or early 2022.

We have carried informal market testing of the site in October 2017 and the interest from the national and regional house builders is very strong in respect of our site.

Kind regards,

Tim Dean MA. MRTPI
Dean Lewis Estates

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DEAN LEWIS
ESTATES LIMITED

From: Simon Cole <SIMONC@ashford.gov.uk>
Sent: 15 March 2018 16:35
To: Tim Dean <tim@deanlewisestates.co.uk>
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Hi Tim,