

Please ask for: Hannah Gunner  
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Our Ref: MC/22/2727  
Date: 30 December 2022



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Dear Sir/Madam

**REFERENCE: MC/22/2727**

**PROPOSAL: Details pursuant to condition 7 (phasing plan) on appeal decision APP/A2280/W/21/3280915 (MC/19/0765) - Outline application (with all matters reserved except access) for the erection of up to 800 dwellings with a primary school, supporting retail space of up to 150 square metres and a community or nursery facility, with an associated road link between North Dane Way and Pear Tree Lane, and other road infrastructure, open space and landscaping**

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

I refer to your submission and enclosures [all relevant documents listed below] received on 18 November 2022, which have been submitted pursuant to the requirements of condition 7 of MC/19/0765 (APP/A2280/W/21/3280915). In response to the submissions, I can offer the following comments:

**Condition 7 (Phasing Plan)**

The documents submitted in relation to this condition are:

- Application form
- DHA Cover Letter
- Phasing Table
- Dwg: P22-0701\_DE\_01\_G\_06 - Phasing Plan  
*Received 18 November 2022*

The reason for the imposition of this condition was to ensure that the key elements of each phase of the development is completed in an order which ensures that infrastructure needs, landscaping/open space and access are in place relevant to each phase before further development is undertaken, in the interests of good design.

The submitted details set out the following phases of development:

- Phase 1 (circa 100 Dwellings)
- Phase 2 (circa 100 dwellings)
- Phase 3 (circa 400 dwellings)
- Phase 4 (circa 200 dwellings)
- School phase (minimum 3 ha to include MUGA and 11 v 11 sports pitch)
- Access infrastructure Phase (to be dealt with under condition 36)

Each of these phases are shown on the submitted plan specifying which of these areas include NEAPs, LEAPs and informal kick about areas.

The plan also shows the indicative location of the retail units (within Phase 3), indicative green infrastructure, public rights of way, undesignated footpaths and potential connections to Capstone Country Park.

The condition specified the below should be demonstrated:

- 800 houses/units maximum
- A Primary school and nursery within a 3ha site identified on Drawing Number 08284a-A-L-(00)-004 PL13
- A Multi Use Games Area/11v11 Sports pitch shown within the school land identified on Drawing Number 08284a-A-L-(00)-004 PL13
- Retail unit up to 150 sqm
- 19.53 hectares open space including identified areas for informal play and allotments
- 2 NEAPs and 1 LEAP in accordance with Fields in Trust guidance
- Woodland improvements and habitat creation
- Drainage infrastructure
- Public Rights of Way improvements
- Enhanced links to Capstone Country Park
- Road layout, pedestrian and cycle networks and footpaths

Overall, the Phasing Plan document (P22-0701\_DE\_01\_G\_06) has been reviewed alongside the Phasing Table and is considered to demonstrate all of the listed criteria (noting drainage is to be delivered alongside each phase). This is therefore both suitable and acceptable. Condition 7 of MC/19/0765 can therefore be discharged.

In order to fully comply with this condition, 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 Policy BNE1 of the Medway Local Plan 2003 and having regards to construction phasing.

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

Yours faithfully

Hannah Gunner  
Senior Planner