

Phasing Table – Land at East Hill, Chatham

Pursuant to Condition 7 of MC/19/0765 (APP/A2280/W/21/3280915)

Phase	Requirement
1 Residential	Circa 100 dwellings NEAP x 1 PROW RC9 improvements Open Space Woodland improvements & habitat creation Enhanced links to Capstone Country Park Road layout, pedestrian and cycle networks and footpaths Informal kickabout
2 Residential	Circa 100 dwellings PROW RC32 improvements Woodland improvements & habitat creation Enhanced links to Capstone Country Park Road layout, pedestrian and cycle networks and footpaths
3 Residential	Circa 400 dwellings LEAP x1 Retail units Woodland improvements & habitat creation Enhanced links to Capstone Country Park Road layout, pedestrian and cycle networks and footpaths Undesignated footpath improvements Informal kickabout Allotments
4 Residential	Circa 200 dwellings NEAP x 1 Woodland improvements & habitat creation Road layout, pedestrian and cycle networks and footpaths Undesignated footpath improvements Informal kickabout
School	Primary school with nursery MUGA Sport pitches To be delivered in accordance with the provisions in the S106
Access Infrastructure	Drainage infrastructure Strategic footpath and cycleway provision Will be delivered in accordance with condition 36

Notes:

- The above housing numbers are indicative and will be determined via future reserved matters applications and ongoing site assessments.
- All phases of development will be served by appropriate drainage infrastructure, road layouts, pedestrian and cycle networks and footpaths

- The above table should be read alongside accompanying drawing ref. P22-P22-0701_DE_01_G_06. The precise phasing boundaries may be subject to adjustment throughout the Reserved Matters process to ensure all appropriate infrastructure to serve that phase is included i.e. drainage.
- The need for woodland improvements and details of habitat creation will be determined through the submission of reserved matters for each phase.
- Subject to market conditions one or more phases of development may be under construction at the same time.
- Subject to market conditions and ongoing work, Reserved Matters approval may be applied for sub phases within the identified phases.
- The open space for each phase will be delivered in accordance with a timetable previously agreed with the LPA as required by condition 13.