

SUPPLEMENTARY REPORTS

AREA 3 PLANNING COMMITTEE

DATED 8 June 2023

Aylesford

TM/22/01909/OA

Aylesford North and North Downs

Residential development of up to 950 dwellings, provision of a mixed-use local centre (including Class E, F and C3 with potential for retirement homes) provision of land to accommodate a new primary school, replacement sports pitches with changing facilities; associated green infrastructure including landscaping, public open space, allotments, sustainable urban drainage systems, biodiversity enhancements; new accesses from Bull Lane; new access and road/cycleway/footpath link to New Court Road.

Updated Statutory Consultee comments:

Kent Highways:

Comments remain as submitted on the 24 January 2023 with the addition of the following condition:

No development in any phase comprising buildings (excluding enabling works, access routes, public realm, utilities and other associated infrastructure), hereby approved, shall be commenced on site until full details of a 'Monitor and Manage Mitigation Strategy' has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Kent County Council. The Monitor and Manage Mitigation Strategy shall provide details of an appropriate number of dwellings that can be occupied prior to the required mitigation works at the junction of Pilgrims Way / Rochester Road. This will be in the form of junction modelling with reported results. The mitigation works shall be carried out in accordance with drawing number ITB9400-GA-031 and at a time as agreed in writing by the Local Planning Authority as agreed through the Monitor and Manage Mitigation Strategy and will form part of a Section 278 Agreement, between the applicant and KCC Highways.

Clarification:

Paragraph 5.9 and 6.111 of the report refers to the contribution request from NHS PCT. The project identified for spending the contributions should read - towards expansion of Phoenix Medical Practise whether at Peters Village or an alternative site or refurbishment/reconfiguration/extension of new premises for any other practise that covers the Bushy Wood area of development in their catchment area.

Add/replace the following additional conditions/informative to Appendix 1

Replace condition 6 with:

No development in any phase comprising buildings (excluding enabling works, access routes, public realm, utilities and other associated infrastructure), hereby approved, shall be commenced on site until full details of a 'Monitor and Manage Mitigation Strategy' has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Kent County Council. The Monitor and Manage Mitigation Strategy shall provide details of an appropriate number of dwellings that can be occupied prior to the required mitigation works at the junction of Pilgrims Way / Rochester Road. This will be in the form of junction modelling with reported results. The mitigation works shall be carried out in accordance with drawing number ITB9400-GA-031 and at a time as agreed in writing by the Local Planning Authority as agreed through the Monitor and Manage Mitigation Strategy and will form part of a Section 278 Agreement, between the applicant and KCC Highways.

Reason: In the interests of highway safety and to ensure sufficient capacity exists on the highway network arising from the development.

Replace condition 26 with:

Prior to the first use of the sports pitch, details of any light fittings/floodlights or other forms of illumination to be installed in and around the sports pitch shall be submitted to and approved in writing by the Local Planning Authority. This shall be supported by an assessment detailing the impact of the proposed lighting on any off-site areas. All proposed lighting shall be carried out in accordance with the agreed recommendations of the assessment and any lighting installed shall be recessed or otherwise screened to limit the emission of stray light.

Reason:

In the interests of visual and rural amenity.

Additional informative

Informative:

The granting of planning permission confers no other permission or consent on the applicant. It is therefore important to advise the applicant that no works can be undertaken on a Public Right of Way without the express consent of the Highways Authority. In cases of doubt the applicant should be advised to contact the Kent County Council Public Rights of Way and Access Service before commencing any works that may affect the Public Right of Way. This means that the Public Right of Way must not be stopped up, diverted, obstructed (this includes any building materials or waste generated during any of the construction phases) or the surface disturbed. There must be no encroachment on the

current width, at any time now or in future and no furniture or fixtures may be erected on or across Public Rights of Way without consent.

Members are advised that the final wording and additional conditions/removal of conditions may be required as part of the appeal process. The list of conditions in Appendix 1 is therefore draft at this stage.

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