



MATTER 5 (5.1 & 5.2)

REPRESENTOR : 268343

SWALE BOROUGH LOCAL PLAN 2031

HEARING STATEMENT ON BEHALF OF G H DEAN & CO LTD (IWADE)

MATTER 5 : INFRASTRUCTURE

1 Introduction

- 1.1 These representations are made on behalf of G H Dean & Co Ltd, the owner of the largest of the three proposed allocations at Iwade referred to as "Land East of Iwade".
- 1.2 The Inspector will be aware of the representations made on behalf of the company to the Modifications and the various studies and responses by Swale BC in justification and support of the allocation. We refer also to the Statement of Common Ground (SoCG) between Swale BC/KCCH/HE (SBC/PS/121) and to the Council's Hearing Statement on Matter 4. (All other new site developments SBC/PS/128) This evidence is referred to but not repeated.

5.1 – Transport Infrastructure – is the Modified Plan supported by robust infrastructure planning which demonstrates that the proposed development is deliverable?

5.2 – Does the Plan include adequate infrastructure planning for highway improvements along the A249 corridor to accommodate growth to the west of Sittingbourne?

- 1.3 In essence, in our view, the SoCG reference SBC/PS/121, addresses the Inspector's questions 5.1 and 5.2.
- 1.4 The key points identified in that SoCG are as follows:-
 - The landowners/promoters of the North West Sittingbourne and South West Sittingbourne allocations have provided technical data sufficient for SBC/HE/KCCH to conclude that satisfactory supporting highway infrastructure can be identified and delivered.
 - A mitigation scheme for the Grovehurst Road/A249 junction (full remodelling) has been designed and costed on behalf of KCCH at £37 million.
 - Interim mitigation to support the Local Plan proposals will need to be funded from developer provision or pooled developer contributions.
 - Developer contributions towards the full remodelling of the Grovehurst Road/A249 junction will be required from other development schemes (other than MU1) in the North Sittingbourne area.
 - An Interim Improvement Scheme for the Grovehurst Road/A249 junction has been identified (see para 4.17 of the SoCG).



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- It is acknowledged that adjustments to Policy MU1 and the Implementation and Delivery Schedules may be needed to reflect the above (see subsequent adjustments to SoCG between landowners/promoters of MU1 and SBC).
- 1.5 As for Iwade, unfortunately, the SoCG, particularly at paras 4.17 and 4.19 is ambiguous as it could be interpreted that contributions from the Iwade development will be required for both the Interim Improvement Scheme and to the full remodelling of the Grovehurst Road/A249 junction.
 - 1.6 At para 4.17, the text makes clear that the Interim Improvements will support the "Local Plan development" which of course includes the allocations at Iwade. This appears to be correctly reflected in the first part of para 4.19 by reference to some development at Iwade needing to be delivered ahead of the Grovehurst Road/A249 Junction improvement. However, the latter part of para 4.19 then singles out Iwade as needing to contribute to the longer term major remodelling of the Grovehurst Road/A249 junction.
 - 1.7 Accordingly, clarification from Officers has been sought. It appears that it had been assumed that the Iwade allocations (particularly the larger element) would come forward after North West Sittingbourne (Policy MU1) and probably after the Interim Improvement Scheme for the Grovehurst Road/A249 junction had been implemented. Consequently, the Iwade allocations would, instead, be required to contribute to the longer term full remodelling works to the junction.
 - 1.8 This clarification is reflected in the Council's Statement for Matter 4 (SBC/PS/128/Matter4) ie the Iwade development "proceeding on the basis of an Interim Scheme at Grovehurst with contributions towards a later, more major scheme".
 - 1.9 However, it is G H Dean's intention to bring forward its Iwade allocation as soon as possible such that development could occur contemporaneously with that at North West Sittingbourne.
 - 1.10 Whilst G H Dean & Co (at Iwade) would have no objection (in principle) to contributing to the cost of the Interim Improvements to the Grovehurst Road/A249 junction, clearly to require the Iwade allocations to contribute to both the Interim Scheme and to the full remodelling of the junction would not be reasonable and would not pass the CIL tests.
 - 1.11 It is important therefore that the text of Policy New AX5 be amended to reflect the above as follows:-

Policy New AX5

(i) Delete Criterion 7

(ii) Replace Criterion 7 as follows:-

"7. Be supported by a Transport Impact Assessment to determine the need and timing of improvements to the highway network and their



phasing relative to the phasing of development together with matters relating, in particular to:-

- (a) improvements to the public transport network between Iwade and Sittingbourne exploring the possibility of increased services to the village.**
- (b) seeking to encourage increased rail use from Kemsley Halt through improved public transport/pedestrian and cycle links.**
- (c) securing pedestrian and cycle links within the development (housing and country park) and to the adjacent network.**
- (d) the scale, nature and timing of interim improvements at the Grovehurst Road/A249 junction to accommodate development traffic."**

1.12 Para 6.5.110

In lines 6 and 7:-

- (i) Delete "and at junction 5 of the M2 further afield".**
- (ii) Add:- "A Statement of Common Ground between SBC/KCCH/HE has established, in principle, the acceptability of an Interim Improvement Scheme to the Grovehurst Road/A249 junction to accommodate increases in traffic predicted to arise from Local Plan allocations. Development at Iwade will be expected to contribute to the funding of the Interim Scheme although some development is likely to be acceptable in advance of the Interim Scheme. If implementation of the Interim Scheme precedes development at the Iwade allocations then they will be required (like other allocations in North Sittingbourne) to contribute to the cost of the full remodelling of the Grovehurst Road/A249 junction."**

1.13 G H Dean & Co will continue to seek agreement with Swale BC over minor modifications to Policy New AX5 and its reasoned justification prior to the Hearing.