

Second Tabled Update for Item 2.1 - 23/505533/EIHYB – Land at South East Faversham

Further Network Rail Comments

Since the drafting of the first tabled update, additional correspondence has been received from Network Rail querying the cost cap of £2 million for the delivery of the railway bridge across the railway bridge within the site. They have commented that the range of figures referenced in the previous tabled update (i.e. £1.3 million - £2 million) was a guide. They have also set out that the figure doesn't account for maintenance. They have stated that they would push back against a cost cap from the outset as it pre-determines an outcome. They have also stated that the cost could be known from the feasibility study so to artificially limit it at this point is not acceptable and renders the feasibility, to some extent redundant.

In respect of this matter, as set out in the first tabled update, the figure that has been used is the top end of the cost estimate that was discussed at a meeting at which Network Rail were present. As such, it was considered appropriate to include this. Despite Network Rail's most recent comments, it is considered that a cost cap is necessary, as to leave this open ended would be unreasonable. However, due to the query raised regarding the precise figure, delegation is being sought to agree this figure as part of the S.106 negotiations. This negotiation would include all relevant parties (i.e. the Council, Network Rail and the applicant) and therefore would not be able to be agreed until all parties were satisfied.

NHS Contribution

The report, on p.175, sets out the NHS Primary and Community Care Contribution as follows – *“Safeguarding 0.25ha on the site for a two-storey healthcare facility and parking. In addition to the land, a financial contribution of £3,242,088.”*

Since finalising the committee report further correspondence from the NHS has been received, clarifying their request as follows:

“Provision of either:

- delivery of a primary and community healthcare facility at nil cost to the NHS;*
- or provision of serviced land at nil consideration plus a contribution of £3,242,088;*
- or a straight contribution, of £3,242,088, with payment triggers to be agreed in due course.”*

This ultimately provides the NHS with the flexibility that they are seeking and the developer has agreed to this. As such, it is recommended that this is included in the Heads of Terms.

Additional public representation

An additional public representation has been received (since the finalisation of the committee report and since the first tabled update was published). It does not state

whether it objects to, is neutral or whether it supports the proposal. The comments do not refer to the development itself but is entitled as being sent to all Council's proposing 'new towns'. The comments are related to Government housing, social and planning policies and the density of development but ultimately do not raise any material matters that are not already addressed in the report.

PG – 10/03/2026