

Planning Committee – Supplementary agenda No.1

A meeting of the Planning Committee will be held on:

Date: 14 December 2022

Time: 6.30pm

Venue: Meeting Room 9 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

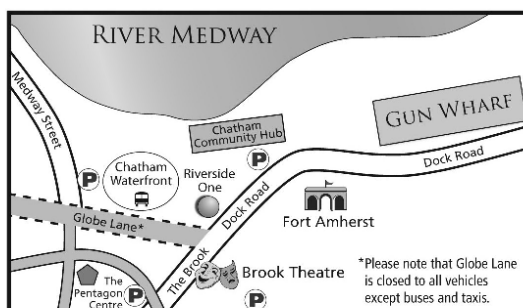
Items

20 Supplementary Agenda Advice Sheet

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For further information please contact Julie Francis-Beard, Democratic Services Officer on Telephone: 01634 332012 or Email: democratic.services@medway.gov.uk

Date: 12 December 2022



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Medway Council

PLANNING COMMITTEE – 14 December 2022

Supplementary Agenda Advice

Page 24 MC/22/1810 Bardell Wharf, Rochester

Representations

One additional letter of objection has been received raising concerns already listed in the main agenda.

Correspondence was received from the applicant (which was sent to all members of the Planning Committee) and is attached to this supplemental advice

**Page 92 MC/22/1474 Land South of Lower Rainham Road
Rainham**

Recommendation

Add condition 10 as follows:

10 Within 6 months of construction commencing an ecological enhancement and management plan for the whole site must be submitted to and agreed in writing with the Local Planning Authority. The plan must include the following information:

- Site plan clearly showing the management areas
- Details of what management is required
- Timings and frequency of the management
- Details of ecological enhancements to be incorporated into the site.
- Details of management plan reviews
- Details of who will be carrying out the management.

The works must be implemented as detailed within the agreed plan and no dwellings shall be occupied within any phase or subphase until the agreed enhancement works within that phase or sub phase have been completed.

Reason: To accord with paragraph 180 of the National Planning Policy Framework 2021.

Representations

5 further letters of representation have been received raising the following concerns:

- Revised drawings do not address neighbours' concerns in respect to loss of privacy, pressure on roads, destruction of natural habitat, pressure on community infrastructure
- Loss of privacy from two-storey houses being built overlooking existing bungalow plots
- Flank walls of proposed dwellings are oppressive for neighbouring dwellings facing onto them and will block daylight
- Building on this land will increase local flooding
- Insufficient information provided to discharge the planning conditions

Planning Appraisal

Replace the first sentence of the second paragraph under the heading '*Scale*' with the following:

The current proposal shows two storey dwellings across the whole site, other than fifteen terraced properties with rooms also in the roofspace – identified on the 'Storey Heights Plan' as '2.5 storey dwelling.

**Page 168 MC/22/1603 Pacadar Cement Casting, Thamesport
Grain Road, Isle of Grain**

Recommendation

Replace the word 'August' with 'October' in the wording of condition 6

Representations

Add the following paragraph after the paragraph starting with KCC Biodiversity:

A further representation has been received from KCC Biodiversity in response to additional information submitted with regard to the proposed Condition 3. KCC Biodiversity are satisfied that the measures proposed to avoid impacts on breeding birds and otters and measures to minimise impacts from light are appropriate (with the caveat that they are not experts in water quality, dust or noise). However, as the letter specifies the mitigation measures are outline, the previous comments raised in their original response and their suggested condition are still valid.

Planning Appraisal

Add the following paragraph after the first paragraph of the '*Ecology*' section:

Further details have been provided regarding Mitigation Measures for the Construction and Operation Phase. These details are provided in outline and therefore do not overcome the need for the previously requested condition.

**Page 178 MC/20/2979 Land to the North of 2 Farm Cottages
Lodge Hill Lane, Chattenden**

Representations

Thirty-eight additional representations have been received with the following comments:

- Harmful impact on the nationally important Lodge Hill National Nightingale Bird Sanctuary SSSI (Site of Special Scientific Interest).
- Proposal is contrary to the National Planning Policy Framework and will set a harmful precedent impacting the national network of SSSI's.

Parish Councillor Michael Pearce has submitted the following additional representation:

- Development would be damaging to the SSSI.
- The site is outside of the SSSI but are in the centre of the sensitive zones of the site.
- Development on this site would set a damaging precedent for all wildlife sites across the country, particularly SSSIs (one of the highest environmental designations).

Page 216 MC/20/2980 Land off Lodge Hill Lane, Chattenden

Representations

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Page 276 MC/22/2302 254 Maidstone Road, Rainham

Defer the application from this Committee.



16th November 2022

Dear Sir/Madam,

In advance of the planning committee on 16th November, we wanted to take this opportunity to provide further clarifications in response to some of the discussions at the Members' Briefing event, which took place on Monday 24th October 2022. Although the Officer's Report provides a detailed review of the planning history and planning policy analysis, we thought it would be useful to support this with some further detail about Donard Living in the context of the proposals.

Donard Living is a privately-funded developer which prioritises new homes at sustainable locations. We measure this by applying the "15-minute neighbourhood" principle to accessibility to local services and other homes, so making it easier for residents to integrate with their surroundings.

Our developments are designed to meet the new Future Homes Standard, which targets net zero carbon by 2025.

Benefits of the Scheme

The benefits of the scheme include;

- The delivery of 374 new homes.
- Utilising an under-utilised previously developed urban site to meet housing need.
- Provision of modern flexible Class E floorspace.
- Edge of Town Centre location at the heart of Medway within walking and cycling distance of wide range of town centre facilities and public transport routes.
- The delivery of a new permeable, landscaped, east- west connection, open to the public between Bardell Terrace and Furrell's Road

Members Briefing

We have responded to the specific points raised at the members briefing, as follows:

Viability

- A Financial Viability Assessment ("FVA") has been submitted to Medway Council regarding this application, which concludes that the proposed scheme generates a viability deficit due, in part, to ongoing level of cost inflation.
- Notwithstanding this, Donard Living remains committed to providing an element of affordable housing within the scheme and despite the viability issues, are willing to engage with Medway Council on the potential to deliver 10% affordable housing for rent, at Local Housing Allowance compliant levels.

Affordable Housing

- We are in the process of discussing the scheme with various RPs with the intention of securing terms with at least 10% affordable housing. These discussions are still in early stages as we wait for the committee outcome, but we are fully engaged with officers at Medway in this regard.
- It is also possible that part of the scheme could be operated by a more traditional Build to Rent operator, with a focus on the market rent tenure. We need to retain flexibility and our proposed 10% minimum affordable housing provision aims to achieve this.
- We will work collaboratively in targeting potential RP's who have a commitment to the Medway area and have an existing relationship with Medway Council.
- **We have listened to your concerns and are willing to accept a maximum limit on the quantum of affordable housing in the scheme, by way of a clause in Section 106, such that a maximum of 30% of the scheme be used for affordable housing.**

Heritage and Design

- The proposals, in comparison to the extant scheme:
 - Allow for an increase in space between frontages from approx. 11-15m to the currently proposed approx. 33-41m.
 - Have sought to break up the bulk of the proposed buildings, with a more appropriate palette of materials and design detail.
 - Increased number of active frontages at ground level.
 - Improvements to the amenity space to the central area.
 - Massing improvements have benefited the surrounding spaces by enabling more daylight / sunlight.

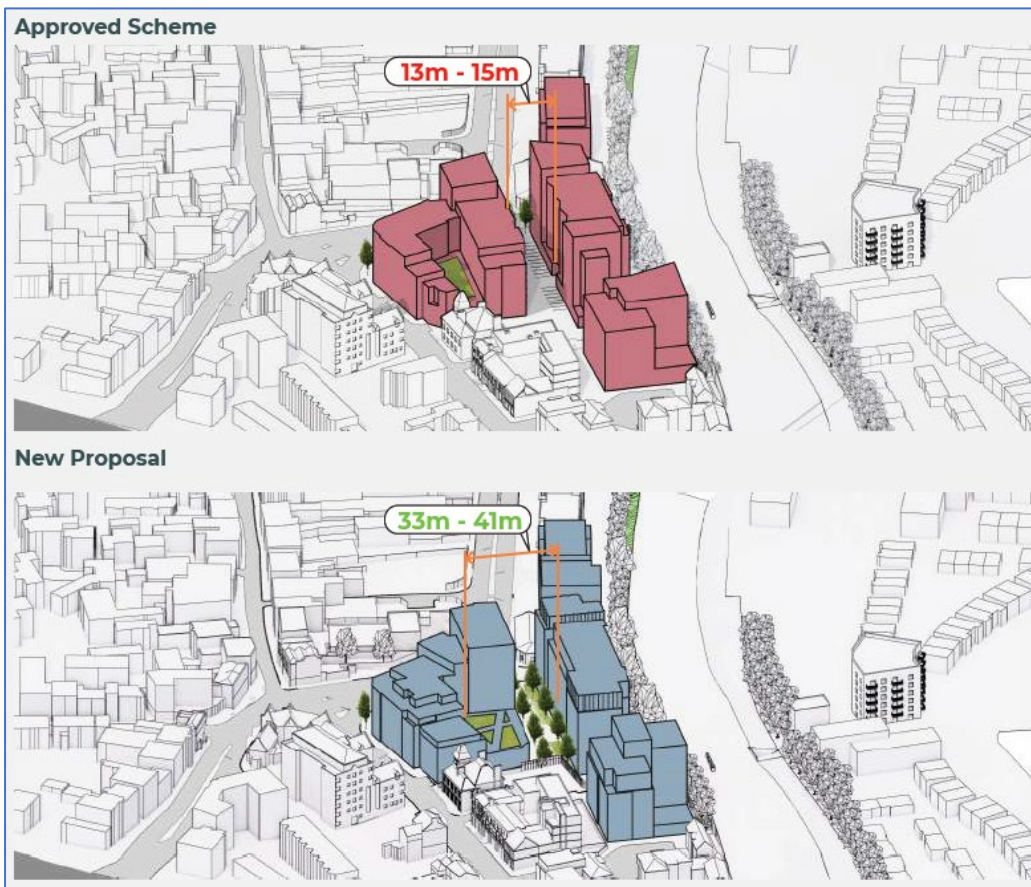


Illustration detailing the larger distance between the central area blocks, the larger podium level amenity area and the walkway through the centre of the site as opposed to the dark canyon like car park.

- Historic England has confirmed that they consider the harm to designated heritage, including Rochester Conservation Area, the Star Hill to Sun Pier Conservation Area and Rochester Castle and Rochester Cathedral **would be low**.
- Historic England considers that the upgrades to the Star Hill junction could be a **heritage benefit** in NPPF terms because it would enhance the permeability along the High Street and encourage increased pedestrian usage into the Star Hill to Sun Pier Conservation area.

Yours sincerely,

Tom Patton



Member – Clarification

This document seeks to clarify the issues raised in relation to the proposed Bardell Wharf planning application.

We hope that it reassures members of Donard Living's commitment to delivering an improved scheme that is above and beyond the previously approved planning application for the site. The planning conditions to demolish the site, relating to the previous proposal, have been discharged and the £950k demolition contract is underway.

Donard Living – the company

Donard Living, is a privately-funded residential-led developer of mixed tenure schemes. It is helping 'bridge the gap' in the nation's housing portfolio and addressing the pressing issue of the country's housing needs. Donard Living's fully-funded solution repurposes brownfield land for energy-efficient housing delivery and is championing the benefits of a 15-minute neighbourhood.

Its directors have considerable experience in the delivery of major multi-million pound residential, commercial, mixed-use and leisure developments across the UK and Ireland.

Seven major brownfield sites have been acquired, in cash, across the country. The pipeline of sites includes schemes in Bristol (221 units) and Salford (269 units), which have recently secured planning. Work on Bristol and Salford is due to commence in Q2 2023. The other owned sites are in Andover, Basildon, Chatham and Woking.

Donard Living is the operating partner for Zetland Capital, who brings private capital to opportunities and is authorised and regulated by the FCA in the UK. It is a leading pan-European, mid-market

investment firm focused on corporate and asset-backed opportunities. Zetland Capital has 40+ investments, across 15+ countries and has assets under management of ~€1,2bn.

Commitment to progressing the Bardell Wharf site

Like all of Donard Living's sites, Bardell Wharf was purchased in cash at closing. Donard Living has commissioned a £950k demolition of the Bardell Wharf site – this work under way, making it a live site under the planning application granted to the previous owner.

Subject to securing planning permission, Donard Living is committed to discharging the planning conditions and getting construction on site as soon as possible.

Commitment to designing out crime and anti-social behaviour

Donard Living has listened to Member concerns over anti-social behaviour and crime in the area. We have worked with Kent Police, and the experience of our architects in designing out crime, to create a sustainable development that is an improvement on the previously approved scheme.

"We have reviewed this application in regard to Crime Prevention Through Environmental Design (CPTED) and in accordance with the National Planning Policy Framework (NPPF). We can confirm that we have been involved in consultation with the applicant who have included our recommendations into this design."

Kent Police
Designing Out Crime Officer

Measures adopted

As part of this detailed planning application, Donard Living has adopted the recommendations of Kent Police, complying to national standards, including:

- Perimeter, boundary and divisional treatments to be 1.8m high.
- Lighting
- Parking, including cycle storage
- Internal and external doorsets and windows, including glazing
- Bin storage
- Mail
- CCTV