

Agent rebuttal (dated 25/02/2026) to Parish Council comments

From: Rob Bewick <[REDACTED]>

Sent: 25 February 2026 17:08

To: Georgina Galley <[REDACTED]>

Subject: Re: PA/2026/0083 - Cedar House Farm, Canterbury Road, Challock, TN25 4DL

Dear Georgina,

I note the comments from the Parish Council in relation to the above application.

I would appreciate the opportunity to comment on the concerns in relation to infrastructure provision specifically.

It is well held that those matters relating to anecdotal concerns about how one dwelling would have a detrimental impact on electricity and potable water supply. There is a statutory requirement for a connection by the statutory undertaker under separate legislation. Notwithstanding this, one dwelling would have a limited impact.

It is therefore not considered that this amounts to a ground on which planning permission could be sustained, especially given the LPA have previously not raised this as a concern under the most application on the site. I acknowledge this may not be the intention of the Council whilst they still consider the merits of the application, however I welcome the opportunity to address this concern.

The applicant's planning statement makes reference to the planning balance with regard to the suitability of the location of the site for the development proposed. I would draw the attention of the Parish Council, and Officers of the Council as the LPA to the points already made.

I would be grateful if this could be included as a rebuttal to the Parish Council comments and for this to be added to the application page publicly.

Finally, please can I ask you confirm receipt of this email when you have an opportunity.

Regards,

