

From: [Peckham, Aimee](#)
To: [Joanna Vincent](#)
Subject: FW: APP/A5840/W/25/3366760 - Aylesham Centre Scheme - Updated Planning Conditions
Date: 17 November 2025 06:21:22
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Latest Conditions - Aylesham CLEAN 14.11.2025.docx](#)

Hi Joanna,

Please see below and attached.

Thanks
Aimee



Planning
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**Please note, my working hours are now Monday-
Thursday, with Fridays being my non-working day.**
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From: Knibbs, Mark (Avison Young - UK) <mark.knibbs@avisonyoung.com>
Sent: 14 November 2025 17:32
To: Peckham, Aimee <Aimee.Peckham@planninginspectorate.gov.uk>
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Subject: APP/A5840/W/25/3366760 - Aylesham Centre Scheme - Updated Planning Conditions

You don't often get email from mark.knibbs@avisonyoung.com. [Learn why this is important](#)

Dear Aimee

Ahead of closing arguments on Monday, please find attached latest conditions agreed between the Council and Appellant following the roundtable discussions last Friday at the Inquiry. It should be noted that we have not been able to agree the wording for Condition 21 which relates to S278 works. The Council and Appellant have therefore proposed two alternatives for the Inspector to consider.

We set out below for the Inspectors consideration, commentary against each condition requirement proposed the Council and whether we consider they meet the relevant tests as set out at Para 58 of the NPPF.

Hanover Park

- (b) Vehicle access junctions to be at least 25m centre to centre. **THIS IS A DETAILED PLANNING PERMISSION AND ACCESSES ARE DETERMINED IN DETAIL. THIS CLAUSE IS THEREFORE CONTRADICTORY WITH THE NATURE OF THE PERMISSION AND SHOULD BE DELETED – IN SEEKING TO CONTROL SOMETHING WHICH IS ALREADY DETERMINED AS PER THE APPROVED DRAWINGS.**
- (c) Any narrow sections of pavement must be widened to at least 2.4m using land on the development side (if

appropriate) and these strips of land to be offered for adoption to become public highway. THIS IS A DETAILED PLANNING PERMISSION AND ALL AREAS WITHIN THE SITE ARE DETERMINED IN DETAIL. THIS CLAUSE IS THEREFORE CONTRADICTORY WITH THE NATURE OF THE PERMISSION AND SHOULD BE DELETED – IN SEEKING ADOPTION OF LAND WHICH IS NOT PROPOSED TO BE ADOPTED. THE ILLUSTRATIVE SCHEME SUBMITTED SHOWS HIGHWAYS SPACE REALLOCATION WITH CARRIAGEWAY NARROWING AND FOOTWAY WIDENING WITHIN THE HIGHWAY.

- (d) Resurface the full width of the carriageway from the junction with Rye Lane to its end. THIS CLAUSE IS PREDETERMINING THE NECESSARY EXTENT OF RESURFACING WHICH WILL BE DEPENDENT ON THE EXTENT OF WORKS AGREED THROUGH THE S278.
- (e) Delivery of the off-site highway works described in the Application, subject to consultation and agreement with TfL. THIS CLAUSE IS IMPRECISE AND SHOULD INCLUDE A SIMPLE DESCRIPTION OF THE WORKS, THE DETAILS OF WHICH ARE TO BE DETERMINED IN CONSULTATION ETC.
- (f) Installation of drainage gullies and connection pipes at the higher side of any raised intersection tables or entry features. THIS IS FINE IN PRINCIPLE , BUT IS VERY GRANULAR DETAIL AND SURELY IS SIMPLY A MATTER OF TECHNICAL NECESSITY WHICH WOULD BE REQUIRED THROUGH THE TECHNICAL APPROVAL AND S278 PROCESS.
- (g) Repaving of the footway fronting the development site using 750mm x 600 x 75mm Yorkstone or Sandstone paving slabs for the heritage section and 750mm x 600 x 80mm silver grey granite slabs for the town centre section and install new 300mm wide silver grey granite kerbs. PRESUMABLY STANDARD HIGHWAY MATERIALS ARE ALREADY DEFINED THROUGH COUNCIL POLICY AND STANDARDS AND THIS LEVEL OF GRANULAR DETAIL IS THEREFORE UNNECESSARY. ALSO, REFERENCE TO HERITAGE SECTION NEED TO BE MORE CLEARLY DEFINED AS BEING THE CONSERVATION AREA IN THE EVENT THIS WERE TO REMAIN.
- (h) Tree planting and species to be in accordance with Southwark Streetscape Design Manual AGAIN PRESUMABLY IT IS ALREADY POLICY THAT HIGHWAYS TREES HAVE TO BE IN LINE WITH COUNCIL STANDARDS (THOSE STANDARDS ALSO ALREADY EMBEDDED WITHIN THE FINAL CLAUSE) SO WHY DOES THIS GRANULAR DETAIL NEED TO BE INCLUDED IN THE PLANNING CONDITION.

Rye Lane

- (i) Repave the footway fronting the development site using 750mm x 600 x 75mm Yorkstone or Sandstone paving slabs and 300mm silver grey granite kerbs.
- (j) Resurface the full width of the carriageway from Peckham High Street to Hanover Park.

THE S106 INCLUDES A C.£160K CONTRIBUTION TO THE COUNCIL TO IMPROVE RYE LANE ("Cycle Improvement Scheme Contribution" FOR "for application by the Council towards transport improvements along Rye Lane"). THIS SUBSECTION IS THEREFORE DUPLICATION AND SHOULD BE STRUCK OUT. THE APPLICANT CANNOT USE RYE LANE FOR VEHICLE ACCESS (IT IS BUS ONLY) AND WILL NOT UNDERTAKE ANY WORKS TO THE CARRIAGEWAY TO ENABLE DEVELOPMENT AND THEREFORE THERE SHOULD BE NO REQUIREMENT FOR RESURFACING, WHICH SHOULD REMAIN A MATTER FOR GENERAL HIGHWAY MAINTENANCE.

McKerrell Road

- (k) Resurface the full width of the carriageway SAME POINT AS PER HANOVER PARK ABOVE.
- (l) Proposed refuse truck turning area to be offered for adoption. THE TURNING FACILITY IS PROVIDED SPECIFICALLY FOR TURNING OF REFUSE VEHICLES ASSOCIATED WITH THE DEVELOPMENT SITE AND NOT FOR GENERAL USE. ACCESS IS PROPOSED TO BE CONTROLLED WITH A BOLLARD, AND CAN BE CONTROLLED THROUGH THE DSP AS A FACILITY SECURED TO ACCOMMODATE DEVELOPMENT SERVICING. THE APPLICANT SHOULD NOT BE COMPELLED TO OFFER ANY PART OF THEIR LAND FOR ADOPTION.
- (m) Repave the footway fronting the development site using 750mm x 600 x 75mm silver grey paving slabs. General - All footways should have a clear passing width of a minimum of 2.4 metres. SAME POINT AS PER HANOVER PARK ABOVE.

and which for indication purposes only are shown hatched [xx] on the drawing located at Annex [xx] along with such traffic regulation orders, street lighting, drainage, ancillary works and the dedication of land as highway which the Council and/or TfL (as appropriate) may reasonably require all of which shall be in accordance with the SSDM and/or

TfL's Streetscape Guidance (as appropriate); ANY DEDICATION OF LAND SHOULD NOT BE AT THE COUNCIL AND TFL'S DISCRETION, THAT SHOULD BE AT THE APPLICANTS DISCRETION AND WITH AGREEMENT FROM THE COUNCIL AND TFL AS APPROPRIATE. NOTE THAT NOTE OF THE WORKS COVERED BY THIS CLUSE AFFECT TFL HIGHWAY AND WHILE THEY MAY BE CONSULTEES (AS BUS OPERATOR) THEY SHOULD NOT BE DECISION MAKERS AND REFERENCE TO TFL COULD THEREFORE BE STRUCK OUT.

The Appellant's proposed alternative wording, which focuses on describing the works, which would then naturally have to be delivered in accordance with council standards and processes is set at condition 21 of the attached.

We would be grateful if you could confirm receipt of the attached conditions and Appellant's justification for the proposed alternative condition wording. Please note my colleague Tom will be on annual leave next week, therefore if any email correspondence could come through me in his absence, that would be greatly appreciated.

Mark Knibbs

Associate Director | Planning Consultancy

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