#### Lower Rainham Meeting Note

#### Application Ref: MC/19/1566

## 17/09/2019

#### **Attendance**

Hannah Gunner – Medway

Rob Neave – Medway – Part

Simon Tucker – DTA - Part

Duncan Parr- - Rapleys

Michael Birch – Rapleys

#### Highways

Rob outlined that the draft response may be updated following review from Michael Edwards on his return from leave next week w/c 23rd September.

Nevertheless the below matters were discussed:

Care home – DTA outlined they have re-run TRICS to exclude edge of town centre and suburban. However, given the modest change it was agreed by all to retain the assumptions within the submitted TA.

Education – Rob outlined that he believes the figure of 41% of external trips to the school will be by car is far to small and it will be a lot closer to 100% considering the surrounding road network and distances that will be required. As such, should Paul Clarke agree with the assumption that 70 children will attend the school from external homes (not included within the development) it was agreed that DTA would updated the report to include the worst case scenario that all children will be driven to school – DTA/Medway to chase Paul for agreement.

Commercial areas – Rob outlined that more certainty is required on what is included within the village centre as different types of uses evidently have different traffic impacts. It was agree that maximum unit sizes could be introduced to provide more certainty. Likewise, it was agreed that local examples would be reviewed to also provide further comfort for officers. Land east of Horn Dean in East Hampshire was outlined as a possible good example. Rapleys and DTA to liaise.

Distribution - considering the above commercial elements Rob required further information in regards to the outlined 30% of trips will be for leisure uses (why 30% was used and why leisure?). Case studies discussed above should also be reviewed for these figures.

External distributions – more information is required on the model used and also the ‘sense checking’?

Wider junction assessment / traffic counts required along Lower Rainham Road. Possible locations outlined:

* Bloors Lane, Three Mariner and Yokosuka Way.

Rob outlined Medway have commissioned their own assessment/model which will be completed shortly. Once finalised this will be provided to the applicant to review further turning counts and assessments at junctions.

Rob outlined additional commentary is required on the mitigation measure at Yokosuka Way and Lower Rainham road junction re. increasing the flare lane.

Access Design. RB confirmed he was generally comfortable with the principles subject to the RSA. ST confirmed that was in hand and will be included wit appropriate design office response in the first technical note (T1).

T1 note to include – Trip Generation, Distribution, RSA, Mitigation (flare lane)

#### Wider Planning commentary

Rapleys advised they are likely to have updates to provide to the officer on Agricultural Land and Historic environment next week.

Drainage information likely to be issued late October (albeit Southern Testing emails since the meeting means this may be issued later)

Archaeology – Rapleys outlined that trenching is not practical considering the current operation and in any event, the level of trenching that could be done would not be appropriate / representable. It would be more appropriate to request this following outline permission and with each phase as they came forward. This will also still allow for appropriate flexibility. Hannah Gunner agreed that the masterplan had sufficient flexibility and would speak with Ben Found at KKC Archaeology to discuss.

Hannah Gunner discussed S106 figures and outlined she will seek further information from the consultees as to how they got to the final figures. Rapleys questioned how the open space contribution requested will work with Natural England comments re. recreation space – officer will request further info on this matter and revert back to Rapleys.

Officer chasing landscaping, trees and wildlife comments.

Officer to pass comments in regards to Ecology, Air Quality, Peoples Trust, LLFA, NHS and Policy.

In regards to NHS, the officer outlined that they have requested a 2 consultancy room doctors.

Further meeting agreed for the 16th October 2019.

In all likelihood planning committee in the New Year.

Considering the above, target presentation to members in December 2019.

Officer and Rapleys agreed to produce Heads of terms before going to committee.

Rapleys to issue letters of support to the planning officer for inclusion on the planning register