

Highways Matters Condition Discharge

This technical note has been produced following a meeting with Mark McCartney, Lead Engineer /Team Leader – Projects & major Development, where it was agreed that condition discharge be provided for the following conditions:

Condition 28 - Prior to the first occupation of the development a scheme for off site cycle accessibility improvements from the proposed development site to and from the local attractors such as schools and Kirkby Railway Station including a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and timetable contained therein.

It was agreed during the meeting that due to a wider Active Travel improvement scheme that is in the planning phase for the surrounding area that anything installed to satisfy this condition would be superseded and therefore can be discharged.

Condition 30 - Prior to the first occupation of the development hereby permitted a scheme for off site cycleway improvements along Cherryfield Drive and Bewley Drive shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for implementation of the scheme. The cycleway improvements shall be installed in accordance with the approved scheme and timetable.

Technical Approval provided by Mark McCartney on 5th October 2026. It was agreed during the meeting that the scheme would be delivered in 2027 in phases to minimise disruption to local residents, and avoid the timings of the Cherryfield Drive S278 scheme.

Condition 33 - Prior to the 1st occupation of any dwelling within phase 1 of the development a scheme shall be submitted for the upgrade to 3 No existing bus stops (stops S52012C, S52011A and S52011B) on Cherryfield Drive . For the avoidance of doubt the scheme shall include access kerbs and shelters. The approved scheme shall be implemented in accordance with the approved details prior to the occupation of the 20th dwelling on Phase 1 .

The standard detail for the bus stop has been provided by KMBC. It was agreed during the meeting that the bus stop improvements could be delivered under S50 notices, to take place early 2027.

Condition 34 - Prior to the 1st occupation of any dwelling within phase 3 of the development a scheme shall be submitted to and approved in writing by the Local Planning Authority to include the provision of a new bus stop adjacent to Bracknell Close . For the avoidance of doubt the scheme shall include the bus stop pole with access kerbs. The approved scheme shall be implemented prior to the occupation of the 20th dwelling in phase 3 of the development.

The standard detail for the bus stop has been provided by KMBC. It was agreed during the meeting that the new bus stop could be delivered under a S50 notice, to take place early 2027.

Condition 36 - Prior to the first occupation of the development hereby permitted details of the re surfacing of the existing car park together with a timetable for the implementation of the works to the car park shall be submitted to and approved in writing by the Local Planning Authority. The re-configuration, re-surfacing , extension and landscaping of the existing car park shall be fully implemented in accordance with the agreed timetable.

Technical Approval provided by Mark McCartney on 7th September 2026. It was agreed during the meeting that the car park was to be delivered during the same time period as the Cherryfield Drive S278 scheme in order to minimise disruption to the car park users.

Condition 41 - Prior to the first occupation of the development hereby permitted a scheme shall be submitted to and approved in writing by the Local Planning Authority which shall include full details of all of the improvement works proposed to Cherryfield Drive including a timetable for the implementation of the works. The approved scheme shall be implemented in accordance with the agreed timetable.

Technical Approval provided by Mark McCartney on 5th October. It was agreed during the meeting that the scheme would be delivered in 2027 and works would commence at the Webster Drive end so that the car park works can be completed at the same time. KMBC are to arrange the removal of the trees along Cherryfield Drive, which are outside of the scope of the S278 scheme, during early 2027 to facilitate the improvement works.