

Officer Report

Application No.	25/0025/FH/CON
Site Address	Nickolls Quarry, Dymchurch Road, Hythe, CT21 4NE
Officer Name	Lizzy Nash
Proposal	Approval of details pursuant to condition 36 (travel plan) phase 3 & 4 of planning permission Y19/1492/FH.

Recommendation

Report Number	RD-437687
Recommended Decision	Recommended to be Approved
Recommendation Date	26 June 2025

Report

This application seeks the approval of details pursuant to Condition 36 (travel plan) for phase 3 and 4 only of planning permission Y19/1492/FH (Outline planning application with all matters reserved accompanied by an Environmental Impact Assessment for a phased mixed use development of up to 650 no. residential units (Use Class C3), Employment development (Used Class E(g)), and / or care / extra care facilities (Use Class C2, C3 or Sui Generis), Local Centre (Use Class E and Sui Generis (former A1/A2/A3/A4/A5 uses) and Used Class C2, C3/Sui Generis Care/Extra Care) community sports and leisure use (E, F1 or F2 uses), open space and site restoration including raising land levels).

Condition 36 states:

Prior to the occupation of any dwelling or other building hereby permitted in any phase or sub-phase of development, a Site-Wide Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Site-Wide Travel Plan shall include high level targets based on the agreed trip rates for the site and a framework of measures to encourage sustainable transport to /from the site. Thereafter, prior to the first occupation of each phase/sub-phase a Residential/Commercial travel plan that is consistent with the key principles set out in the Site-Wide Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Residential/Commercial Travel Plans shall include initial baseline targets based on the agreed trip rates for each phase/sub-phase, detailed measures to encourage sustainable transport to/ from the site and modal share targets for a 5 year period upon the last occupation on each phase/sub-phase. The approved measures shall thereafter be implemented in accordance with the approved details in each phase.

Reason: In the interests of sustainable development and highway safety and convenience.

The following has been submitted:

Travel Plan Phase 3 and 4 (Received: 17/06/2025)

Residential Travel Information Pack (Received: 17/03/2025)

KCC Highways and Transportation initially commented on the application raising concerns regarding the cycle voucher for residents and how the uptake of this would be monitored. Further information on the bus travel vouchers was also requested and for the travel plan to be updated to include the Travel Plan coordinators name and contact details be added prior to occupation.

Following the receipt of the requested information KCC Highways and Transportation have raised no objection. have commented on the above information raising no objection to the approval of the condition.

In light of the above the submitted information is sufficient to meet the requirements of condition 36 for phases 3 and 4 only. Therefore condition 36 can be approved for phases 3 and 4 only.

Suggested Informatives (1)

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Travel Plan Phase 3 and 4 (Received: 17/06/2025) and Residential Travel Information Pack (Received: 17/03/2025) are considered acceptable to allow for the formal approval of Condition 36 for phases 3 and 4 only.