

4 September 2015



Mr Wicker
Clerk
Bridge Parish Council

By email only

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WITHOUT PREJUDICE

Dear Mr Wicker

LAND AT BRIDGE ON BEHALF OF CANTLEY LIMITED

I write with reference to our recent correspondence and meeting with Alan, yourself and Charlie Gooch. Ahead of the Parish Council meeting, I attach for your attention a drawing (Land at Bridge, drawing no. SO001) showing the village marked with four areas which have the potential to deliver significant benefits to the village.

Firstly it is important to provide some background to the local community as to who Cantley Limited is and what they have helped to deliver to the village over a number of years.

Who is Cantley Limited?

Cantley Limited is the beneficial owner of the Kent Estate. All of the estate property in Bridge was sold by the seventh Marquess Conyngham to the company in 1976. The directors of Cantley Limited manage the whole of the estate through Savills (UK) Ltd. Charlie Gooch a former director of Savills (UK) Ltd and now director of CW Gooch Ltd has managed the estate for the last 36 years.

Community benefits provided by Cantley limited

Over the last 30 plus years, Cantley Limited have provided a number of benefits for the local community. These include:

- the sale of part of the Brickfield Site to Bridge/Blean District Council for the provision of council housing (now built with affordable housing)
- a lease of the recreation ground based on an agricultural rent
- the sale of a plot at reduced rate to facilitate the building of the Bridge Medical Centre
- the provision of an area of land to provide 14 allotments
- the sale of the village Reading Room to the parish council in order to be used as a village hall and to allow the council to extend the building.

Opportunities for the future of the village

The following sets out a series of opportunities that could be delivered for the village. These opportunities are interlinked and we believe that, in combination, these will provide significant benefits for the community and we would welcome discussion from the Parish Council to the following:

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD



1. Land north of the village, High Street (Residential development including Affordable Housing)

With the formation of a new pedestrian and vehicular access via the High Street, this site could deliver a residential development for approximately 30 houses at a low density and with the potential for new planting and the provision of an area of open space. There is the potential for a footpath through onto Conyngham Lane to provide convenient access to the school.

Up to 9 affordable houses (30%) would be provided for the benefit of the village, which could be a mix of rented and shared ownership affordable properties. The size and types of the open market houses can be discussed with the community to identify the right sort of housing is brought forward to best fit in to the village.

2. Land adjacent to Bridge & Patribourne School, Conyngham Lane (Village Hall, Car Park, School Drop Off / Pick Up Zone, Reconfigured Recreation Ground and Extension of Lease)

An area of land adjacent to the school could be brought forward to provide a new Village Hall. The specification for the building could include meeting rooms and offices, with potential use by the parish council, the school, local businesses and other community users.

A car park would be provided for the benefit of the hall, the school and the village centre. The provision for a school drop off area could be included, which should have considerable benefits for residents in Conyngham Lane.

As the new village hall and car park would occupy part of the Recreation Ground, there will be the opportunity to offset any loss of open space by extending the Recreation Ground into the adjoining land immediately to the north.

Cantley will review the existing lease for the Recreation Ground to consider a longer term of approximately 25 years to enable the continued use of this facility.

3. Land west of High Street (Expansion of Allotments and new Community Orchard)

The existing allotments (14 pitches) have proved very popular and there is the opportunity to extend this area to include an area of land immediately adjoining the existing allotments (perhaps up to the edge of the former allotment ground). New allotment pitches could be provided and/or land for a Community Orchard.

Cantley would negotiate a lease with the Parish Council for a period of approximately 25 years for the existing allotment site and the extended land.

4. Great Pett Farmstead, Pett Hill (Conversion of farmyard to new Employment Opportunities)

The farmstead is in use for agriculture and motor vehicle repairs, as well as a timber yard and sawmill. There are a number of buildings capable of being converted to provide employment opportunities for the village, for example, offices, light industry and storage and has approximately 3,000 square metres of internal floorspace.

Vehicles would be routed via Station Road and there may be opportunities to upgrade the junction with the High Street to make this safer.

Summary

Cantley wish to work with the local community and the Parish Council to provide new housing, especially affordable housing; contributions towards a village hall, car park and school drop off area; a new lease for the Recreation Ground and allotments; an extension to the allotment ground which could include a community orchard; and new employment opportunities.

The delivery of all of these benefits are related, in that there is a significant cost associated which does necessitate a certain level of residential development to assist with the funding. We believe that the level of residential development being discussed has the best prospect to assist in contributing towards these facilities. If less residential development is provided, this could affect the extent to which the other benefits can be brought forward.

We look forward to hearing from your Members regarding the content of this letter and the attached drawing. I would be pleased to answer any queries that you may have.

Yours sincerely

A handwritten signature in blue ink, appearing to read "SG", with a horizontal line extending to the right.

Stuart Garnett
Savills Planning

cc. Alan Atkinson
Charlie Gooch on behalf of Cantley Ltd

Encl.