
Fw: Planning application - 23/505533/EIHYB

From Democratic Services (SBC) <DemocraticServices@Swale.gov.uk>

Date Tue 10-Mar-26 11:36 AM

To Democratic Services (SBC) <DemocraticServices@Swale.gov.uk>

From: Gregory Ford <greg@redwoodcomms.co.uk>

Sent: 10 March 2026 11:10

To: Gregory Ford <greg@redwoodcomms.co.uk>

Subject: Planning application - 23/505533/EIHYB

Dear Councillor,

You will be aware of the significance of the decision that is being sought in relation to the application for planning permission for the development of approximately 127 hectares of Best and Most Versatile (BMV) agricultural land to the South East of Faversham.

The site lies within the famous Swale Fruit Belt and is some of the highest quality and most productive agricultural land in the UK. More than half of the BMV proposed for development is the highest grade (Grade 1) land that is classified as excellent and approximately a third is classified as very good, or good agricultural land. The high-pressure gas main that crosses the site does not impact its ability to be farmed.

The recommendation is to delegate to the Head of Planning to grant permission for a major development that is within the setting of the Kent Downs National Landscape, subject to conditions and the completion of a S106 agreement.

The review of the Environmental Statement prepared by the applicant identified a number of concerns. The report indicates that these matters have been addressed by the applicant, but it is not clear that the wider concerns with the approach to the treatment of cumulative impacts on the highways network, specifically Brenley Corner, or the failure to take account of growth in Canterbury.

We trust that Councillors will ultimately come to the right decision in relation to these matters in the determination of the application, but we would be happy to discuss any of these matters further in advance.

Yours sincerely,

Gregory
(On behalf of the Winterbourne Fields team)

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