
OUTGOING E-MAIL MESSAGE

File Ref.: E

Project No.: P02544
Client: AE (Estate Developers) Ltd
Description: Canterbury LDF - Land at Beltinge
Location: Beltinge, Herne Bay

From: Anna Kuske [Anna.Kuske@lee-evans.co.uk]
Subject: Canterbury Strategic Sites - Viability Assessment

To: David Coate [dcoate@adamsintegra.co.uk]
Cc: Adrian Verrall [adrian.verrall@canterbury.gov.uk]; Nathan Anthony [nathan.anthony@lee-evans.co.uk]; Taylor, Jeanne [jeanne.taylor@lee-evans.co.uk]**Attachments:****Doc Ref.:** EML-OUT/P02544/E/78**Sent:** 23rd Apr 2014 at 10:52 **Created:** 23rd Apr 2014 at 10:47

Message:

REFERENCE EML-OUT/P02544/E/78
For the attention of David Coate

To: David Coate - Adams Integra
CC: Nathan Anthony - Lee Evans Planning
Adrian Verrall - Canterbury City Council
From: Jeanne Taylor
Ref: P2544/JT/ak
Date: 23rd April 2014

Dear David

CANTERBURY STRATEGIC SITES - VIABILITY ASSESSMENT

We received the Draft Report on 27th March 2014 for our comment.

We are reviewing the report on behalf of our clients and will provide our comments, as soon as possible.

I do have some initial queries as follows.

1. We note that the Model suggests a contribution of £20m per 1,000 houses towards major infrastructure works.

I would be grateful for your confirmation that the Model assumes at £20,000 charge per house towards off-site infrastructure and, in particular, the proposed major highway infrastructure - including the new A2 junction at South Canterbury, the Sturry Relief Road and the Herne Relief Road.

2. The report comments that the Council is intending that the Strategic Development Sites will

fund the provision of this major infrastructure without funding from other sources.

We have not, however, been provided with any information on the assumed costs of these major infrastructure works.

Before we can comment on the report, we would like to be provided with a schedule indicating the major infrastructure works by scheme and cost.

3. We also need to know the rate at which the individual sites would be required to provide funding towards the various schemes.

My clients' site (part of the Hillborough Strategic Site) may be required to make a contribution towards the Herne Relief Road - is there a rate per dwelling for each of the Herne Bay Strategic Sites that would be required to contribute towards this scheme?

Similarly, is it considered that the Herne Bay sites should contribute towards the Sturry Relief Road - if so, is there a rate at which the Broad Oak/Sturry/Hersden sites should contribute to this road?

And is there a lesser rate that the Herne Bay sites would be required to contribute to this particular road scheme?

I would be grateful for your early response to the above questions.

Yours sincerely

Jeanne Taylor
PARTNER

Sent on behalf of Jeanne Taylor, by:

Anna Kuske
Secretary
Lee Evans Partnership LLP • Architects and Town Planners



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