



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

**SUBMISSION VIA THE PLANNING PORTAL
REF PP-11871230**

Our Ref: LW/OK/17038

23 January 2023

Dear Ms. Gunner

**RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PERMISSION MC/19/0765
(ALLOWED AT APPEAL APP/A2280/W/21/3280915)**

LAND AT EAST HILL, CHATHAM

On behalf of FD Attwood & Partners and Taylor Wimpey UK Ltd, please find enclosed a reserved matters application submitted pursuant to Outline planning permission MC/19/0765, which granted permission for:

"an 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"

This RM seeks detailed approval for Phase 1 on the approved Phasing Plan for the following:

"Reserved matters application for Phase 1 pursuant to outline permission ref. MC/19/0765 for the erection of 91 homes, including affordable housing together with associated access, parking, landscaping, open space, equipped play, infrastructure and earthworks"

The submission follows pre-application discussions with yourself and other officers at Medway Council. The proposals have been further informed by design review with Design South East and public consultation. How the scheme has evolved in response to the feedback received is set out in the supporting Design and Access Statement and Planning Statement.

The full suite of plans and reports which comprise the submission are set out in the accompanying schedule. Several conditions attached to the Outline permission require specific information to accompany the RM, as set out in the table below, and are included in the submission pack.

Information Submitted	Notes
Application Documents	
Layout Plans	Includes information on house typologies, parking, building heights, tenure, refuse and materials. Parking information is provided in accordance with Conditions 15, 16 & 31
House Pack, including street scenes and elevations	
Section drawings	Included in the Design & Access Statement
Hard and Soft Landscape Details	Includes details as required by Conditions 13 & 14
Highway Technical Note	Brings together tracking, parking, visibility, indicative lighting information and adoption information together
Southern Roundabout Access Details	Whilst the access is approved the information provided confirms how the proposed layout dovetails with the access arrangement.
Drainage Strategy Details	Required by Condition 19
Details of Existing and Proposed Levels	Required by Condition 11
Tree Impact Assessment & Method Statement	Required by Conditions 26
Daylight & Sunlight Assessment	Required by Condition 32
Noise Assessment	Separately submitted to discharge Condition 28
Supporting Information	
Design & Access Statement	Includes details of crime prevention energy efficiency and refuse management, as required by Conditions 30, 31, 32 & 34
Planning Statement	Also addresses Condition 9, 31 & 34
Statement of Community (SCI)	Prepared in accordance with MC SCI



I trust you have sufficient information to validate the application. However, if you require any additional information, please do not hesitate to contact me. In the meantime we look forward to receiving confirmation of validation and setting up a meeting in due course to discuss consultation comments received.

Yours sincerely,

Lucy Wilford

LUCY WILFORD
Associate Director

Enc. Drawing Schedule



Drawing Schedule

Title	Reference	Author
Site Layout Plan	P22-0701_DE_04_H_01	Pegasus Group
Site Location Plan	P22-0701_DE_04_A_02	Pegasus Group
Building Heights Plan	P22-0701_DE_04_A_06	Pegasus Group
Tenure Plan	P22-0701_DE_04_A_07	Pegasus Group
Parking Strategy Plan	P22-0701_DE_04_A_08	Pegasus Group
Refuse Strategy Plan	P22-0701_DE_04_A_09	Pegasus Group
Materials Plan	P22-0701_DE_04_A_10	Pegasus Group
Street Scenes	P22-0701_DE_008_B_02	Pegasus Group
EMA22 Floor Plans & Elevations	P22-0701_DE_07_A_01	Pegasus Group
EMA33/EMT31 Elevations	P22-0701_DE_07_A_02	Pegasus Group
EMA33/EMT31 Floor Plans	P22-0701_DE_07_A_03	Pegasus Group
EMA34 Floor Plans & Elevations	P22-0701_DE_07_B_04	Pegasus Group
EMT31 Floor Plans & Elevations	P22-0701_DE_07_A_05	Pegasus Group
EMB31 Floor Plans & Elevations	P22-0701_DE_07_A_06	Pegasus Group
NB41 Floor Plans & Elevations	P22-0701_DE_07_A_07	Pegasus Group
EMA43 Floor Plans & Elevations	P22-0701_DE_07_A_08	Pegasus Group
EMT41 Floor Plans & Elevations	P22-0701_DE_07_A_09	Pegasus Group
EMT42 Floor Plans & Elevations	P22-0701_DE_07_A_10	Pegasus Group
EMA46 Floor Plans & Elevations	P22-0701_DE_07_A_11	Pegasus Group
EMA48 Floor Plans & Elevations	P22-0701_DE_07_A_12	Pegasus Group
EMB51 Elevations	P22-0701_DE_07_A_13	Pegasus Group
EMB51 Floor Plans	P22-0701_DE_07_A_14	Pegasus Group
EMA51 Floor Plans & Elevations	P22-0701_DE_07_A_15	Pegasus Group
EMAP22 Floor Plans & Elevations	P22-0701_DE_07_A_16	Pegasus Group
EMAP32 Floor Plans & Elevations	P22-0701_DE_07_A_17	Pegasus Group
EMAP41 Floor Plans & Elevations	P22-0701_DE_07_A_18	Pegasus Group
Garage 1 / Shed Floor Plans & Elevations	P22-0701_DE_07_A_19	Pegasus Group
Garage 2 Floor Plans & Elevations	P22-0701_DE_07_A_20	Pegasus Group
Garage 2a Floor Plans & Elevations	P22-0701_DE_07_A_21	Pegasus Group
Sales Garage 2a Floor Plans & Elevations	P22-0701_DE_07_A_23	Pegasus Group
Sub-station Floor Plans & Elevations	P22-0701_DE_07_A_22	Pegasus Group
Detailed Planting Plan	3057-APA-ZZ-00-PP-L-2000 Rev P.01.02	Allen Pyke Associates
Detailed Planting Plan	3057-APA-ZZ-00-PP-L-2001 Rev P.01.02	Allen Pyke Associates
Detailed Planting Plan	3057-APA-ZZ-00-PP-L-2002 Rev P.01.02	Allen Pyke Associates
Detailed Planting Plan	3057-APA-ZZ-00-PP-L-2003 Rev P.01.02	Allen Pyke Associates
Detailed Planting Plan	3057-APA-ZZ-00-PP-L-2004 Rev P.01.02	Allen Pyke Associates



Detailed Planting Plan	3057-APA-ZZ-00-PP-L-2005 Rev P.01.02	Allen Pyke Associates
Detailed Planting Plan	3057-APA-ZZ-00-PP-L-2006 Rev P.01.02	Allen Pyke Associates
General Arrangement Plans	3057-APA-ZZ-00-LA-L-1001 Rev P.01.02	Allen Pyke Associates
General Arrangement Plans	3057-APA-ZZ-00-LA-L-1002 Rev P.01.02	Allen Pyke Associates
General Arrangement Plans	3057-APA-ZZ-00-LA-L-1003 Rev P.01.02	Allen Pyke Associates
General Arrangement Plans	3057-APA-ZZ-00-LA-L-1004 Rev P.01.02	Allen Pyke Associates
General Arrangement Plans	3057-APA-ZZ-00-LA-L-1005 Rev P.01.02	Allen Pyke Associates
General Arrangement Plans	3057-APA-ZZ-00-LA-L-1006 Rev P.01.02	Allen Pyke Associates
Illustrative Landscape Masterplan	3057-APA-ZZ-00-LA-L-1007 Rev P.01.02	Allen Pyke Associates
Proposed SuDS Maintenance and Management Schedule	-	BWP
K2275 SA1 Deep Bore Soakaway 13.01.2023	-	BWP
K2275 SA2 Deep Bore Soakaway 13.01.2023	-	BWP
K2275 SA3 Crate Soakaway 13.01.2023	-	BWP
K2275 SA4 Crate Soakaway 19.01.2023	-	BWP
K2275 SW Network 13.01.2022	-	BWP
Surface Water and Foul Drainage Layout Sheet 1 of 4	K2275-CIV-0101 Rev P04	BWP
Surface Water and Foul Drainage Layout Sheet 2 of 4	K2275-CIV-0102 Rev P04	BWP
Surface Water and Foul Drainage Layout Sheet 3 of 4	K2275-CIV-0103 Rev P04	BWP
Surface Water and Foul Drainage Layout Sheet 4 of 4	K2275-CIV-0104 Rev P04	BWP
Engineering Layout Sheet 1 of 4	K2275-CIV-0201 Rev P03	BWP
Engineering Layout Sheet 2 of 4	K2275-CIV-0202 Rev P03	BWP
Engineering Layout Sheet 3 of 4	K2275-CIV-0203 Rev P03	BWP
Engineering Layout Sheet 4 of 4	K2275-CIV-0204 Rev P03	BWP
Impermeable Areas Plan Sheet 1 of 3	K2275-CIV-105 Rev P02	BWP
Impermeable Areas Plan Sheet 2 of 3	K2275-CIV-0106 Rev P02	BWP
Impermeable Areas Plan Sheet 3 of 3	K2275-CIV-0107 P02	BWP
Residential Noise Assessment	E3424	Entran
Statement of Community Involvement		FD Attwood & Partners and Taylor Wimpey
Design & Access Statement	-	Pegasus Group



Planning Statement	LW/OK/17038	DHA Planning
Daylight & Sunlight Report	-	Right of Light Consulting
Highways Technical Note	TN004	Velocity Transport Planning
Arboricultural Method Statement	2021-KC-Ph1-YTREE-MethodStatement-RevA	Keen Consultants
Tree Protection Plan	2021-KC-XX-YTREE-TPP01RevA	Keen Consultants