



Hannah Gunner
Medway Council
Gun Wharf
Dock Road
Chatham
Kent
ME4 4TR

Planning Portal Ref: PP-12082902

11 April 2023

Our Ref: LW/17038

Dear Hannah

APPLICATION FOR PART DISCHARGE OF CONDITION 35 (LINK ROAD DELIVERY) OF PLANNING PERMISSION MC/19/0765 (APP/A2280/W/21/3280915) AT LAND AT EAST HILL, CHATHAM KENT)

On behalf of FD Attwood and Partners and Taylor Wimpey UK Ltd, please find enclosed an application which seeks approval of a timetable for the implementation of the link road, pursuant to condition 35 of planning permission MC/19/0765 (APP/A2280/W/21/3280915) (as being amended by NMA ref. MC/22/2346 & MC/23/0033). The details are submitted on a site wide basis.

Background

Condition 35 as amended via NMA MC/22/2346 states that:

"No development above slab level shall take place within any phase or sub-phase until final details of the following highway works that provide access to that phase or sub-phase have been submitted to and approved in writing by the Local Planning Authority:

*Received 13 November 2020
Drawing Numbers
17-035-013 Rev A
17-035-016 Rev B Southern Roundabout Access*

The development shall be implemented in accordance with the approved details prior to the first occupation of the relevant phase or sub-phase of the development that they serve or in accordance with a timetable that has previously been submitted to and approved in writing by the Local Planning Authority."

(our emphasis)



The NMA allowed for the provision of a timetable to be submitted for the delivery of the link road (see text underlined). Prior to the amendment, the condition required the link road to be delivered prior to occupation of the development.

Flexibility was sought following pre-application discussions with Medway Council including highway Officers, which recognised that it might not be necessary to deliver the entire link road upfront. There was no known highway reason for the link road to be delivered prior to first occupation. The addition to the condition, allowing for the submission of an alternative timetable therefore allowed for further technical work to be undertaken to determine if an alternative trigger could be suitable.

Further technical work has now been undertaken by Charles & Associates using the Council's Aimsun Model (MAM). The technical work demonstrates that 300 homes (including the 91 homes proposed at Phase 1) could be occupied before the full link road is required. 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. However, the access junction from the Pear Lane Lane/Capstone Road roundabout, as shown on drawing 17-035-013 Rev A, would still be delivered prior to occupation of the development, excluding Phase 1. All other off-site works (Condition 36) would also be delivered in line with the tiggers on the Outline planning permission.

The following note is therefore submitted for approval:

- Technical Note: East Hill Medway, 22-079-003 Rev A – Condition 35 – Transport Summary Note, March 2023, Prepared by Charles & Associates

Next Steps

Following the submission of this application we would welcome a discussion with Officers regarding the proposed revised timetable. However, in the meantime, we trust the application can be validated and should you require any further information then please do not hesitate to contact me.

Kind Regards

Lucy Wilford

Lucy Wilford
Associate Director