

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 3 March 2021

Time: 6.30pm

Venue: Virtual Meeting

Items

9(B) Additional Information - Presentation

(Pages 3
- 106)

For further information please contact Ellen Wright, Democratic Services Officer
on Telephone: 01634 332012 or Email: democratic.services@medway.gov.uk

Date: 3 March 2021

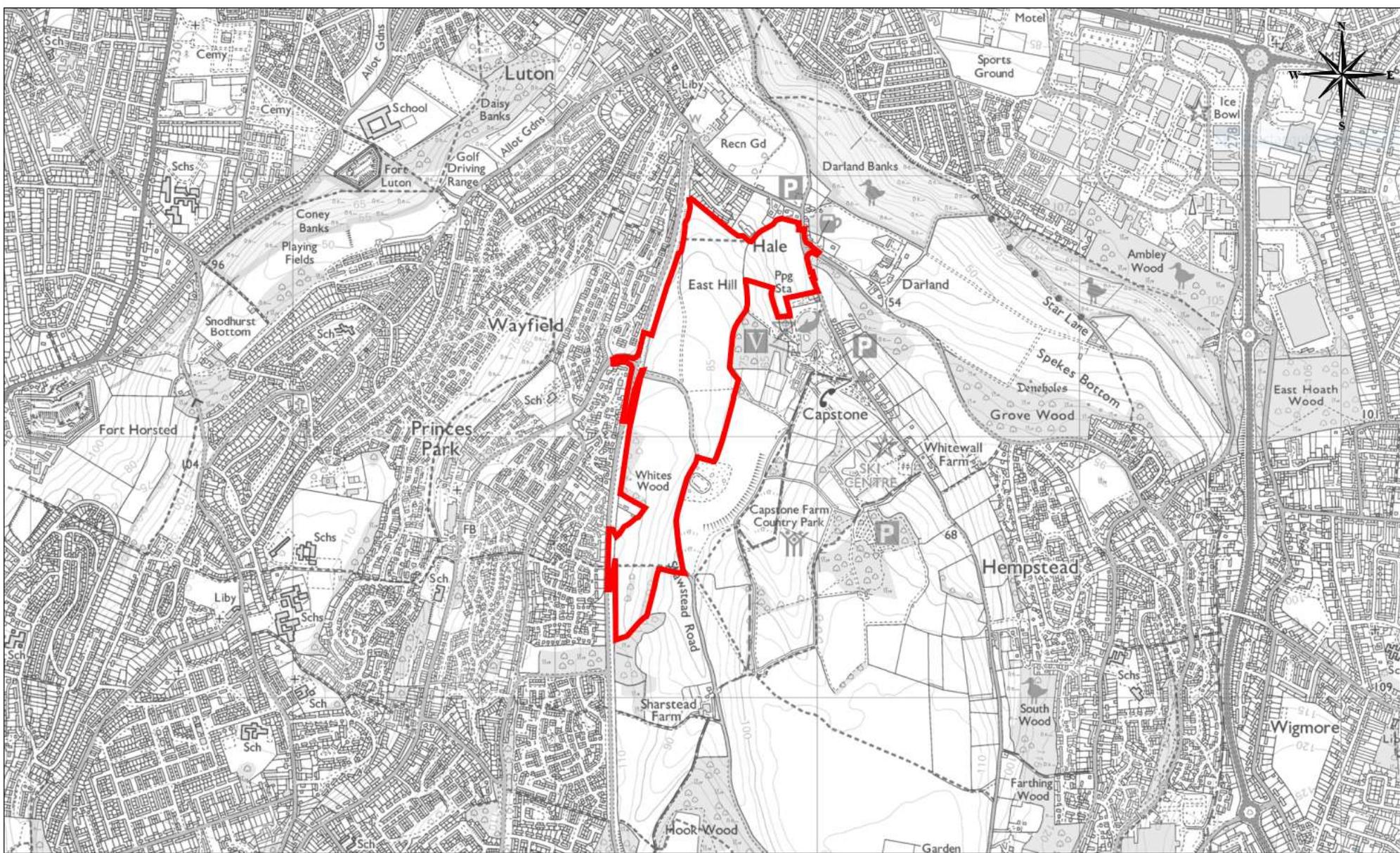
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Planning Committee

3rd March 2021

MC/19/0765

Land At East Hill, Chatham

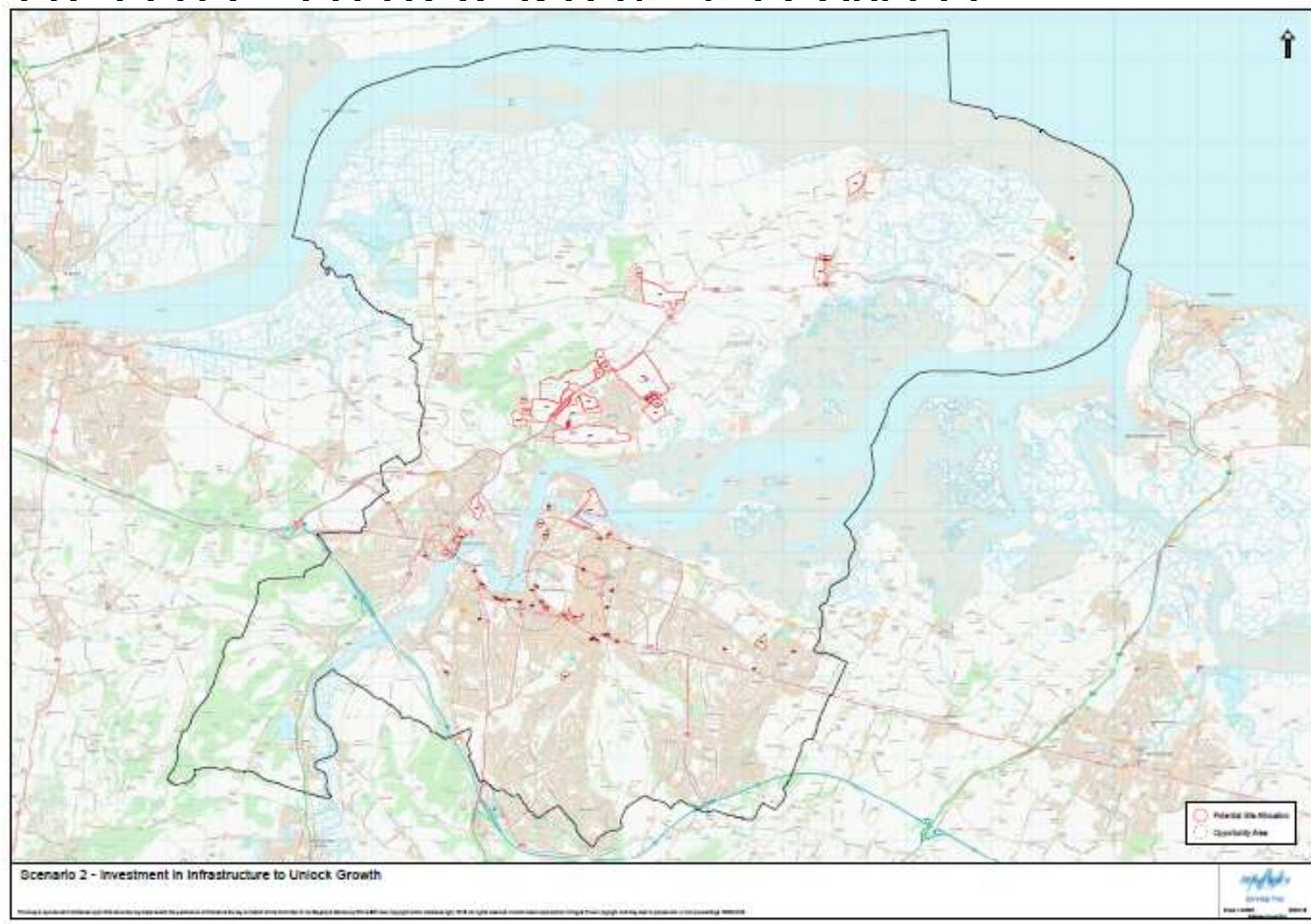


MC/19/0765 - Land At East Hill, Chatham

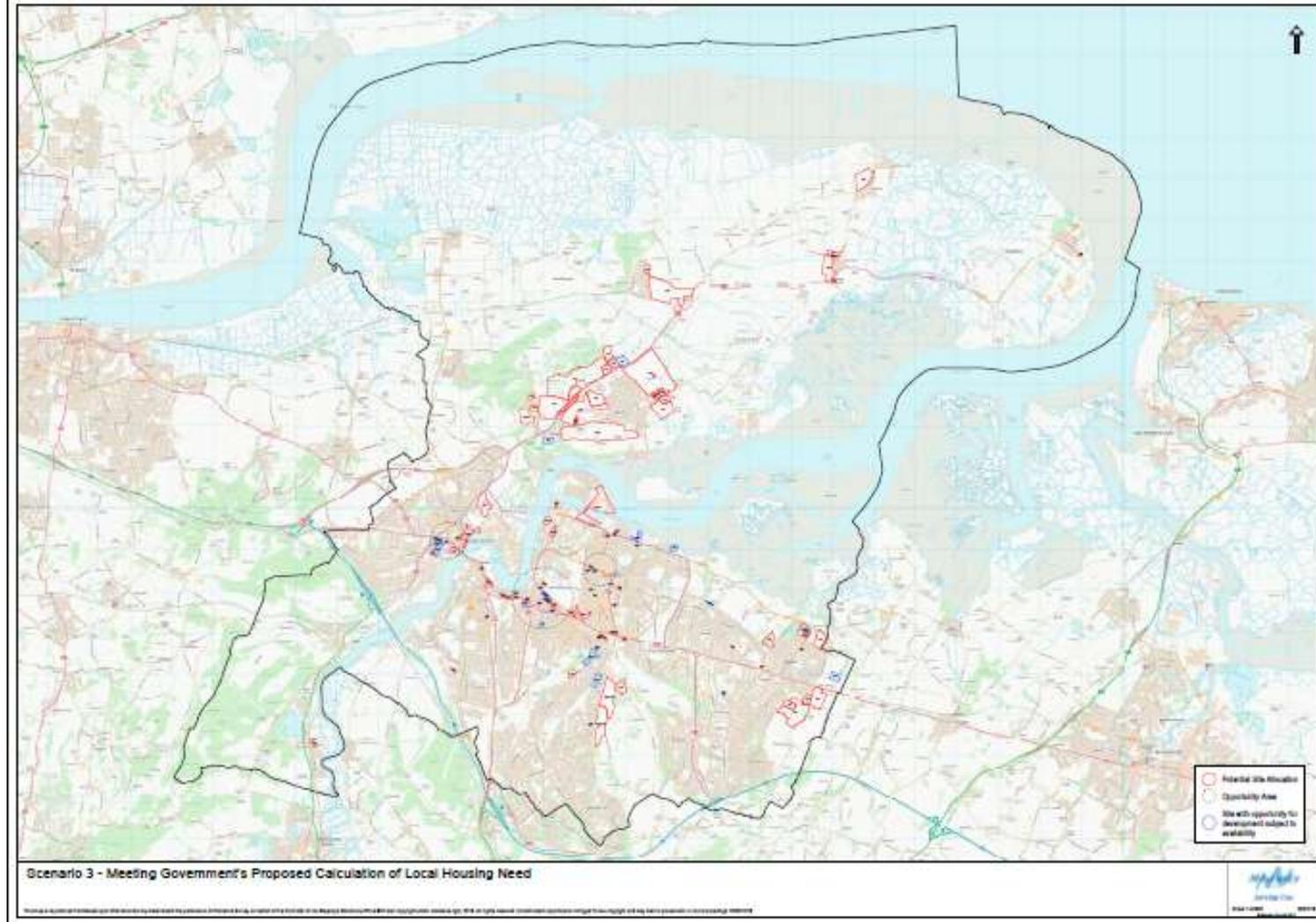
Meeting housing need of 29,500 homes



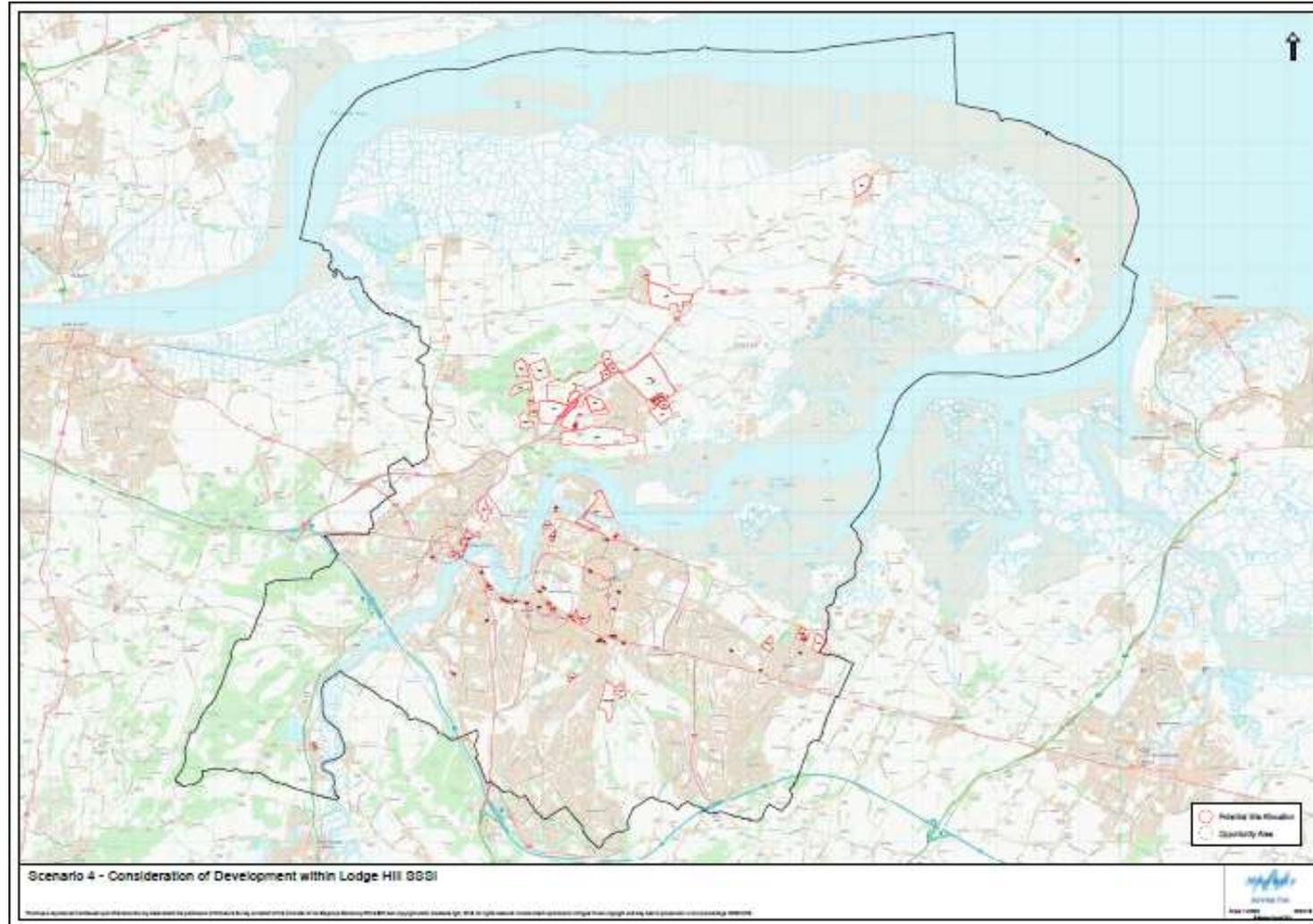
Infrastructure unlocking growth



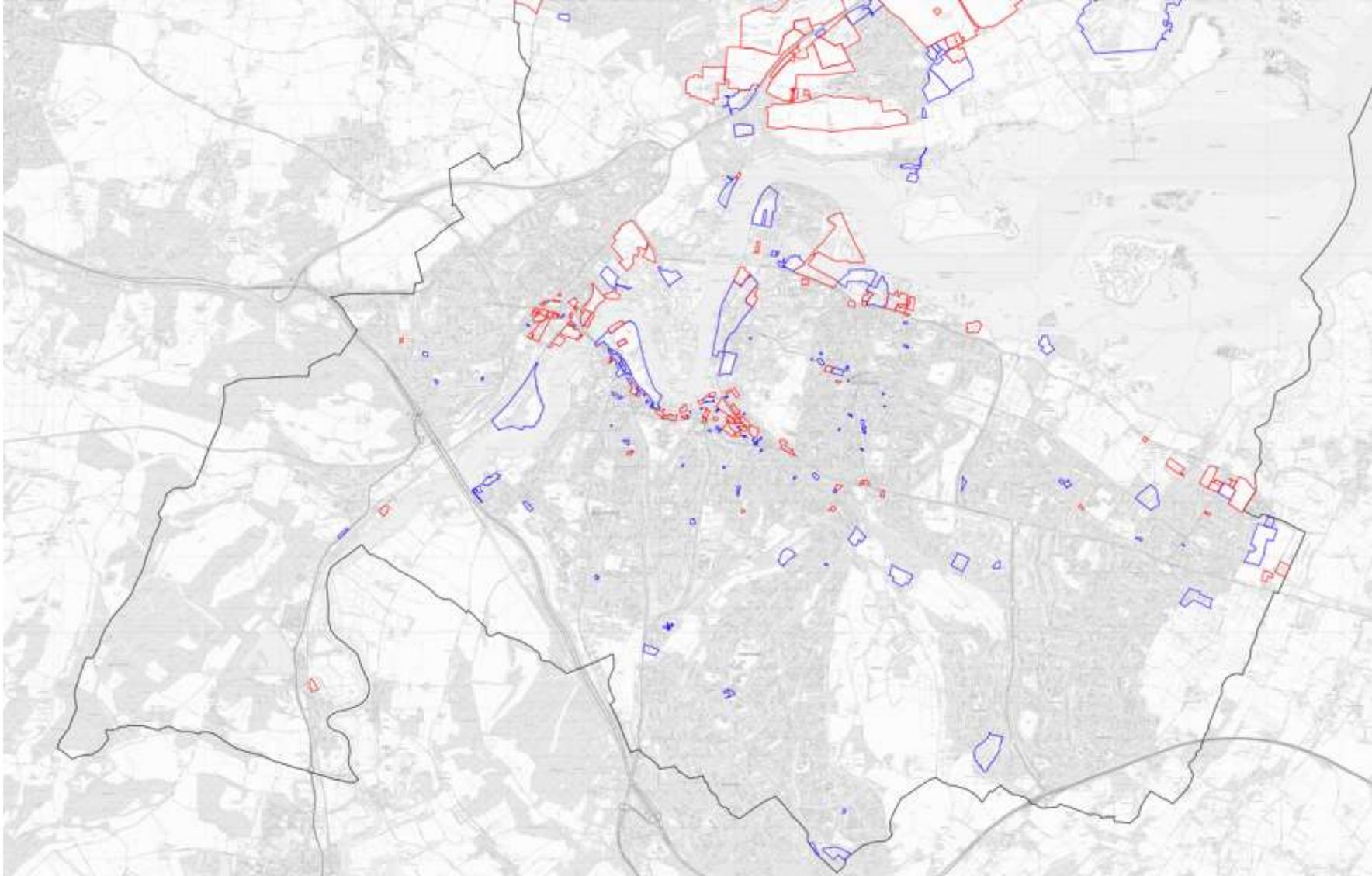
∞ Housing need of 37,000 homes



Lodge Hill SSSI development



Extract from December 2019 SLAA



Site in context with Gibraltar Farm



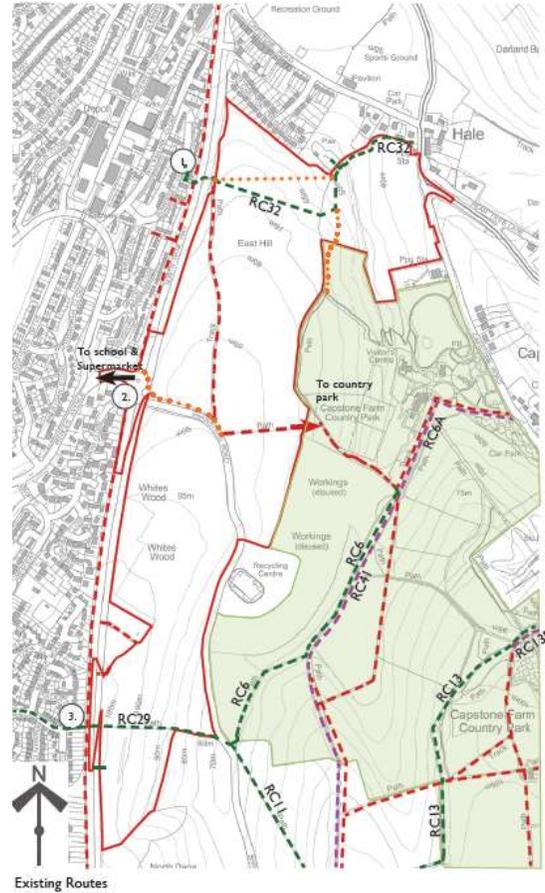
Site plan



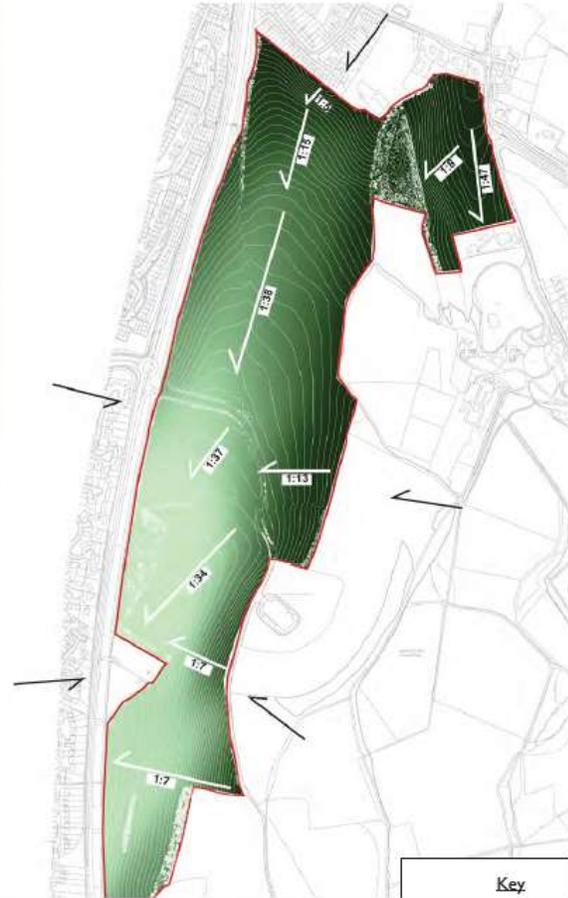
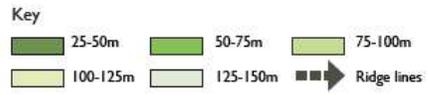
Link road and proposed roundabouts



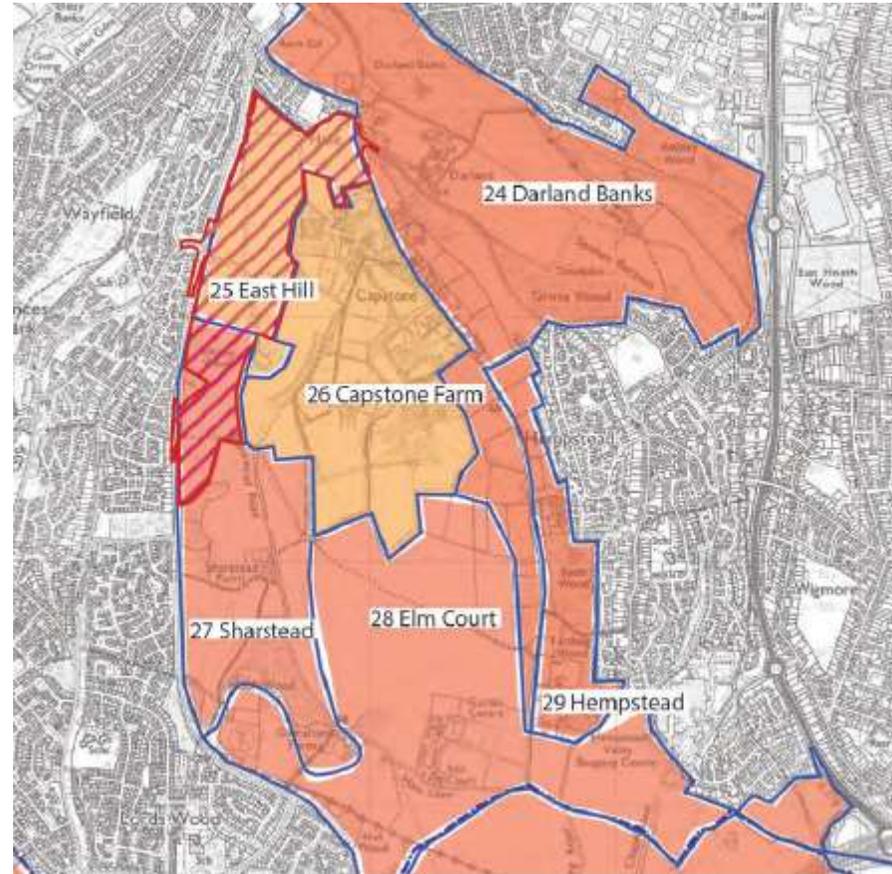
Public footpaths around the site



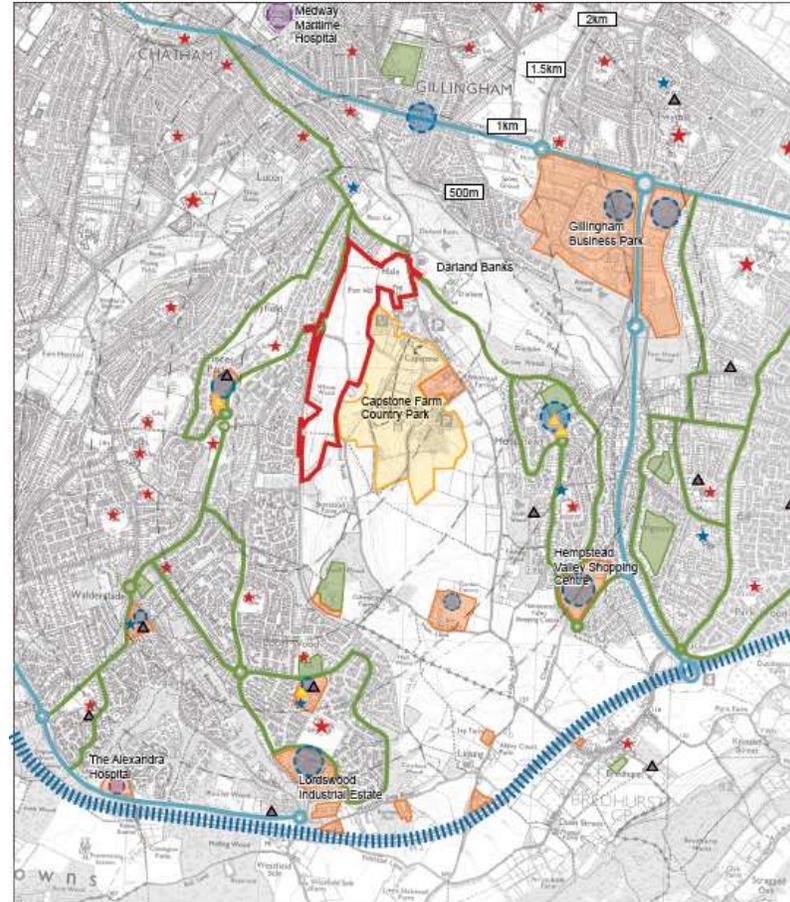
Topography



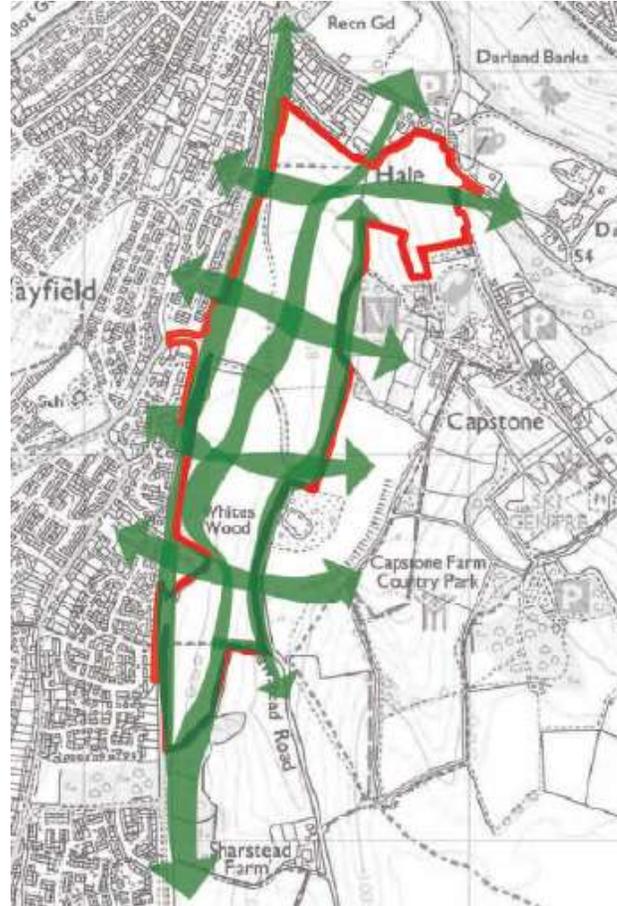
Landscape character areas



Existing connections



Proposed new green infrastructure and footpaths



Proposed development area



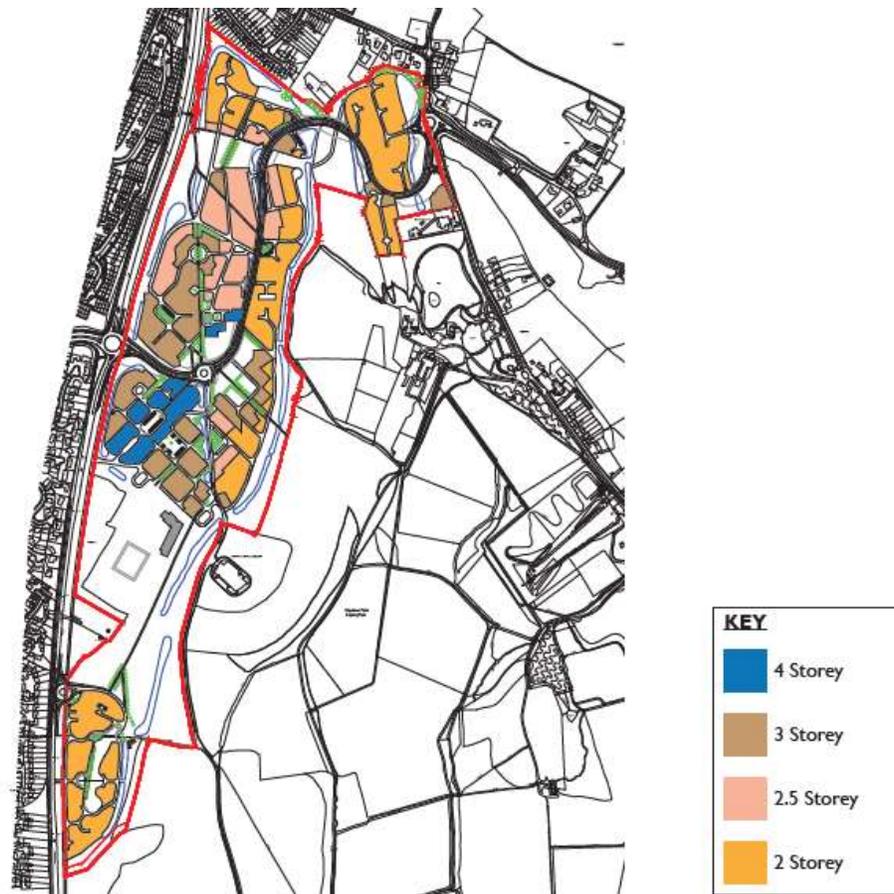
KEY	Hectares
 Site Area	49.7 Hectares
 Retained Woodland	2.2 Hectares
 New Woodland Planting	6.95 Hectares
 Development Area	16.3 Hectares
 Open Space Area	10 Hectares
 School Area	3 Hectares
 Shops & Doctors with Flats above	

Proposed road layout

**KEY**

-  -6.5m wide primary route
-Pavements on either side of road
-  -6.5m wide primary route
-Pavements on either side of road
-  -6.5m wide primary route
-Pavements on either side of road

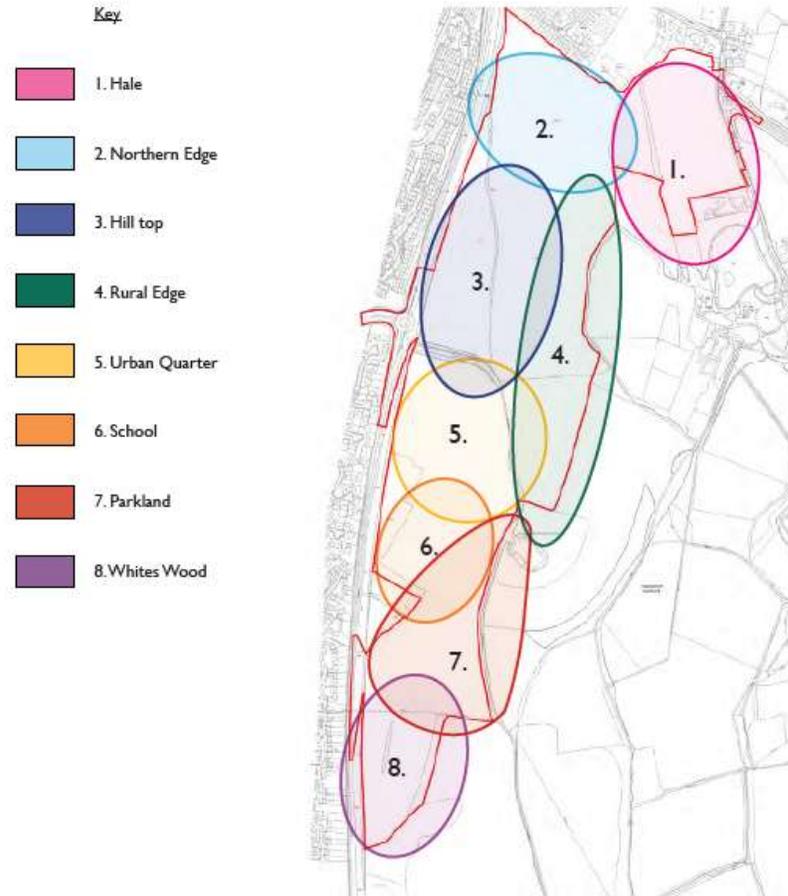
Building heights



Landscape Strategy



Character areas within new development



Hale

08284A
East Hill, Chatham
HALE

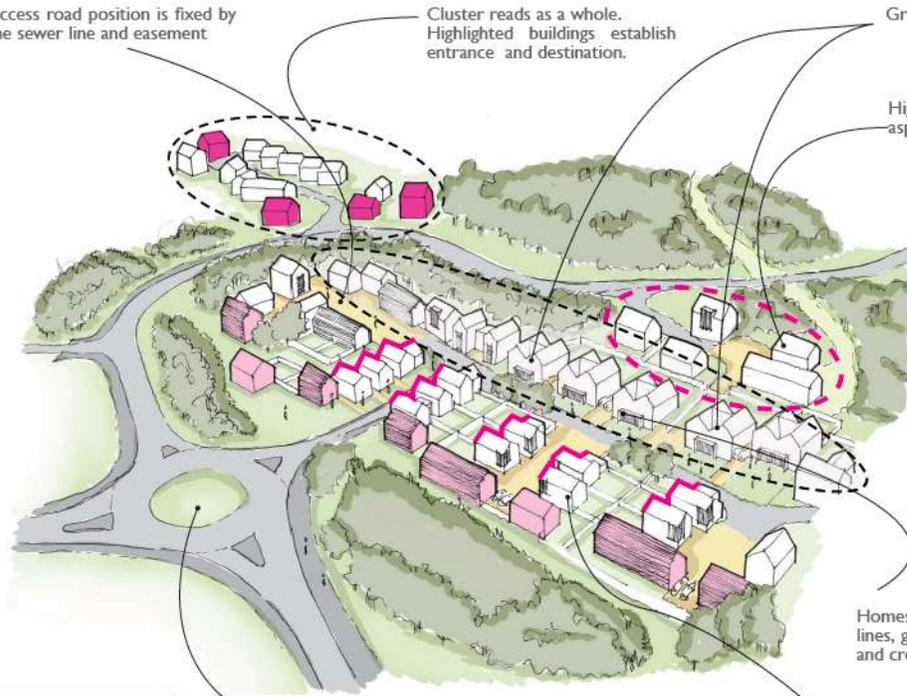


Access road position is fixed by the sewer line and easement

Cluster reads as a whole. Highlighted buildings establish entrance and destination.

Grand designs

High value close of large aspirational homes.



Homes along the contour lines, gables are very visible and create a backdrop.

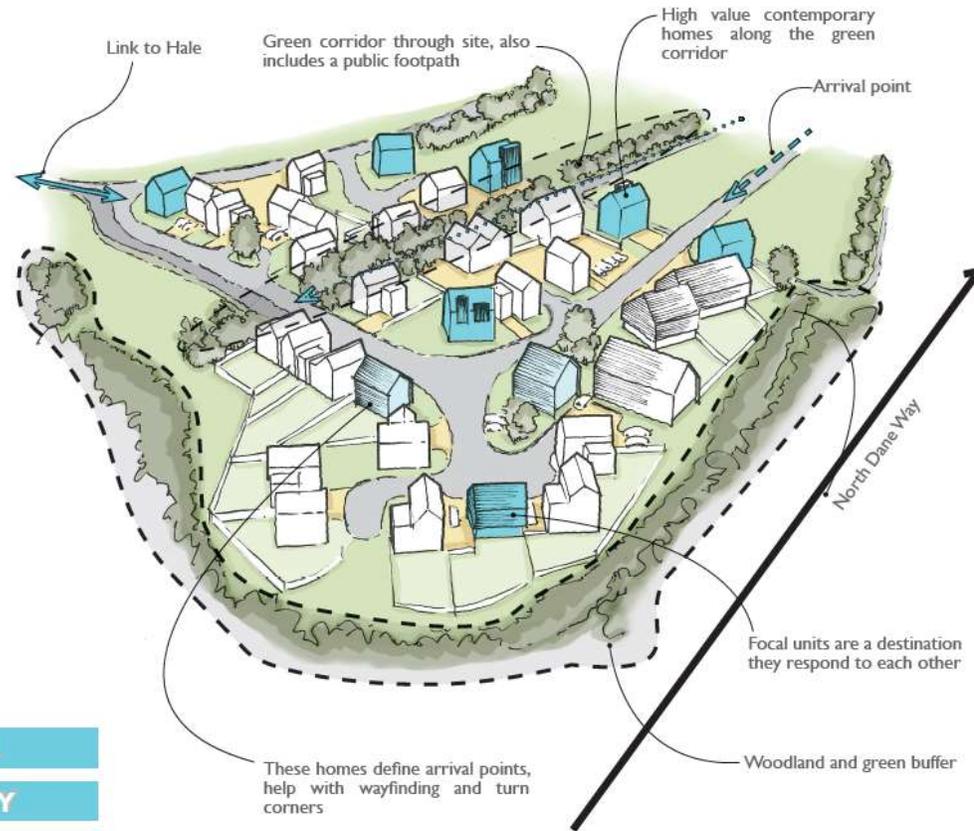
New roundabout

Simple homes with unified roofscape step up the hill (note: garden walls and fences are important because they are seen in 3D)

- ROOF RHYTHM**
- ASPIRATIONAL**
- CONTEMPORARY**
- SEMI DETACHED BARNs**

Northern edge

08284A
East Hill, Chatham



ASPIRATIONAL

CONTEMPORARY

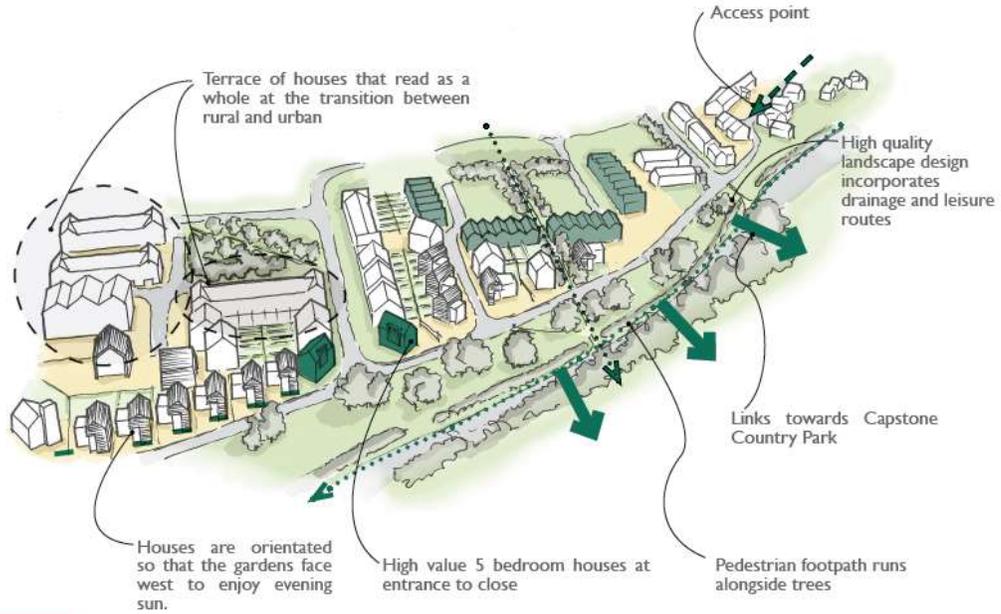
GREEN CORRIDOR

Rural edge

08284A
East Hill, Chatham



- RURAL**
- VIEWS TOWARDS PARK**
- ASPIRATIONAL**
- CONTEMPORARY**
- BREATH OF FRESH AIR**

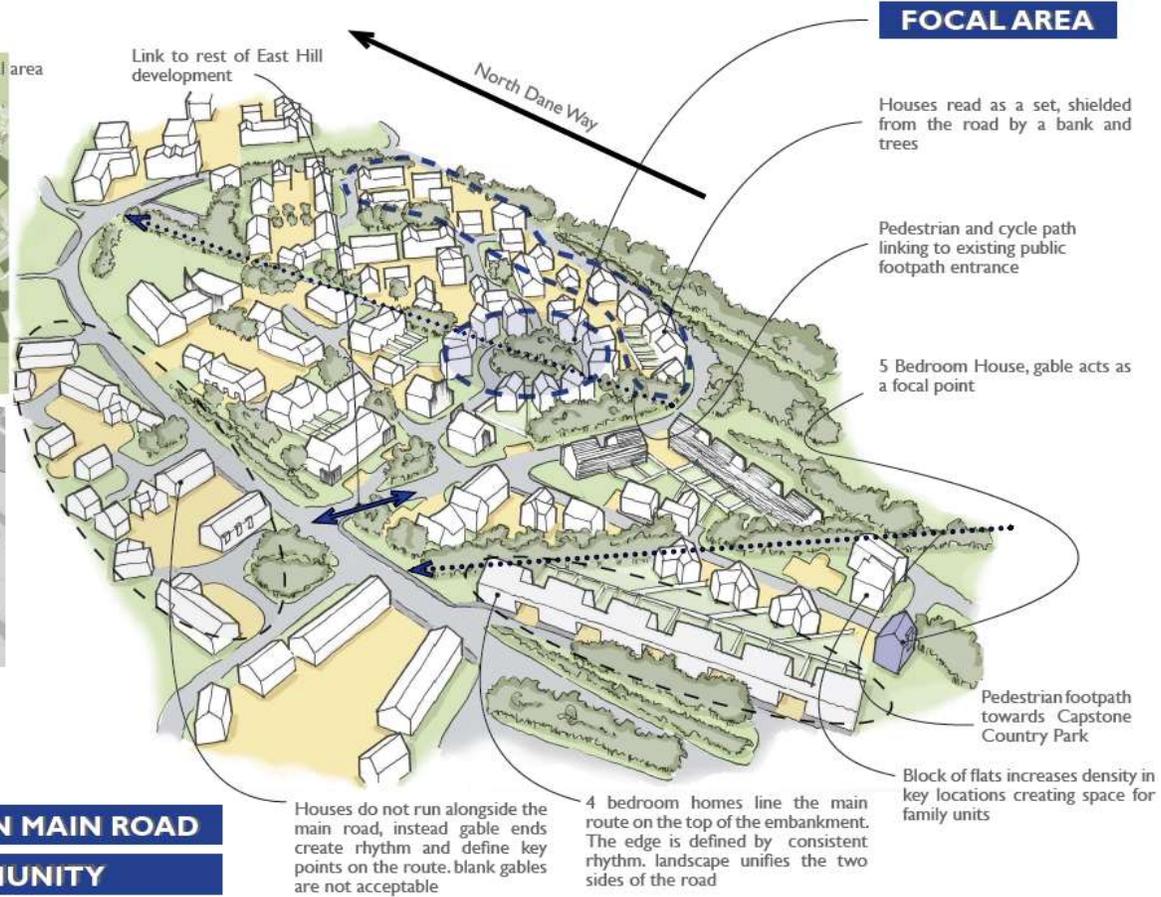


Footpath runs through square, connects to Capstone Country Park.

Terrace houses create a square with LEAP in the centre

Hilltop

08284A
East Hill, Chatham



Urban

08284A
East Hill, Chatham



GREEN SQUARES

Urban square defined by terrace houses and road



- GRID PATTERN
- URBAN FEEL
- TOWN HOUSES

Whites Wood

08284A
East Hill, Chatham



Very high value focal homes are visible from across the park and other long views. These must be special.

Public footpath runs through the site and towards the rest of the East Hill Development

Central focal area where footpaths meet

Existing wooded bank which separates different clusters of homes

North Dane Way frontage is important. Roofline must be consistent, rhythm must be clear

Arrival Point



Public footpath

Consistent Roof rhythm. These homes run alongside entrance road

These homes frame the footpath and focal building

Public pedestrian and cycle path leading to the rest of East Hill Development through the park

Buildings at the end of path and road are focal

- VISTA
- INDIVIDUAL
- CONTEMPORARY

View into the Hale site from Capstone Farm Country Park



Boundary of the site with Capstone Farm Country Park



Hale area of the site (view back to Wagon at Hale PH) and site entrance



Northern Edge of the site



View of Carlton Crescent from within the Northern Edge of the site



View of North Dane Way from Northern Edge of the site



Hilltop area of the site



Rural Edge of the site (boundary with Capstone Farm Country Park)



Rural edge of the site boundary with Shawstead Road – view towards Capstone tip



Urban Quarter area of the site (flattest, most densely populated part of the site)



Whites Wood and school site



View from Capstone tip looking up towards the school site



Parkland area of the site



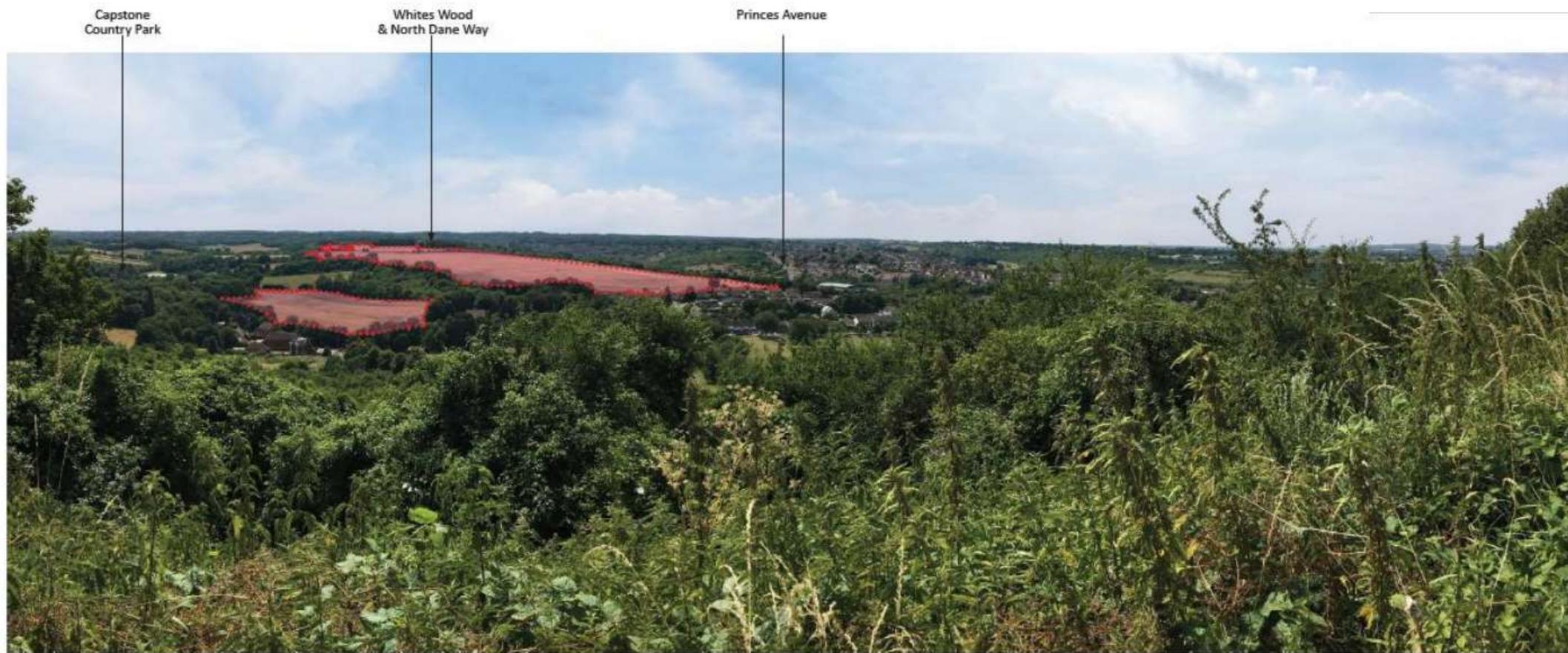
View into site from PROW RC9 – Parkland area of the site



Whites Wood area of the site



View of the site from Darland Banks



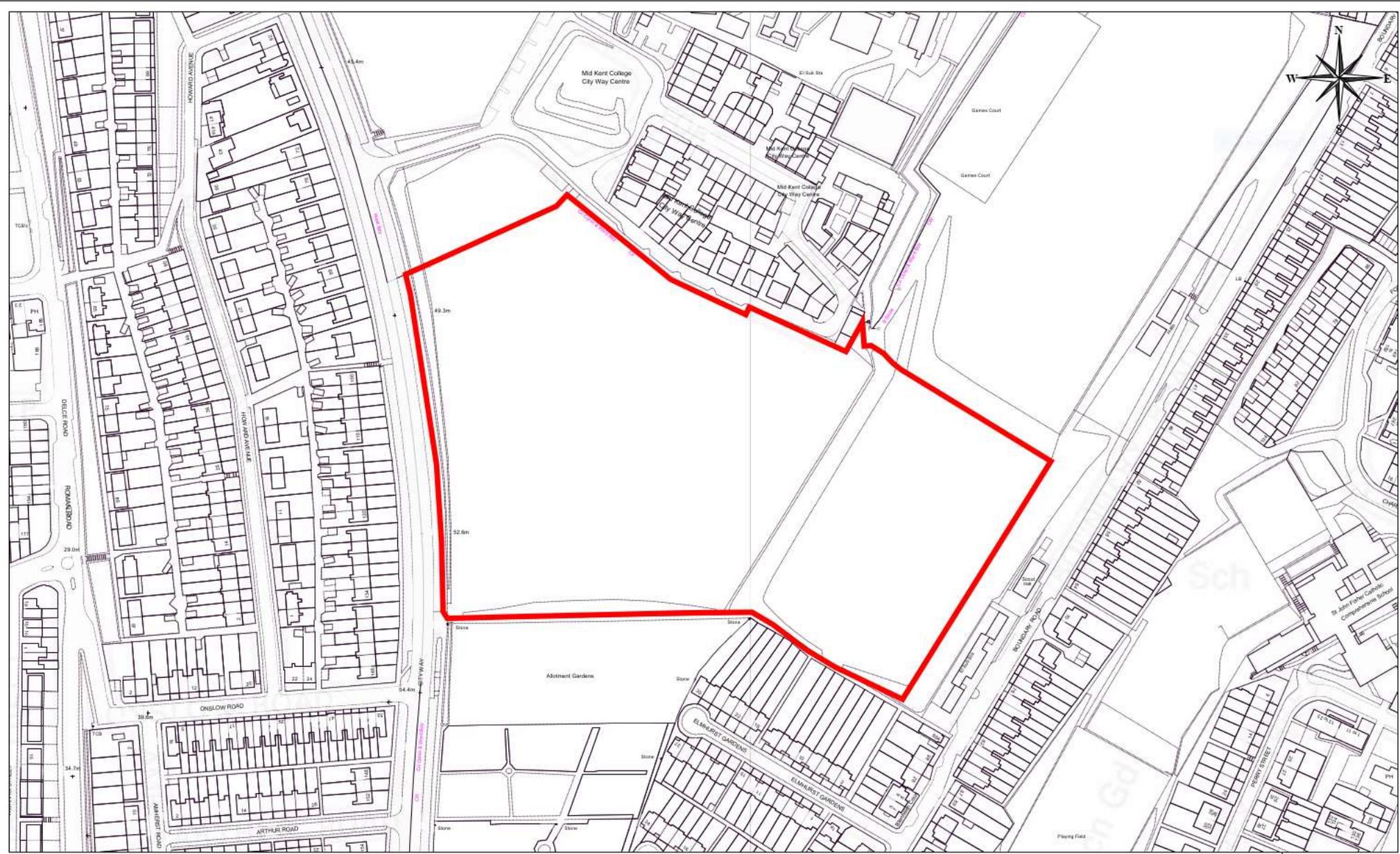
View from western edge of Capstone Farm Country Park

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MC/20/2839

Land off City Way, Chatham



MC/20/2839 - Land Off City Way (Former Playing Field), Chatham, ME1 2AE



Aerial View



Aerial View – Existing School Sites



Existing School Condition



Existing School Condition

52



View from Southwest looking North



View from Northwest looking east

54



View from Northwest looking south



View of Eastern portion of the site from PROW

56



View from City Way



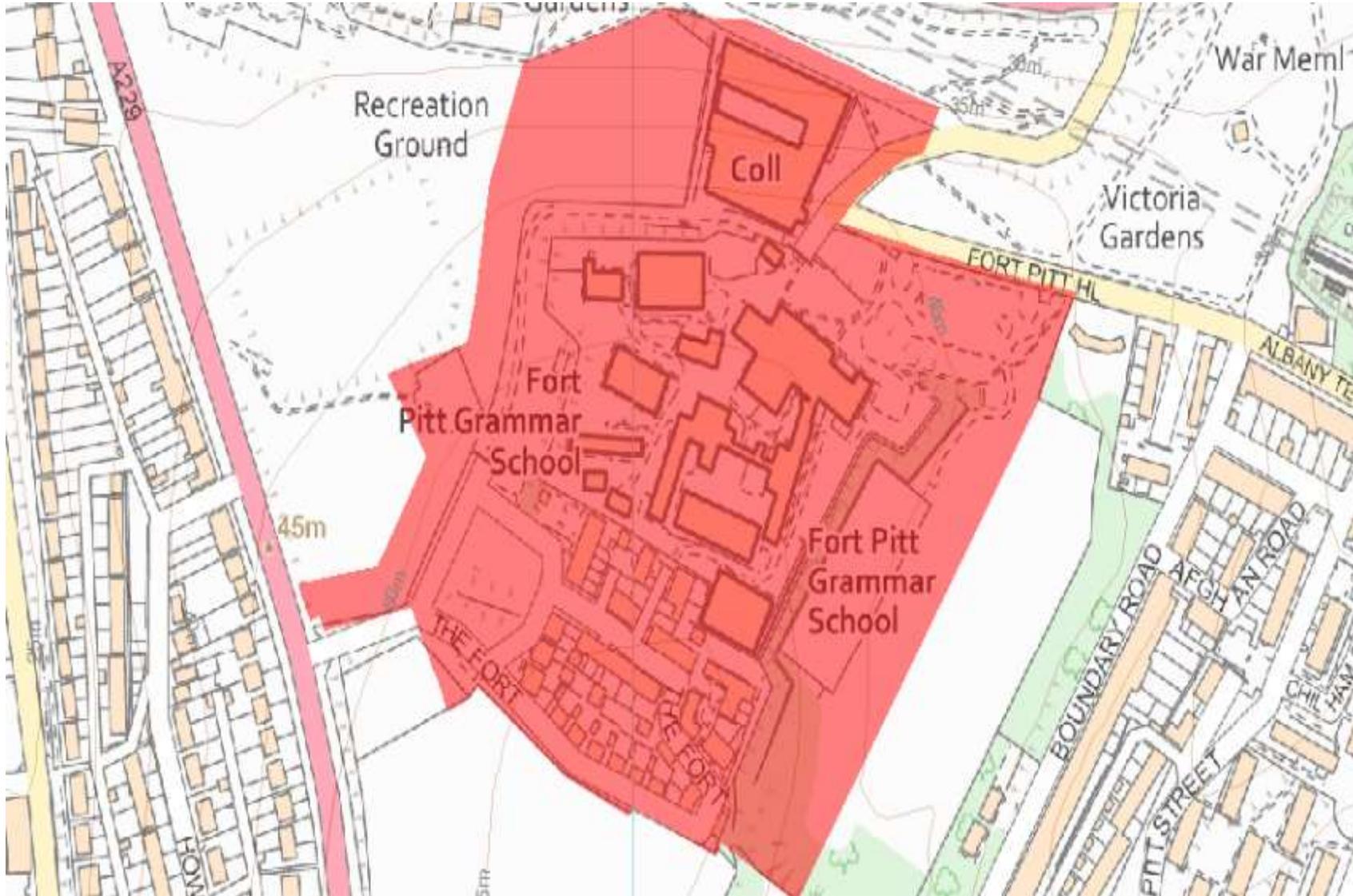
1875 map of fort



1947 Aerial photo



Map of SAM from HE website





Proposed Site Plan



Proposed Elevations



North-west Elevation



South-east Elevation

Proposed Elevations

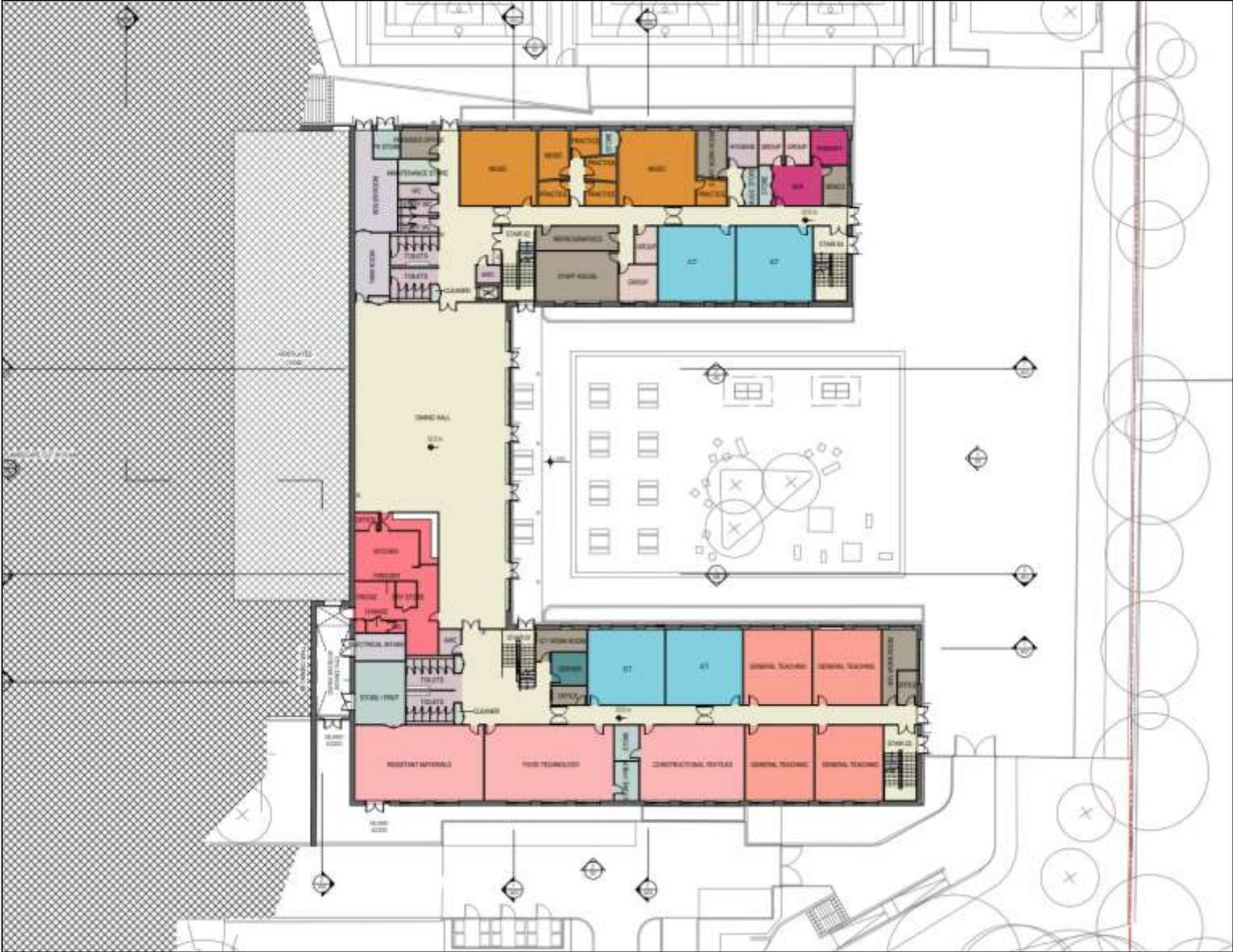


North-east Elevation



South-west Elevation

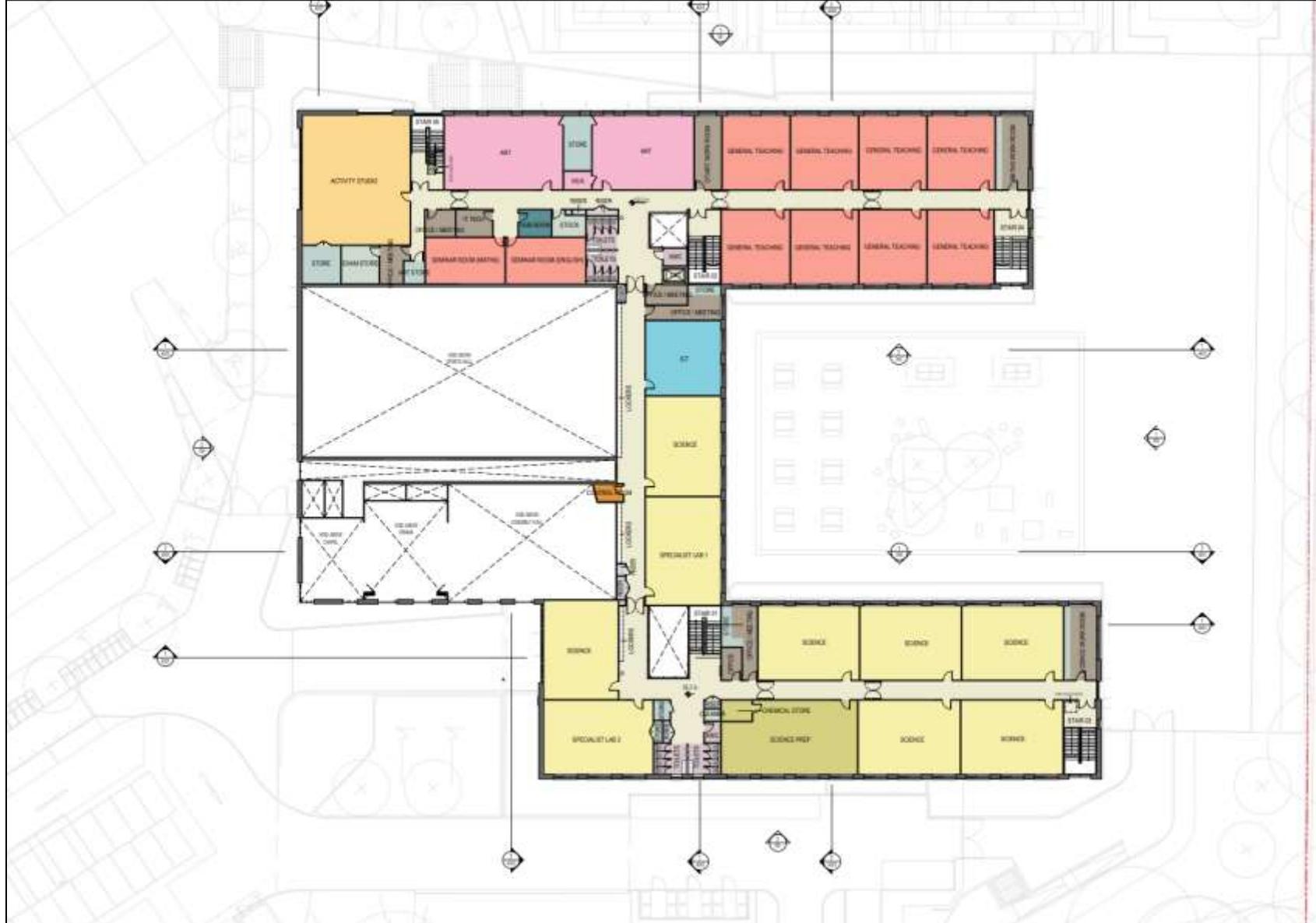
Proposed Lower Ground Floor



Proposed Upper Ground Floor



Proposed First Floor



CGI - Entrance



CGI – Performance Hall

70



CGI – Chapel



CGI – Courtyard



CGI – Birds Eye View



MC/20/2806

Manor Farm Quarry, Parsonage Lane, Frindsbury, Rochester

76 Site – in context

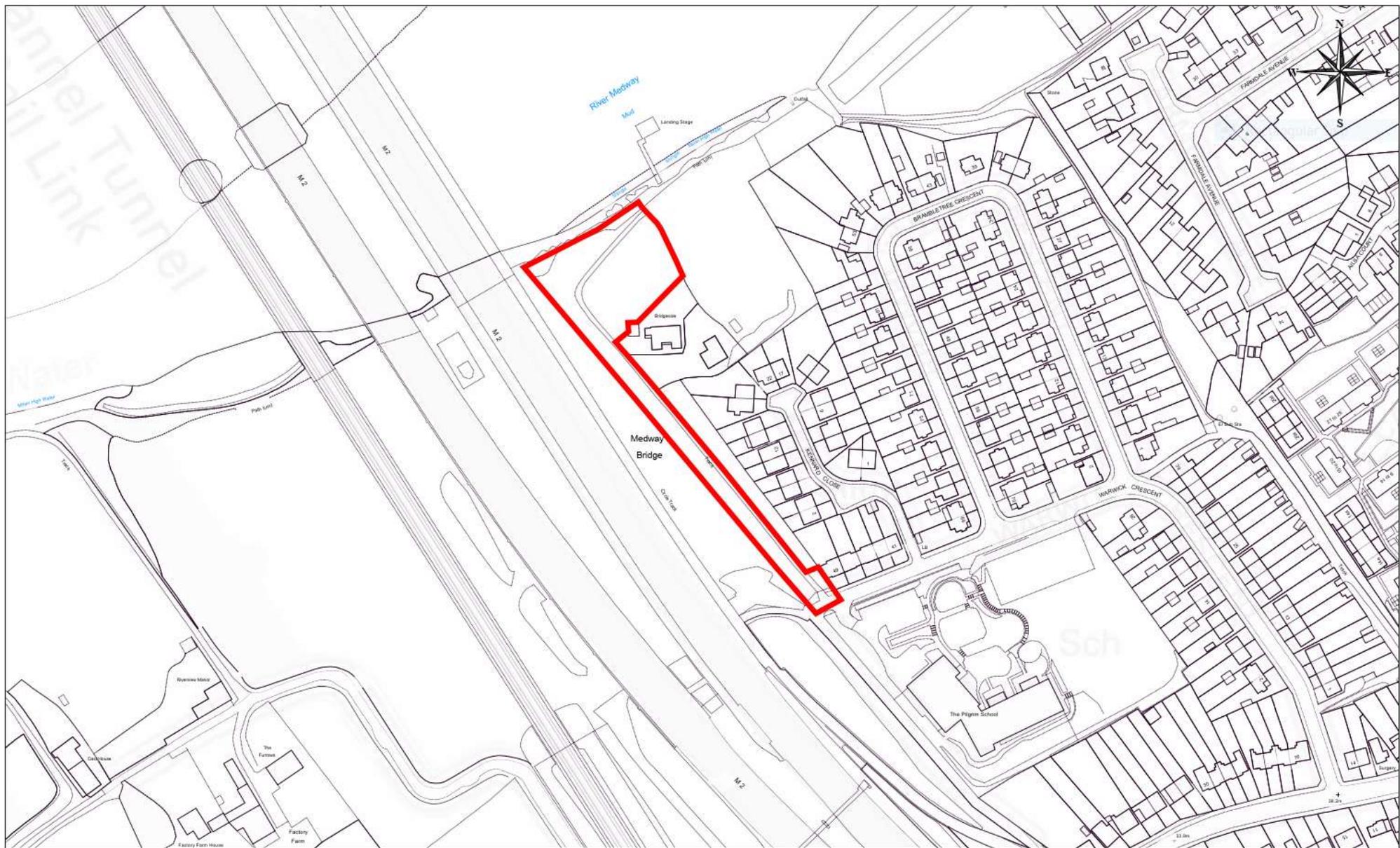


MC/20/2806 – Entrance to the site



MC/20/2107

Bridgeside, Warwick Crescent, Borstal, Rochester



MC/20/2107 -Bridgeside, Warwick Crescent, Borstal, Rochester, ME1 3LE



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Metres



Scale: 1:2500 18/02/21

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Aerial Photo of the Site and Adjacent Safety Bay House



Site Entrance Facing North East from Bay Close



Private Access Facing South East Towards Warwick Crescent

82



View Facing South West to M2 From Within The Site



View to the North of the river from within the Site

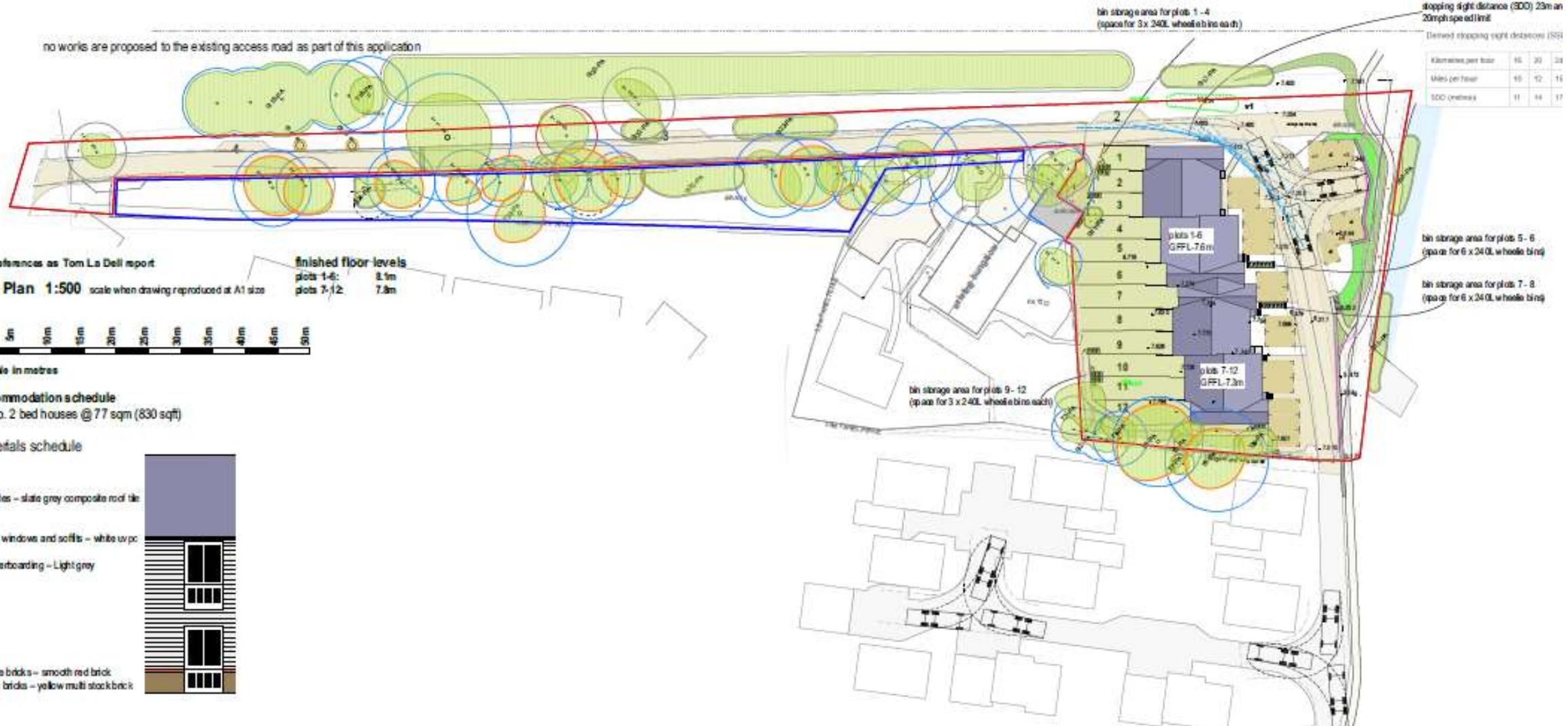
84



Facing South East into the Adjoining Safety Bay House Development



Site Plan



Front Elevation (Facing River)



north west elevation (facing river)

Rear Elevation



Side Elevations



'Street elevation' - south west (facing bridge)



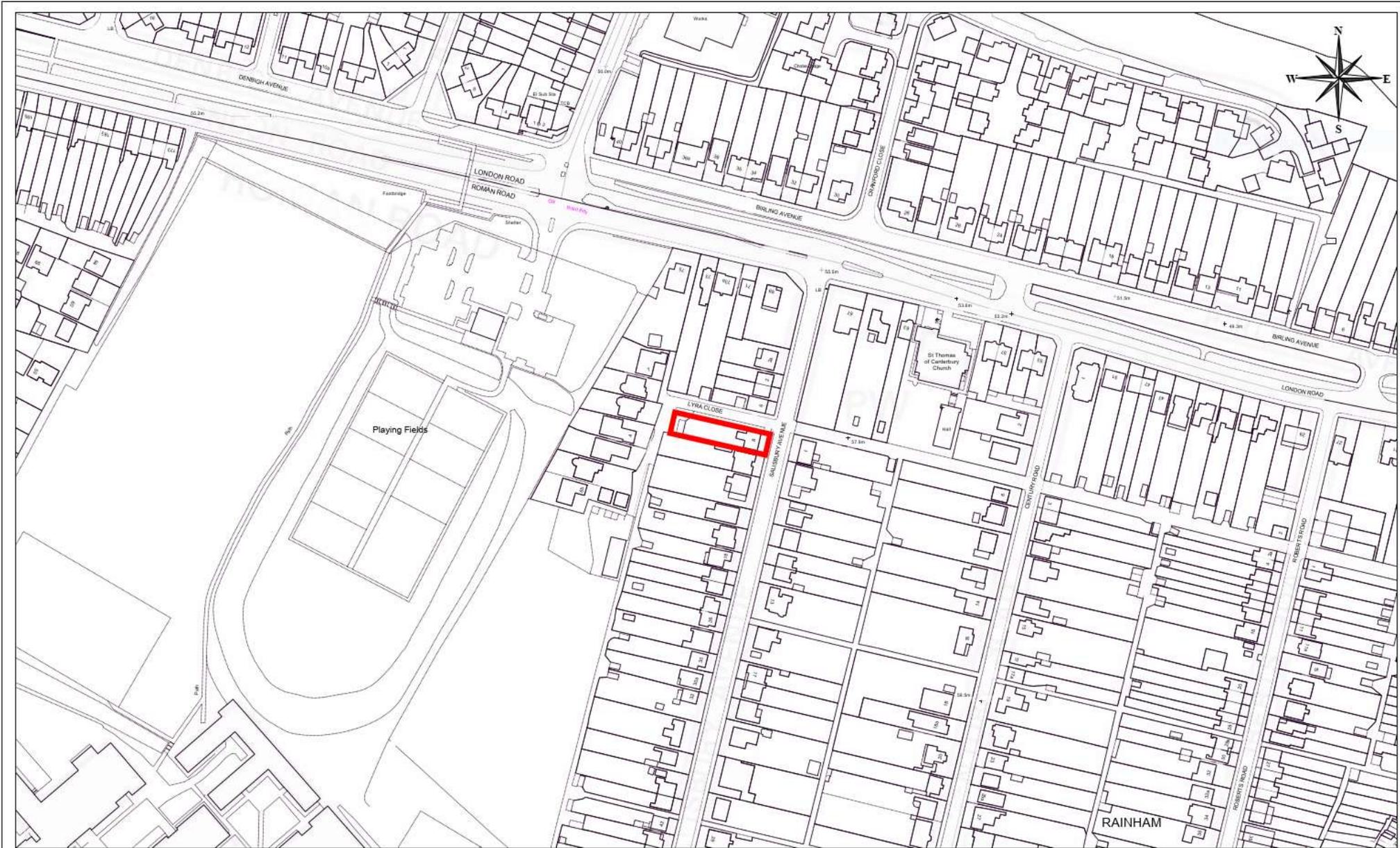
north east elevation - plot 12 obscured fixed glazing

Floor and Roof Plans

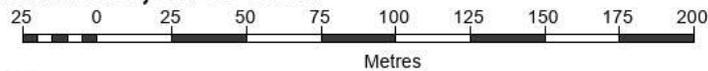


MC/20/3146

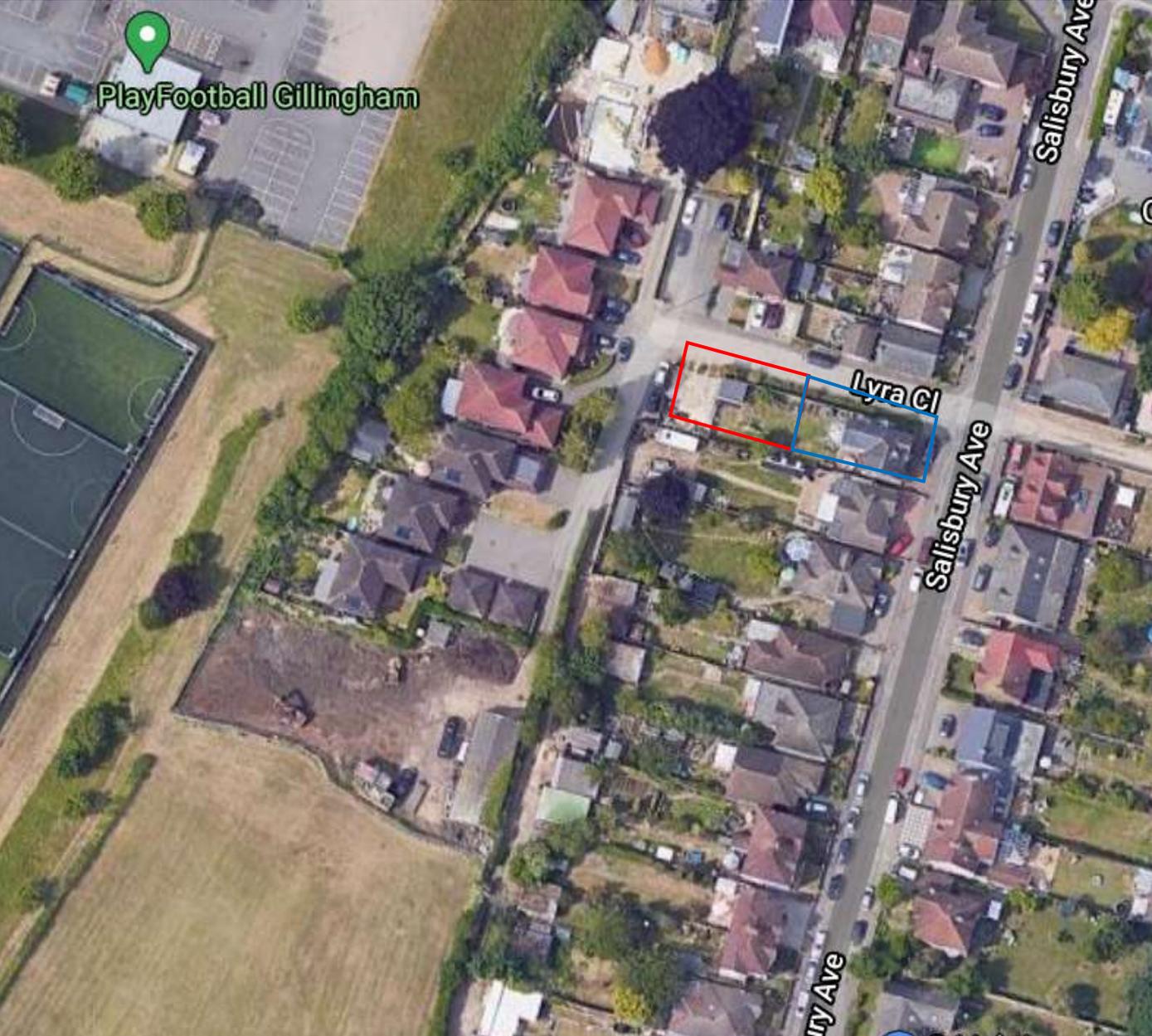
8 Salisbury Avenue, Rainham, Gillingham



MC/20/3146 - 8 Salisbury Avenue, Rainham, ME8 0BH



Aerial View



Front of Site from Lyra Close

94



View from Lyra Close



2020/12/17 16:12

Streetscene

96



Streetscene



New Dwellings Under Construction

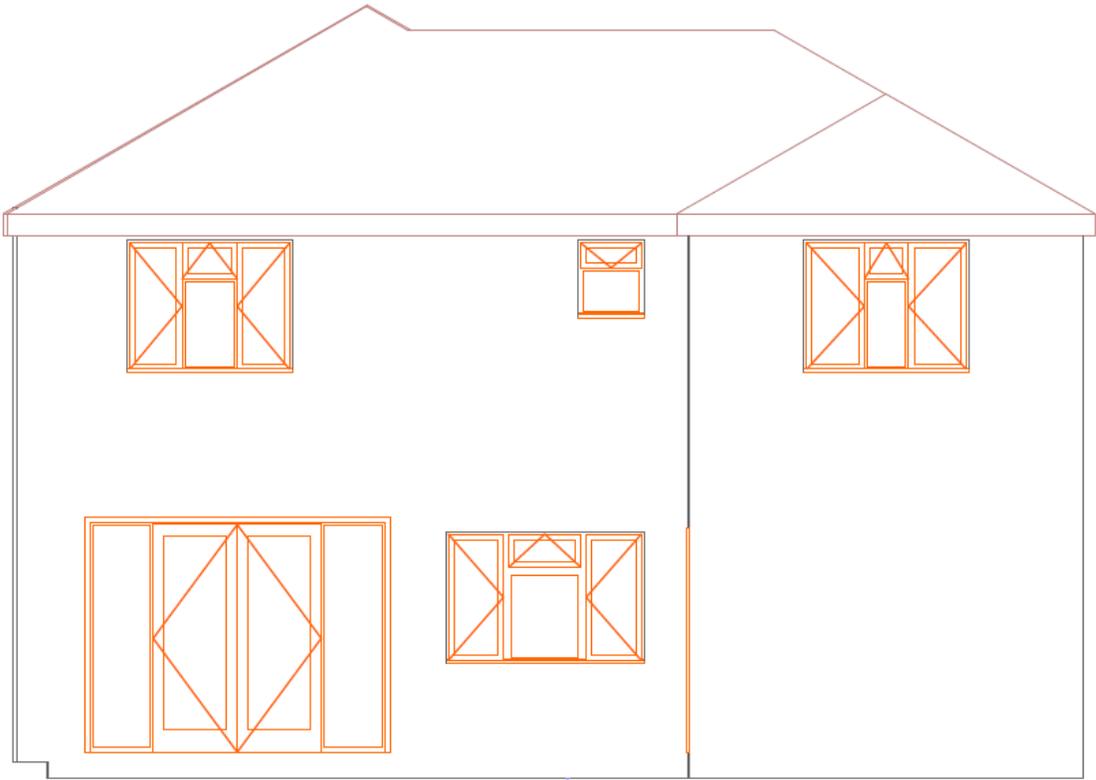


Proposed Site Plan

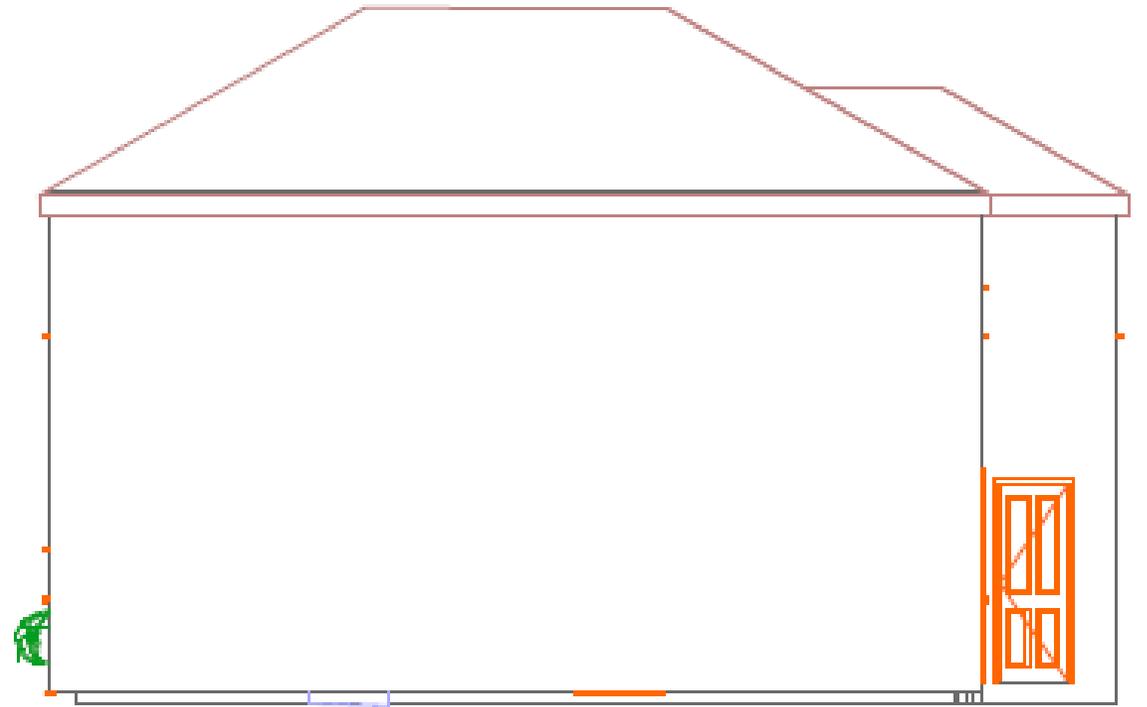
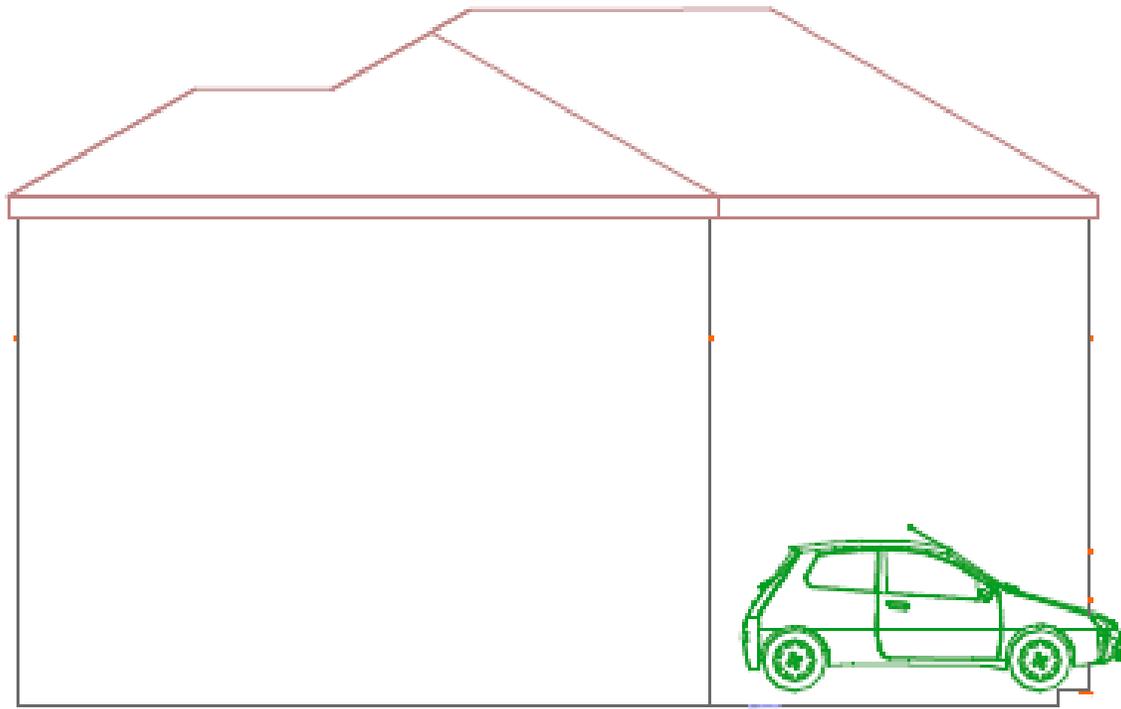


Proposed Front and Rear Elevations

100

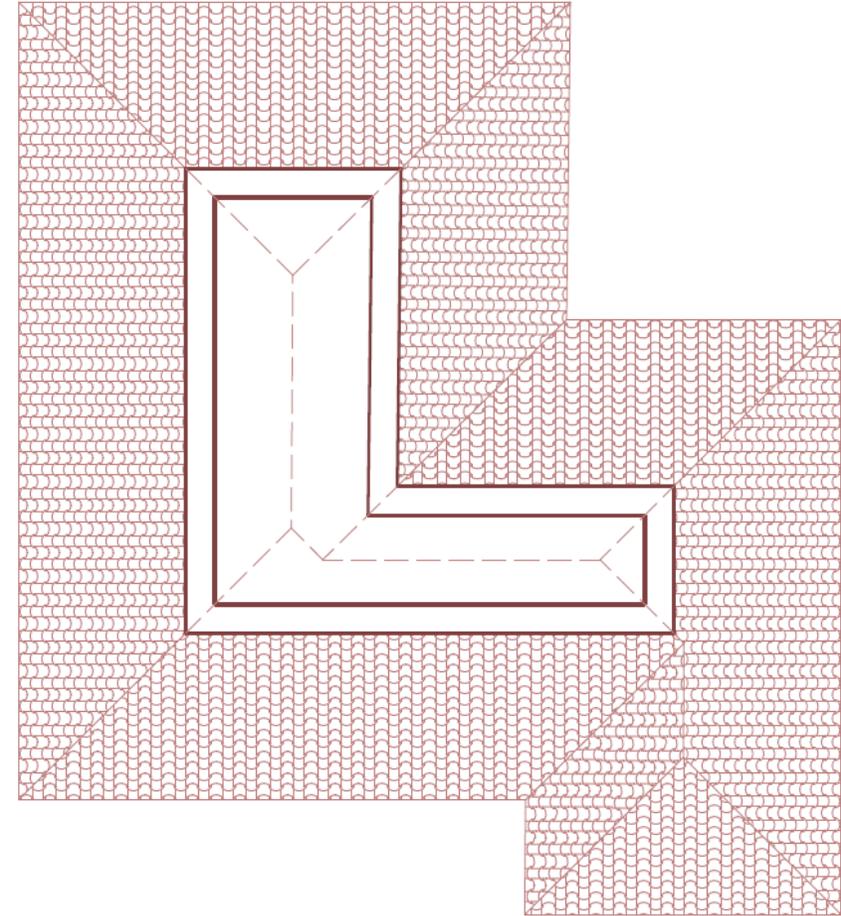
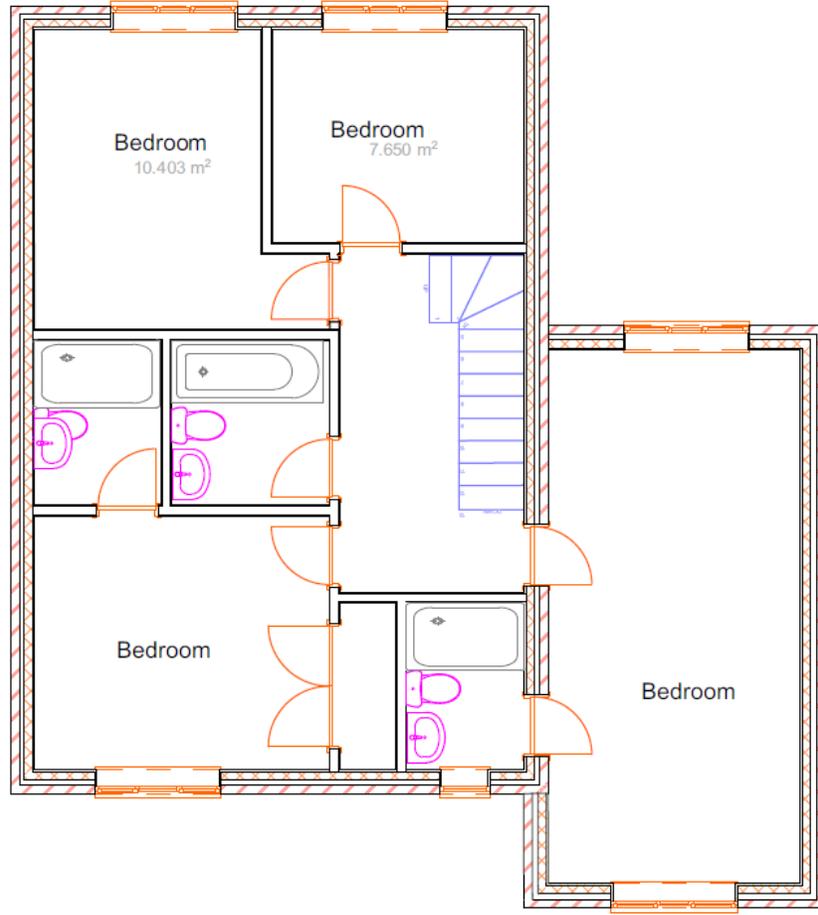
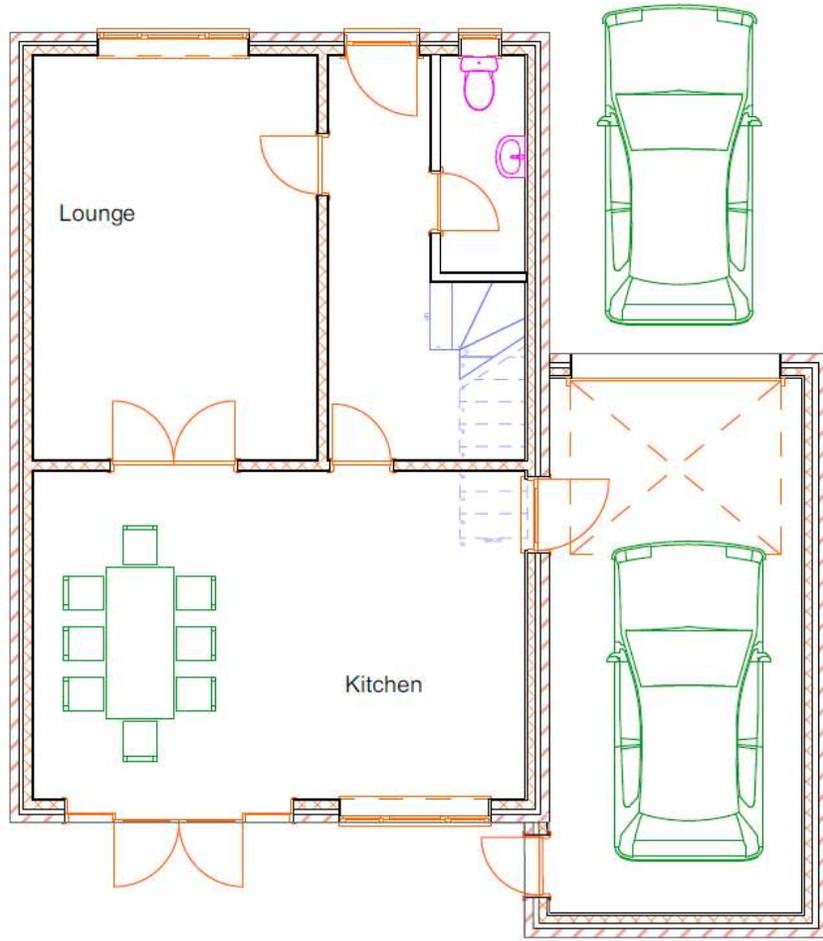


Proposed Side Elevations

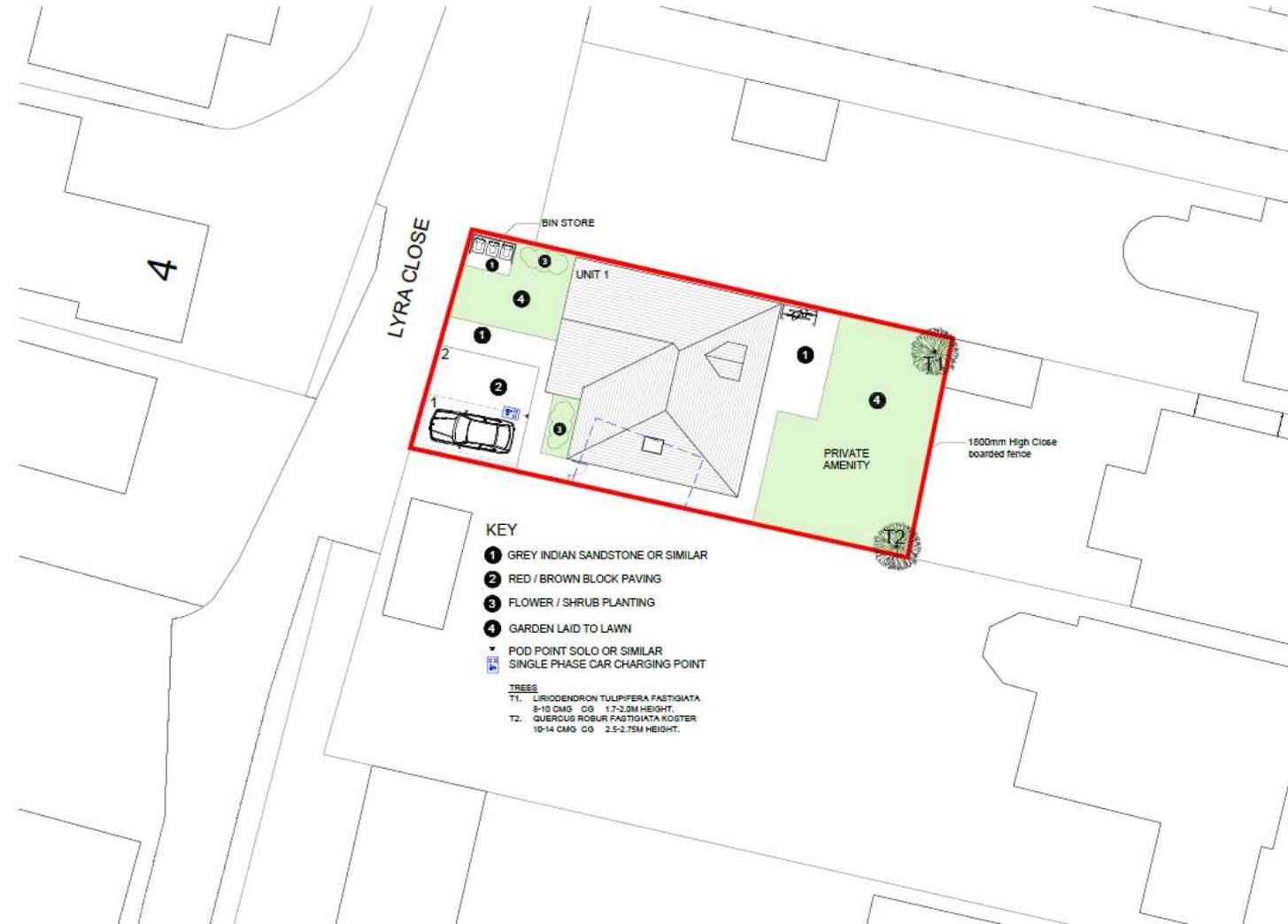


Proposed Floor Plans

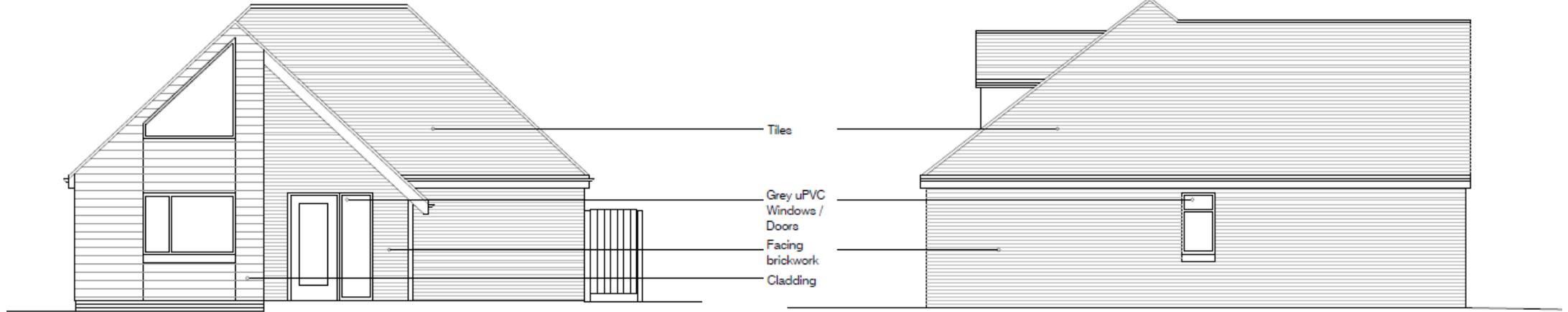
102



MC/19/3286 - Approved Scheme to the Rear of No. 10



MC/19/3286 – Approved Elevations



FRONT ELEVATION

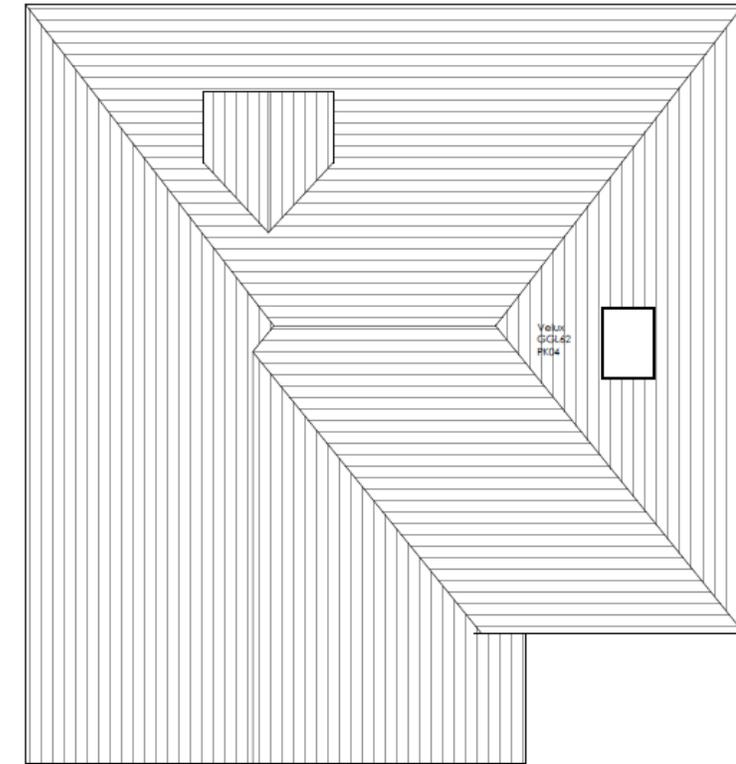
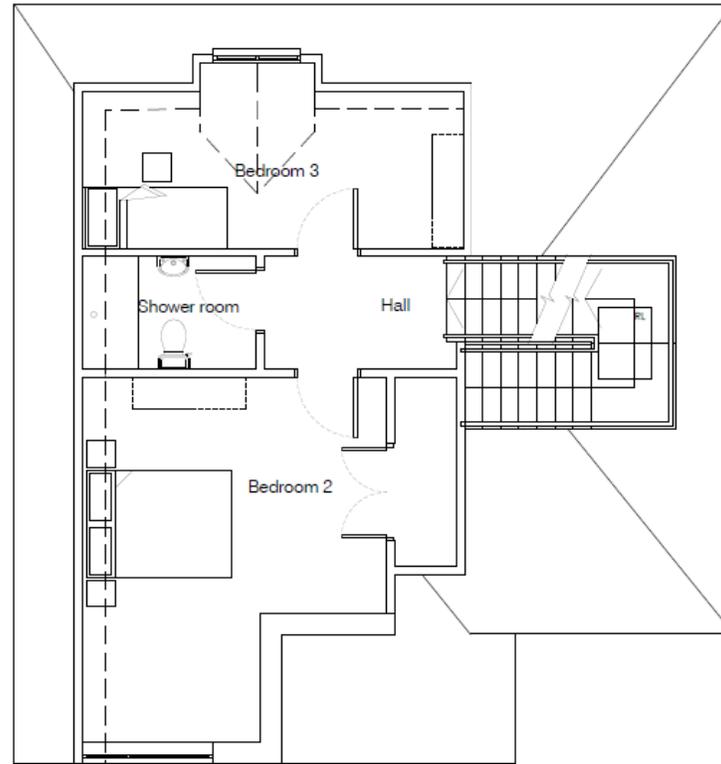
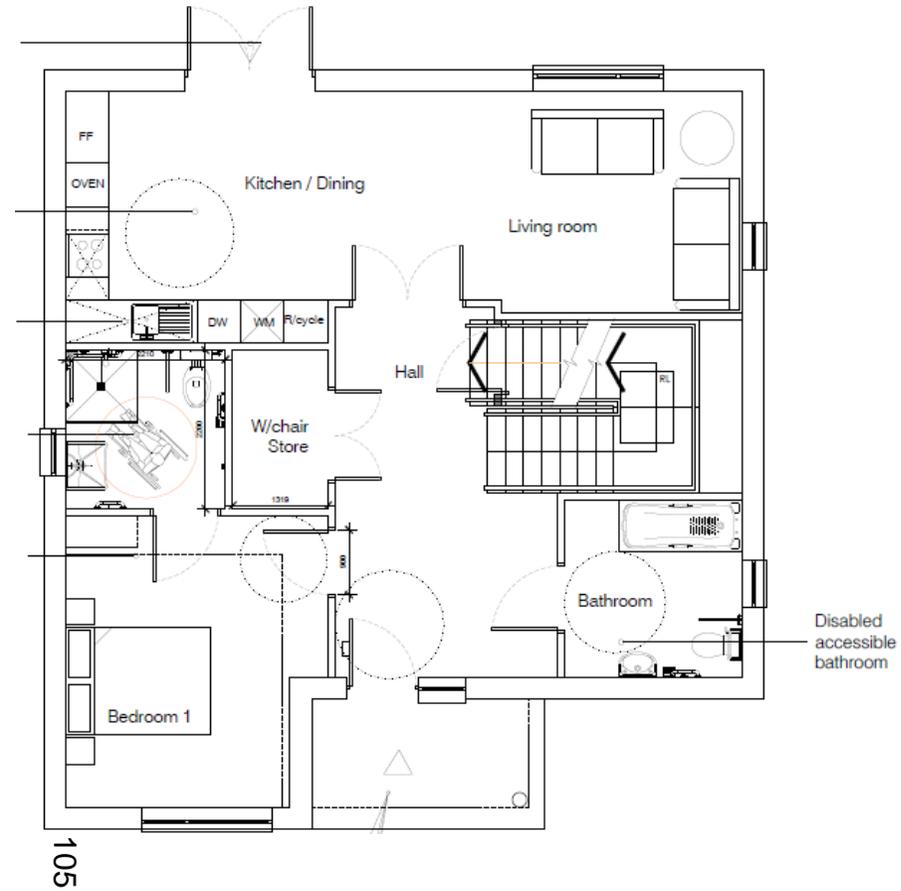
LEFT FLANK ELEVATION



REAR ELEVATION

RIGHT FLANK ELEVATION

MC/19/3286 – Approved Floor Plans



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