

Please ask for: Hannah Gunner  
Tel: 01634 331581  
Our Ref: MC/23/0864  
Date: 23 June 2023



Mrs Lucy Wilford  
DHA Planning  
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Eclipse Park  
Sittingbourne Road  
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ME14 3EN

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Dear Mrs Wilford

**REFERENCE: MC/23/0864**

**PROPOSAL: Details pursuant to condition 35 (access) on planning permission MC/22/2346 - Application for non-material amendment to planning permission - Appeal ref APP/A2280/W/21/3280915 (MC/19/0765). Amendment to planning conditions.**

**LOCATION: Land At East Hill, Chatham, Kent**

I refer to your submission and enclosures [all relevant documents listed below] received on 12 April 2023, which have been submitted pursuant to the requirements of condition 35 of MC/22/2346. In response to the submissions, I can offer the following comments:

Condition 35 (access)

The documents submitted in relation to this condition are:

- Application Forms
- DHA Cover Letter (dated 11 April 2023)
- Technical Note: East Hill Medway, 22-079-003 Rev A - Condition 35 - Transport Summary Note, March 2023, Prepared by Charles & Associates  
*Received 12 April 2023*

The reason for the imposition of this condition is to ensure the development provides conditions of highway safety, pedestrian safety and the free flow of traffic.

This submission is for the part discharge of condition 35, following an amendment to the condition through the Non-Material Amendment application (MC/22/2346). The technical work that has been submitted for this application demonstrates that 300 homes (including the 91 homes proposed at Phase 1) could be occupied before the full link road is required.

It is noted that parts of the link road serving/providing access to the 300 homes, would still need to be delivered, with the full link road being in place by the 300th occupation.

Given the above, condition 35 of MC/22/2346 can therefore be discharged **IN PART FOR PHASE 1 and other phases not exceeding occupation of the 300th unit (in total)**.

In order to fully comply with the above conditions, the development shall be implemented in accordance with the details herein approved.

The details submitted pursuant to this condition have been considered under the provisions of Policies T1, T2 and T3 of the Medway Local Plan 2003 and having regards to highways issues.

The details are considered to be in accordance with the abovementioned Development Plan Policies and NPPF requirements.

Yours sincerely

Hannah Gunner  
Senior Planner