

From: Dylan Bradley  
Sent: 27 January 2006 14:03  
To: Paul.Carter@kent.gov.uk; paul.Clokier@ashford.gov.uk  
Cc: david.hill@ashford.gov.uk; pete.raine@kent.gov.uk; surf@wye.org  
Subject: Wye science park

Dear Mr Carter and Mr Clokier,

I have read Michael Holland's letter to Mr Carter (10 January, 2006) and his reply (19 January, 2006) on the [www.wye.org](http://www.wye.org) website. I wish to pick up on the point concerning the release of greenfield land for development to raise capital for the subsequent development of the science park. Once development has been undertaken, what guarantee is there that 100% of the funds raised will actually be used to develop the science park and will not be used elsewhere within Imperial to cross-subsidise other departments?

Given the fact that many proposed developments are not carried out as envisaged for one reason or another, would KCC and ABC, should they decide in favour of the science park, impose conditions on the granting of planning permission so that Imperial would be free to borrow against the capital that they could raise from selling greenfield sites in order to fund the science park, but would not be permitted to actually sell the land for development until the science park and associated infrastructure were in place?

This would avoid the outcome that many suspect will occur which is that once greenfield land has been sold for development, Imperial will decide that they no longer wish to proceed with the science park citing changing research/market conditions, local opposition, failure to secure the necessary public funds or any of the many other possible excuses. Possibly the worst outcome for Wye is to double in size but gain no additional infrastructure or significant employment opportunities. It would also be rather embarrassing for ABC and KCC to have approved housing development in an Area of Outstanding Natural Beauty and to be left without the economic benefits that would be used to justify such development.

An early indication that such provision would be put on any planning permission relating to greenfield sites in Wye would certainly give Imperial the opportunity to make their commitment to the science park clear.

Dr Dylan Bradley