

planning
transport
design
environment
infrastructure

Highways Statement of Common Ground
Land at Upnor Road, Upper Upnor

Appeal Reference: APP/A2280/W/21/3276221
August 2021 PL/15947



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1 Introduction

1.1 Purpose of this Statement

1.1.1 This document is a Highways Statement of Common Ground (SoCG) submitted by Esquire Developments Ltd (“the Appellant”) and Medway Council (“the Council”) in relation to the appeal against the refusal by the Council of Planning Application Reference: MC/20/1478 (“the Application”), by notice dated 26th February 2021.

1.1.2 The Application was submitted to the Council seeking detailed planning consent for the erection of 72 residential dwellings and a children’s nursery, including associated car parking and infrastructure, new landscaping and public open spaces, sustainable urban drainage system and associated earthworks, and a new vehicular access from Upnor Road, at Land at Upnor Road, Upper Upnor, Medway (“the Site”).

1.2 Structure of Statement

1.2.1 This document outlines those areas of common ground between the Appellant and the Council in its capacity as Local Highway Authority.

2 Background

2.1 Background

2.1.1 The Application was submitted on 22nd June 2020 under Reference: MC/20/1478. It was subsequently refused under delegated powers on 26th February 2021.

2.1.2 The documents forming the Application at the point of appeal are set out in the third informative to the Council's Decision Notice.

2.2 Description of the Site and Surroundings

2.2.1 A full description of the Site and the local highway and transportation network can be found in the submitted Transport Statement.

2.3 Appeal Proposal

2.3.1 The Appeal proposal seeks detailed planning consent for the erection of 72 residential dwellings and a children's nursery, including associated car parking and infrastructure, new landscaping and public open spaces, sustainable urban drainage system and associated earthworks, and a new vehicular access from Upnor Road.

2.4 The Development Plan

2.4.1 The Statutory Development Plan in force comprises the Medway Local Plan (2003).

2.5 Other Relevant Documents

2.5.1 The following documents are also relevant:-

- The National Planning Policy Framework (NPPF) 2021 and National Planning Policy Guidance (current edition).
- The Design Manual for Roads and Bridges.
- Manual for Streets 1 and 2.

3 Agreed Areas

- 3.1.1 Description of the site and surrounding highway network, including the baseline traffic surveys.
- 3.1.2 Relevant policy context.
- 3.1.3 Committed development in the study area.
- 3.1.4 The trip generation resulting from the proposed development.
- 3.1.5 The distribution of generated trips to the local highway network.
- 3.1.6 Traffic impact assessment on the local highway network, which would not be severe (NPPF Paragraph 111).
- 3.1.7 Safe and suitable access arrangements from the proposed development onto the public highway, with reference to the existing crash record and the Stage 1 Road Safety Audits (NPPF Paragraph 110).
- 3.1.8 The extent of enabling works to be delivered within the existing public highway by way of Section S278 between the applicants and Medway Highways Authority.

4 Agreed Mitigation

4.1 Highway Contribution

4.1.1 As part of the Proposed Development, a proportionate financial contribution will be made to the Council for the improvements to the A289 Highway Corridor to accommodate the proposed traffic generation resulting from this proposal (£75,000)

4.2 Pedestrian Infrastructure

4.2.1 The Proposed Development will upgrade pedestrian infrastructure in the area. Three new connections are proposed, as follows: -

- A 1.8m wide footway to the north-west of the site, linking the development to Upnor Road and the two proposed new bus stops;
- A route to the west of the site, linking through the adjacent field to Upnor Road, where a 1.8m wide footway will continue northbound along the western side of the carriageway to Public Footpath RS125. This will provide a direct pedestrian connection to the services and facilities in Wainscott;
- A footway to the south-west of the site, providing an additional link to Upnor Road, where it will continue along the eastern side of the carriageway to Berwick Way where onward connectivity to the Medway City Estate and Frindsbury is available.

4.3 Public Transport

4.3.1 As part of the Proposed Development, a proportionate financial contribution (£150,000) will be made to the Council for the enhancement of the Route 197 bus service during the morning and evening commuter periods. This connects Upnor with Frindsbury, Strood Railway Station, and the centres of Rochester and Chatham, from where connections to further destinations such as the Medway Maritime Hospital are available. This would support the planned enhancement of this route in the medium-term as part of the recent Housing Infrastructure Fund award to the Council.

5 Declaration by Parties to this Statement of Common Ground

- 5.1.1 This document is the Highways Statement of Common Ground for Appeal Reference APP/A2280/W/21/3276221 between Medway Council and the Appellant and identifies matters that are agreed between these parties.

Signed: 

Name: Robert Neave, Principal Transport Officer

On behalf of Medway Council

Date: 26/08/2021

Signed: 

Name: Paul Lulham, Transport Planning Director, DHA

On behalf of the Appellant

Date: 31/08/2021