



MATTER 5 (5.1 & 5.2)
REPRESENTOR : 510211

SWALE BOROUGH LOCAL PLAN 2031

HEARING STATEMENT ON BEHALF OF NICHOLLS GROUP LIMITED

MATTER 5 INFRASTRUCTURE (5.1 & 5.2)

1 Introduction

- 1.1 These representations are made on behalf of Nicholls Group, the owner of land at Pheasant Farm, Sittingbourne, a key component of the Policy MU1 allocation at North West Sittingbourne.
- 1.2 The Inspector will be aware of the representations made on behalf of the company to the submitted plan and also to the Modifications and these are not repeated.
- 1.3 Nicholls has participated in the preparation of a Draft Development Framework for the overall Policy MU1 allocation and in public consultation thereon. Early progress on a planning application via a Design Panel Review is anticipated in the first quarter of 2017.
- 1.4 Nicholls has also participated, along with Swale BC, KCC, Highways England, Persimmon, G H Dean and Redrow in studies confirming the potential (in principle) of an Interim Improvement Scheme for the Grovehurst Road/A249 junction sufficient to accommodate the traffic flows arising from Local Plan allocations generally and the overall Policy MU1 allocation in particular. That Statement of Common Ground (SoCG) has now been agreed (SBC/PS/121) and includes a technical note prepared by Peter Brett Associates (SBC/PS/123b) on behalf of the landowners/promoters of the North West Sittingbourne allocation including Nicholls and the Pheasant Farm site.
- 1.5 In essence, that Statement of Common Ground addresses the Inspector's questions 5.1 and 5.2.

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?

- 1.6 The key points identified in the 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.



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- 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).
 - 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).
- 1.7 In the context of the Pheasant Farm component of the NW Sittingbourne allocation Policy MU1, as set out elsewhere, Nicholls will (subject to viability) participate in making developer contributions generally and, in particular, to those services identified in the Infrastructure Delivery Schedule and, proportionately, to the funding of the Interim Improvement Scheme for the Grovehurst Road/A249 junction.
- 1.8 It can be concluded therefore that the Plan (with appropriate modifications to Policy MU1 consequent to SBC/PS/121) is indeed supported by robust infrastructure planning and that adequate highway improvements are planned along the A249 corridor to accommodate growth to the West of Sittingbourne.