

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 4 June 2025

Time: 6.30pm

Venue: St George's Centre, Pembroke Road, Chatham Maritime, Chatham
ME4 4UH

Items

14 Additional Information - Presentation

**(Pages
3 - 120)**

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

Date: 5 June 2025

This page is intentionally left blank

Planning Committee

4th June 2025

MC/24/2495

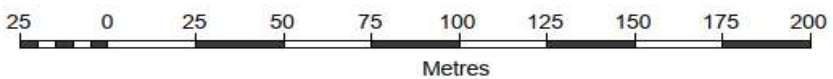
Former Go Outdoors Site

The Brook

Chatham ME4 4NZ

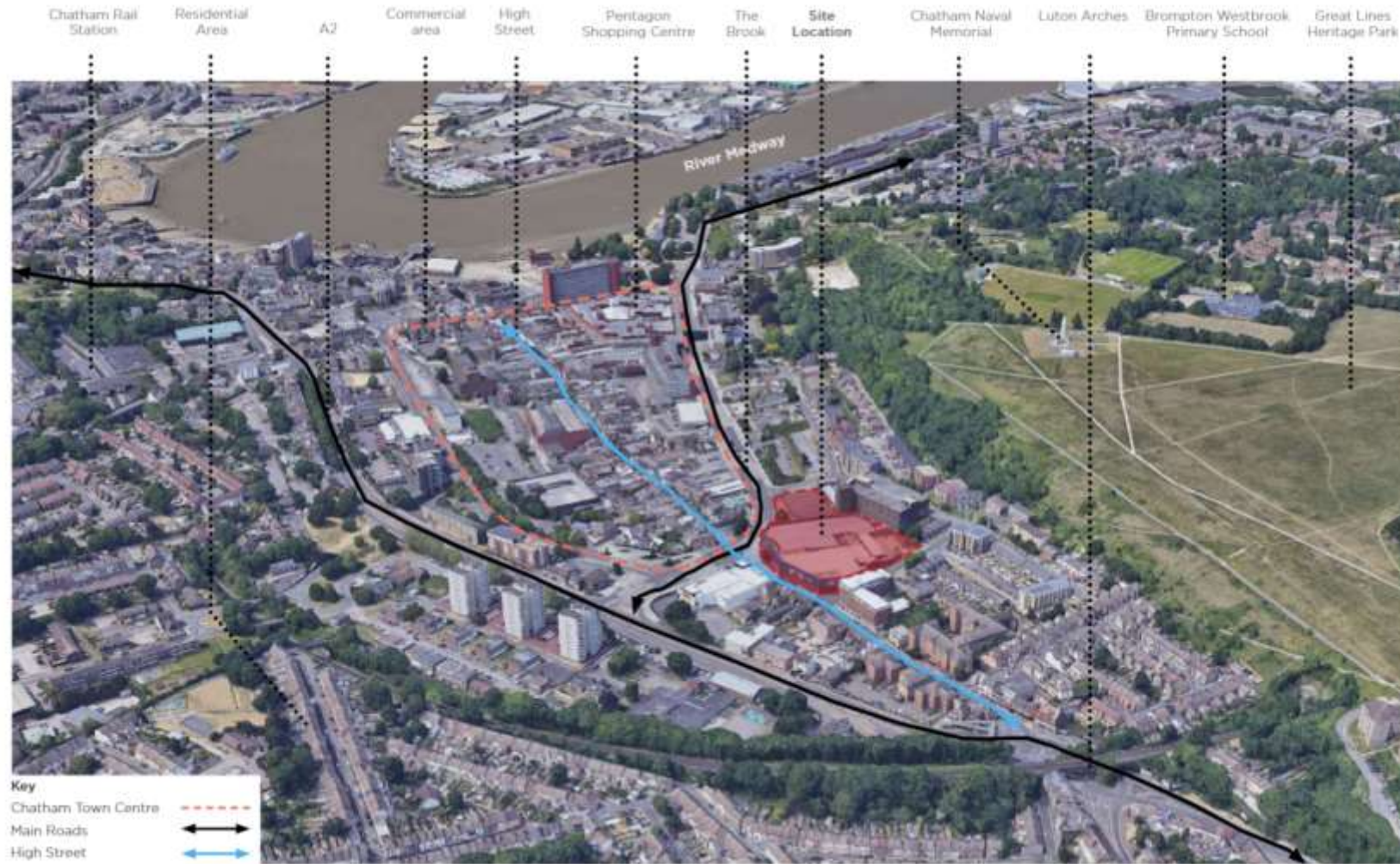


MC/24/2495 - Go Outdoors, The Brook, Chatham, ME4 4NZ



Aerial Image of Application Site

9



Policy Context



Chatham Town Centre Concept Masterplan 2019

- Provides a strategic direction for development in Chatham

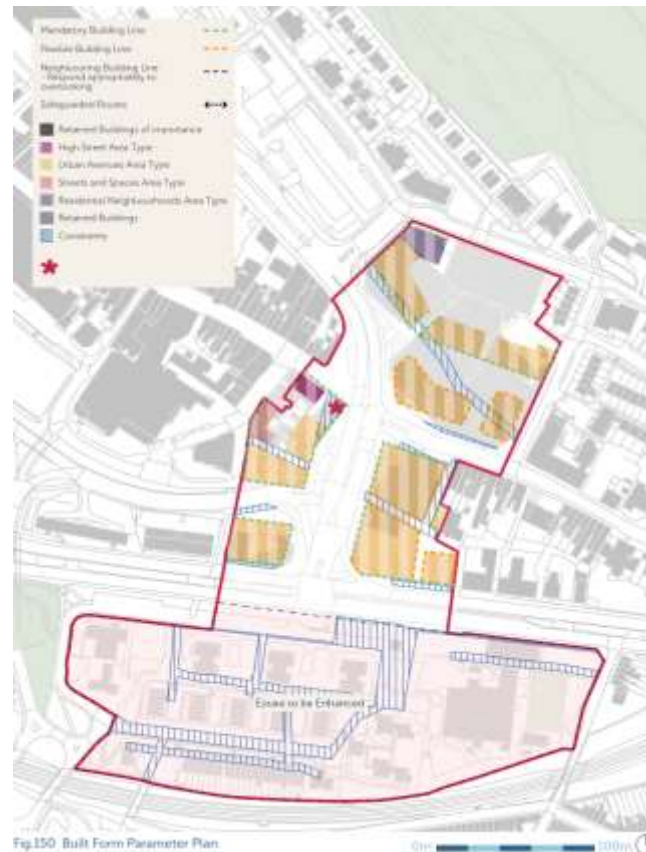
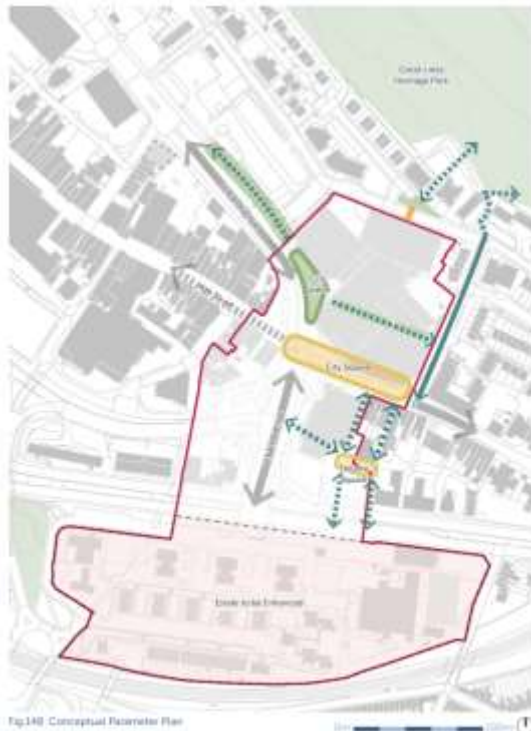
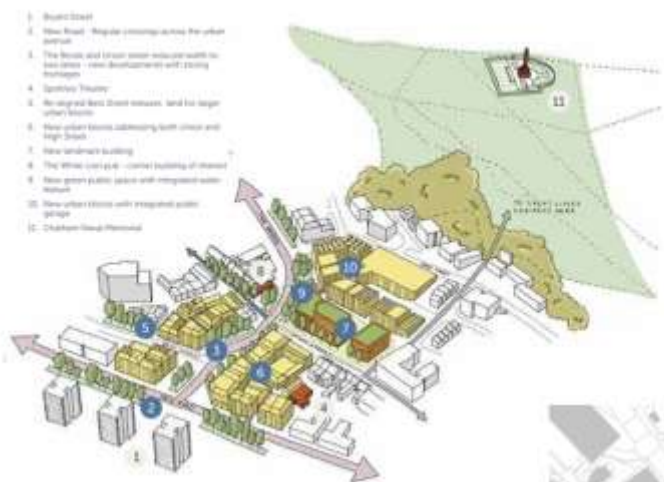
Wider Context Area

- Site is identified within 'The Brook'
- Identified as optimum location for new residential development
- Opportunities for improved public realm along the Brook
- More legible and accessible links to Great Lines.
- Additional facilities for local people



Chatham Design Code 2024

- Sets an area wide vision for Chatham and provides area wide guidance relating to movement, public spaces and nature, built form and uses with a coding plan and area type guidance. *Cabinet approved commencement of public consultation 2023.*
- Site is identified within Masterplanning area 3.
- Encourages the uses of Urban Avenues Typology



Arches Chatham Neighbourhood Plan 2024

Site Allocation 2

Site 2 - Former Go Outdoors



Existing use: Former Go Outdoors superstore, a former indoor market hall and the Market Hall multi-storey car park.

Availability & viability: The site was identified as suitable and available in the 2019 SLAA with a capacity of 120 homes and an expected delivery timeframe of 11-15 years (site reference 760). Furthermore, the Chatham Town Centre Masterplan 2019 indicates that the redevelopment of the site is deliverable in the medium-term between 2025 and 2030 (Opportunity Site V). An urban design competition for the site was commissioned by the former Head Tenant, Lightstone Chatham LLP, in 2019, which included entries from Pod Architects and Design Engine Architects, demonstrating a commitment to explore future development options at the time. In 2022, Arpenteur secured the unconditional purchase of the site as a development and investment opportunity to provide a new residential mixed use quarter for Chatham.

Site parameters:

- Site area: Circa 1.34 hectares
- Indicative future use(s): residential-led mixed use
- Indicative site capacity: 100-250 dwellings per hectare
- Indicative height parameter: 6 storeys (see Design Code)
- Flood zone: Low risk

Land ownership: Medway Council (freehold and sub-lease), Arpenteur (head lease) and Go Outdoors Ltd (sub-lease).

Key development principles: Topographical considerations include the land rising towards the east of the site with a level change of approximately 9 metres from the land to the south west. Provision of an active frontage of mixed uses on the High Street would help to repair the historic urban grain of the street. There is also an opportunity to achieve enhanced permeability and pedestrian connectivity to improve connections between the Great Lines Heritage Park and Chatham town centre.

Heritage: The site is situated within the setting of the Brompton Lines Conservation Area, Brompton Lines Scheduled Monument and the Grade I-listed Naval War Memorial.



Site Photos



The Brook



Hardstown/Upbury Way



Slicketts Hill



The High Street



Best Street



Cross Street

Site Photos – Views from Car Park



V1



V2



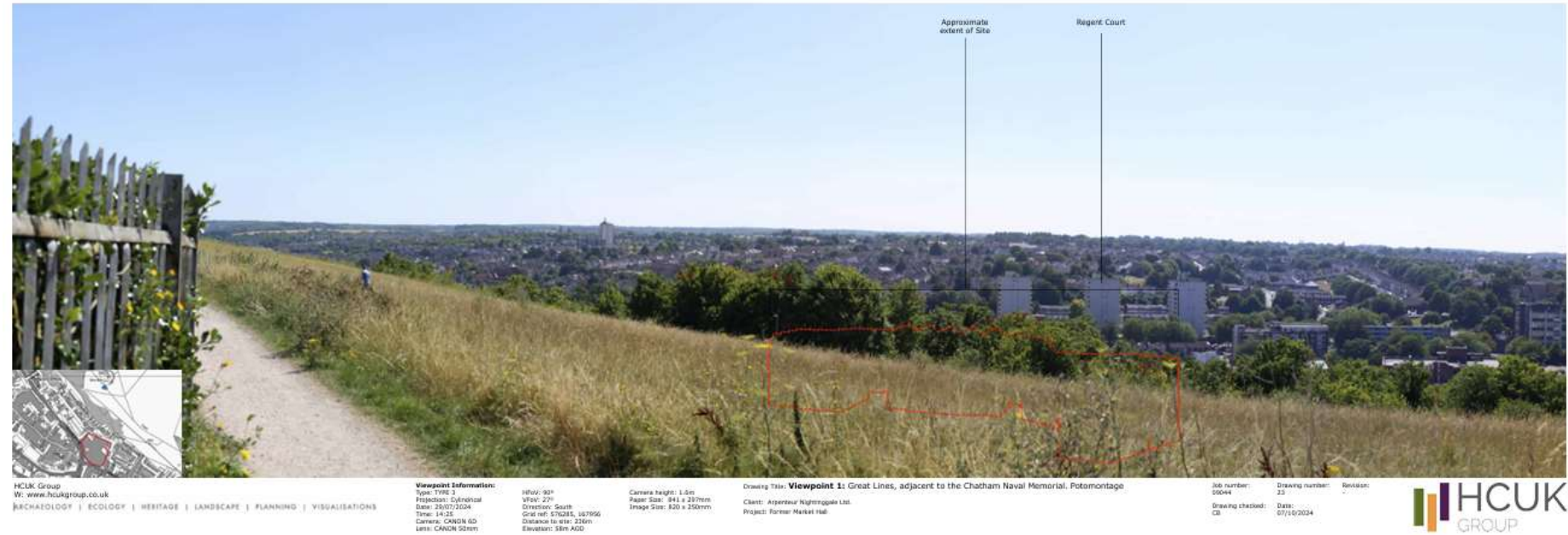
V3



V4

Site Photos – Before and After

12







HCUK Group
W: www.hcukgroup.co.uk
ARCHAEOLOGY | ECOLOGY | HERITAGE | LANDSCAPE | PLANNING | VISUALISATIONS

Viewpoint Information:
Type: TYPE 1
Projection: Cylindrical
Date: 25/07/2024
Time: 13:02
Camera: CANON 6D
Lens: CANON 50mm

Offset: 90°
View: 27°
Direction: West
Grid ref: 570418, 167513
Distance to site: 164m
Elevation: 14m AOD

Camera height: 1.6m
Paper Size: 841 x 257mm
Image Size: 820 x 250mm

Drawing Title: **Viewpoint 6:** High Street, Existing.
Client: Arpentur Nightingale Ltd.
Project: Former Market Hall

Job number: 00044
Drawing number: 12
Drawing checked: CB
Date: 07/10/2024
Revision: A

HCUK
GROUP



HCUK Group
W: www.hcukgroup.co.uk
ARCHAEOLOGY | ECOLOGY | HERITAGE | LANDSCAPE | PLANNING | VISUALISATIONS

Viewpoint Information:
Type: TYPE 1
Projection: Cylindrical
Date: 25/07/2024
Time: 13:02
Camera: CANON 6D
Lens: CANON 50mm

Offset: 90°
View: 27°
Direction: West
Grid ref: 570418, 167513
Distance to site: 164m
Elevation: 14m AOD

Camera height: 1.6m
Paper Size: 841 x 257mm
Image Size: 820 x 250mm

Drawing Title: **Viewpoint 6:** High Street, Photomontage.
Client: Arpentur Nightingale Ltd.
Project: Former Market Hall

Job number: 00044
Drawing number: 25
Drawing checked: CB
Date: 07/10/2024
Revision: A

HCUK
GROUP



Proposed Site Layout



Proposed Elevations

North



North Elevation - Block A & B



North East



NE1 Block B & C - North-East Elevation (Upbury Way)



South



S1 Block A & B - South Elevation (High St)
Scale 1/8" = 1'-0"



West



W1 West Elevation - Blocks B & C
Scale: 1:300



Proposed Floor Plans - Ground



Proposed Floor Plans - First



Proposed Floor Plans - Second



Proposed Floor Plans - Third



Proposed Floor Plans - Fourth



26



Proposed Floor Plans - Sixth



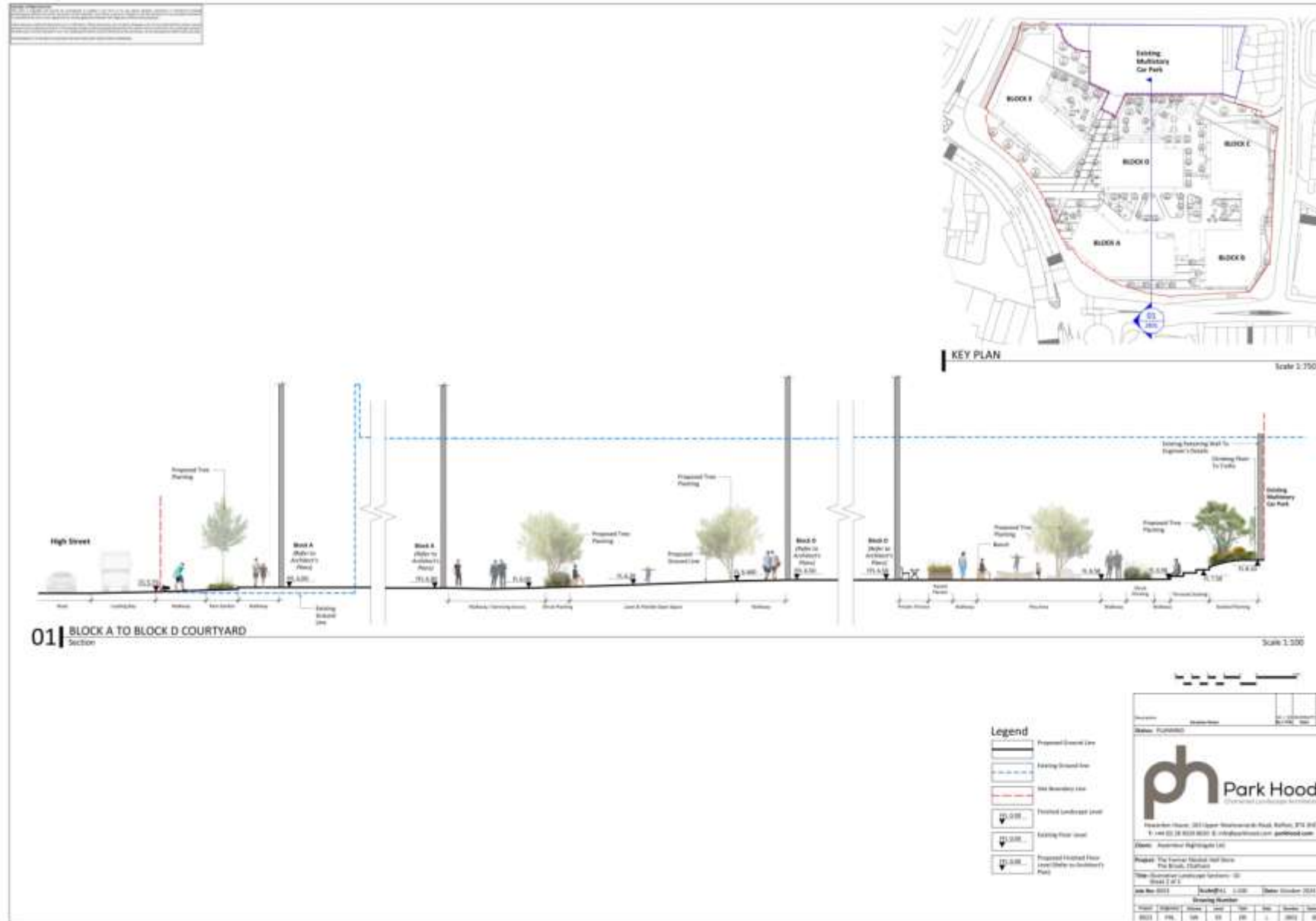
28



Indicative Landscape Proposals



Indicative Landscape Sections



CGI's – Before and After



CGI's – Before and After



CGI's – Before and After



CGI's – Before and After

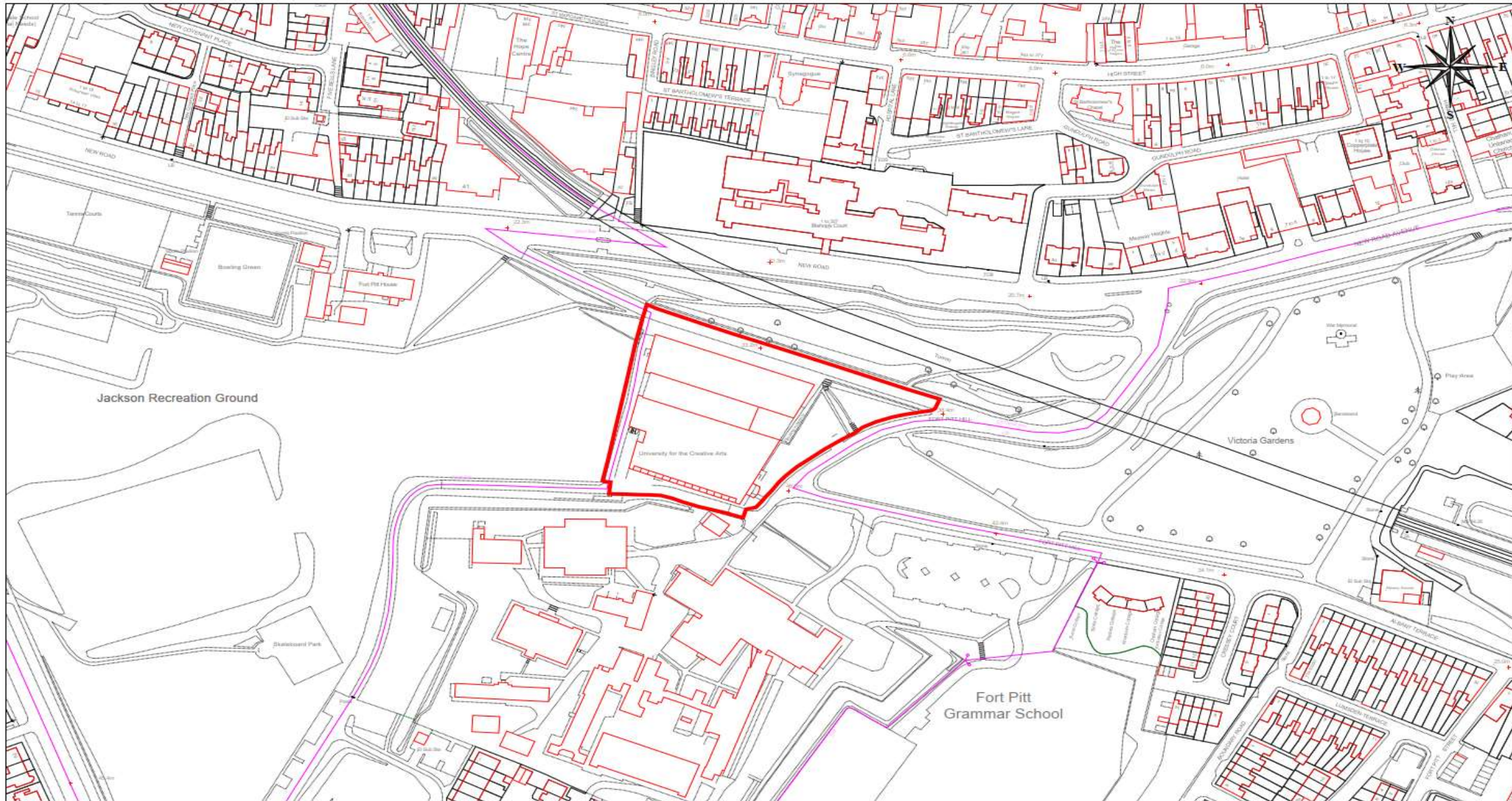


MC/25/0204

Former University for the Creative Arts

Fort Pitt Hill

Chatham ME1 1DZ



MC/25/0204 - Former University College For The Creative Arts, Fort Pitt Hill, Chatham, ME1 1DZ



Aerial view of the site

38



View from Gun Wharf



View from New Road



View across the Jackson Field (City Way)



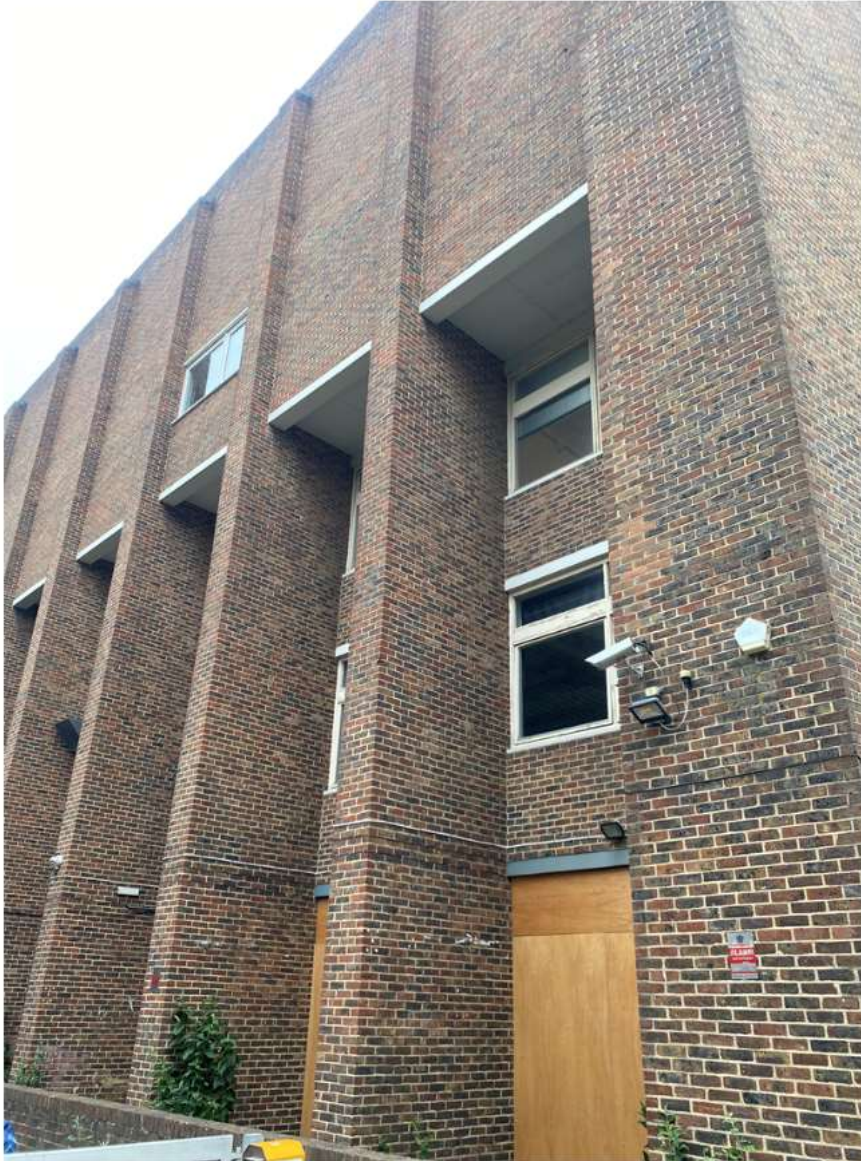
View along the footpath across the Jackson Field



Top part of the building coming up Fort Pitt Hill and at the top of Fort Pitt Hill



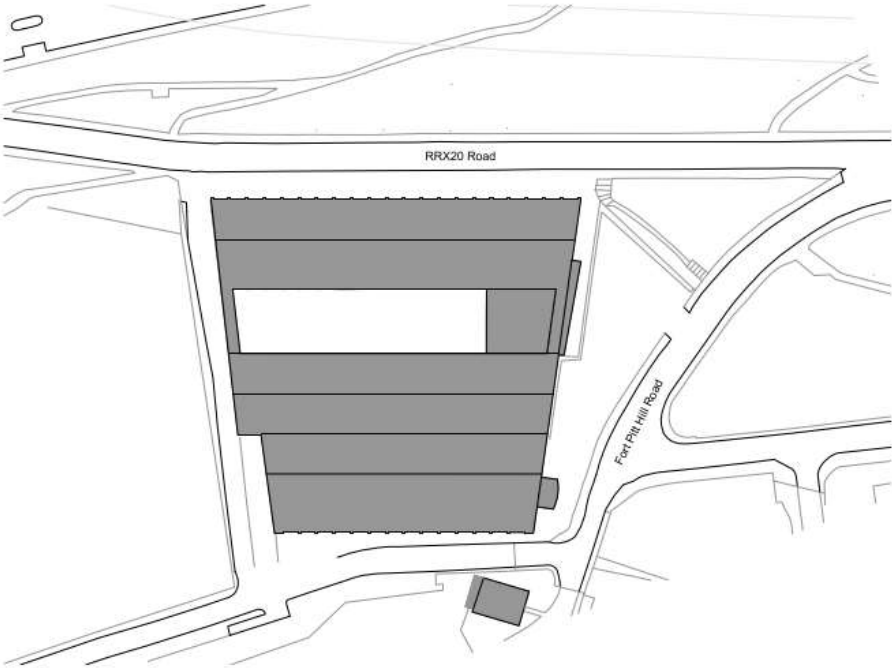
Southern elevation of the building



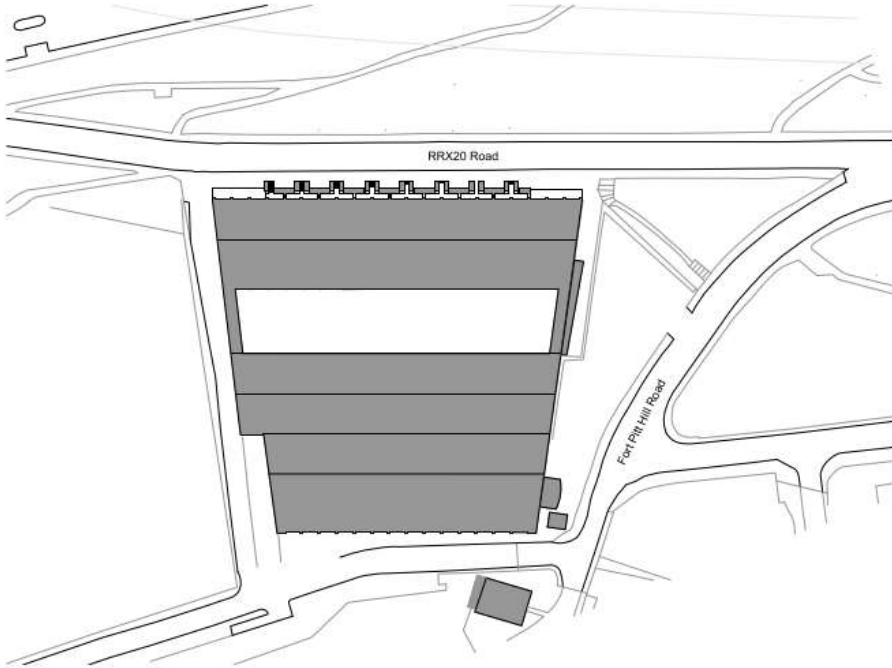
Lower section of the building from RRX20



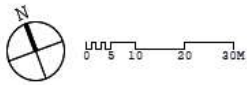
Existing and proposed block plan



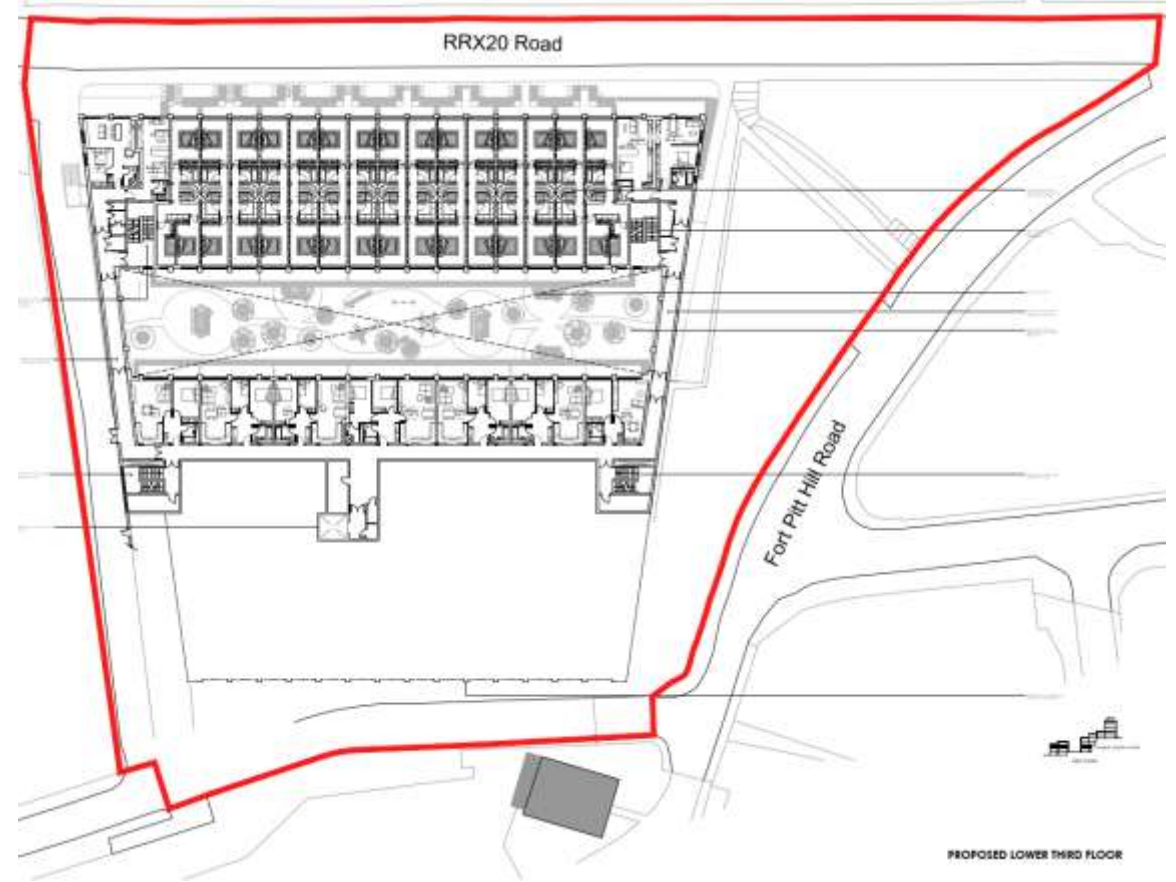
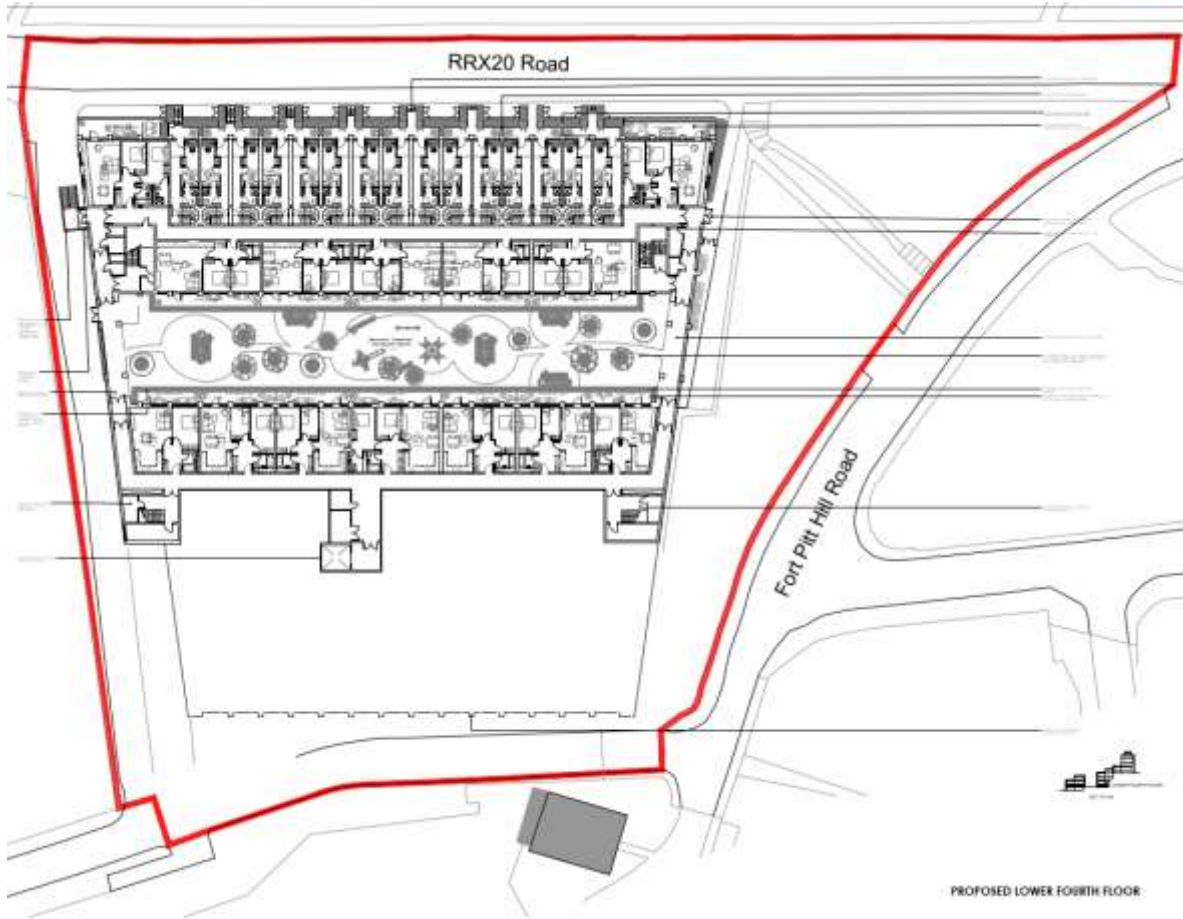
EXISTING BLOCK PLAN



PROPOSED BLOCK PLAN

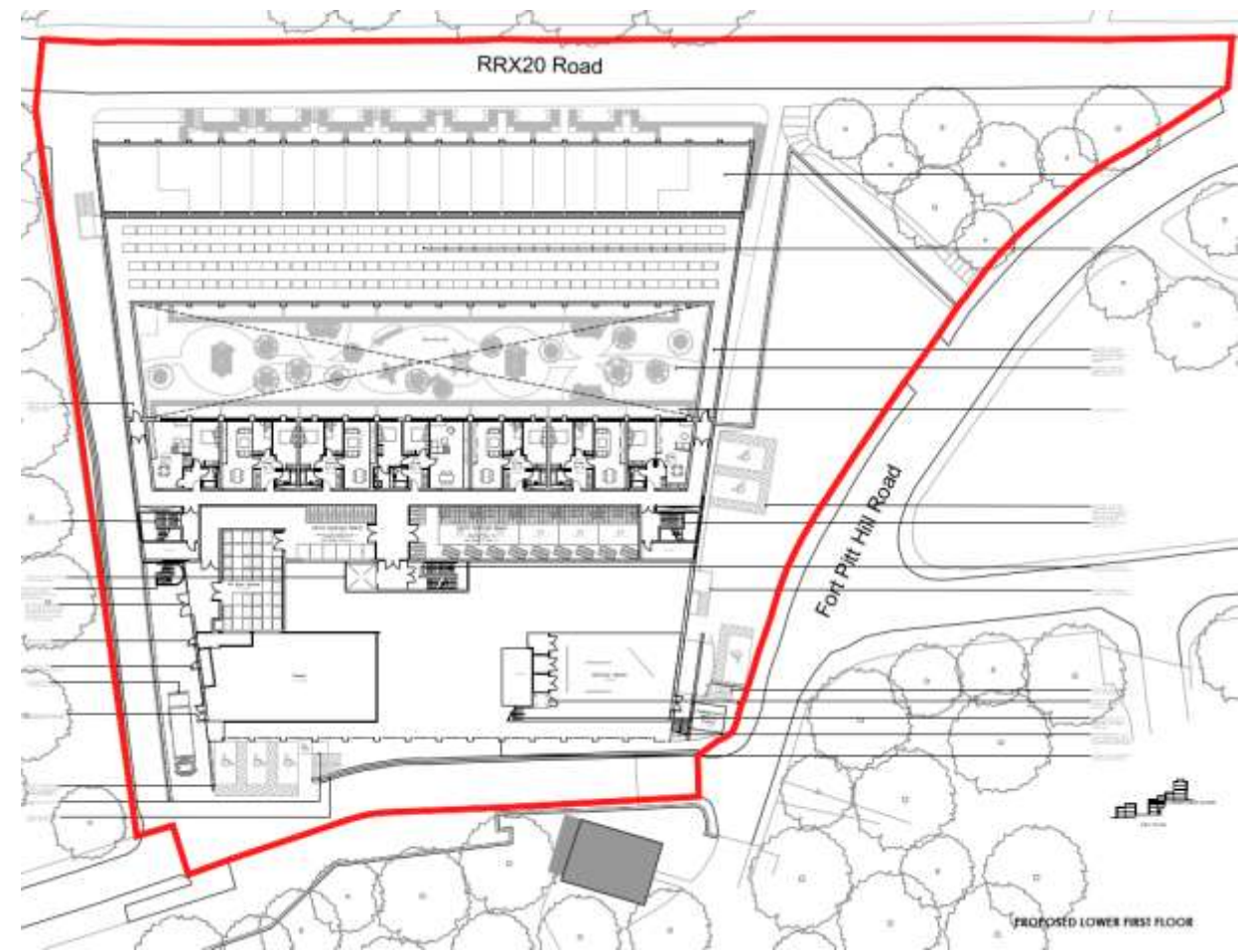
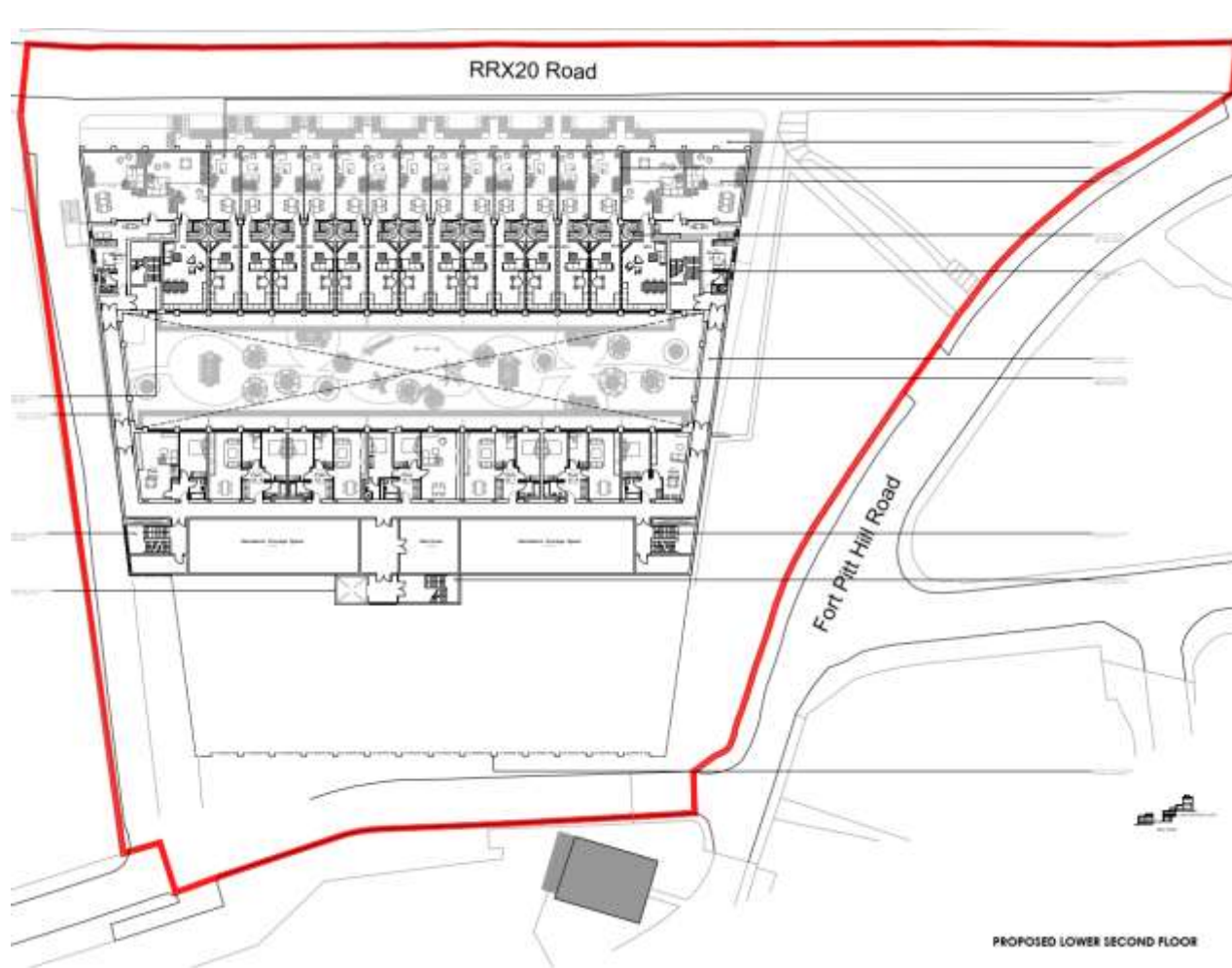


Proposed lower fourth and lower third floor layout

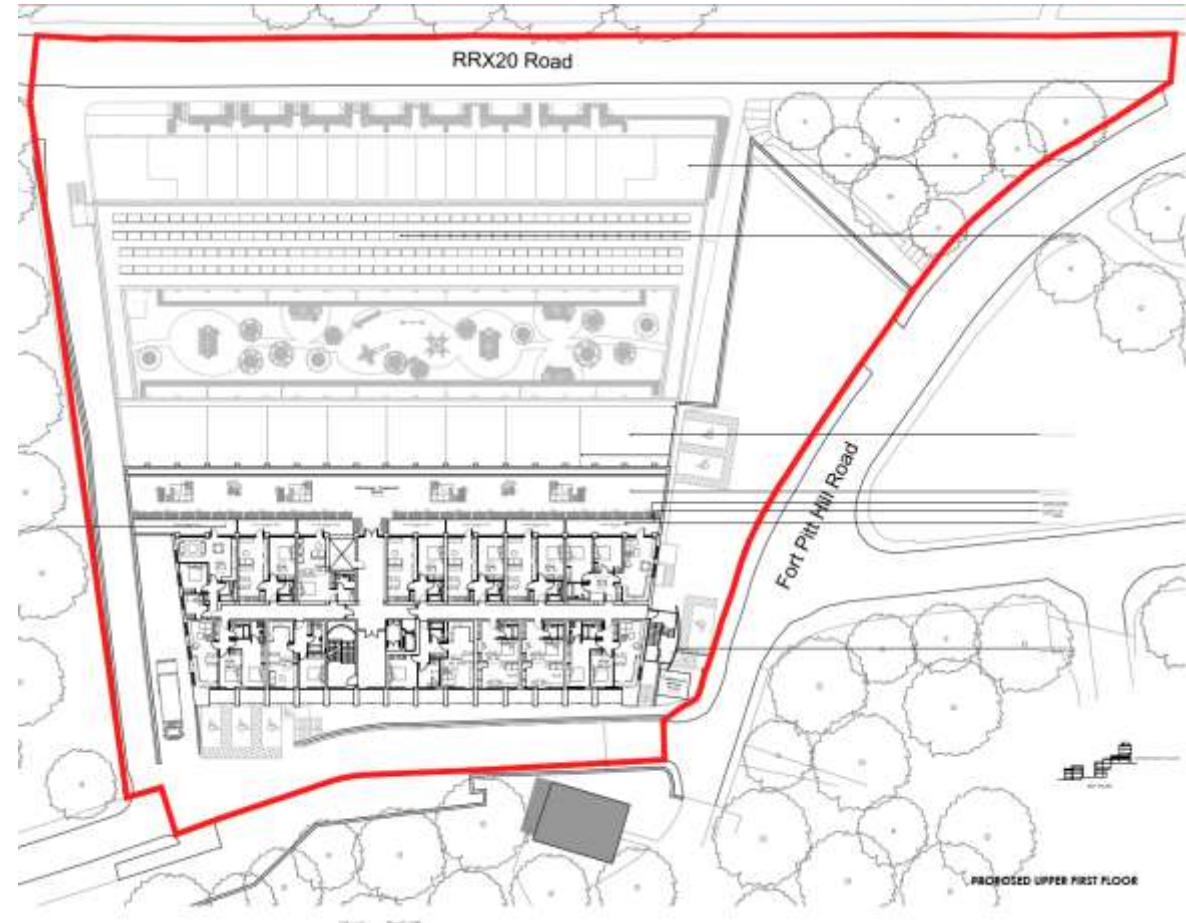


Proposed lower second and first floor layout

46

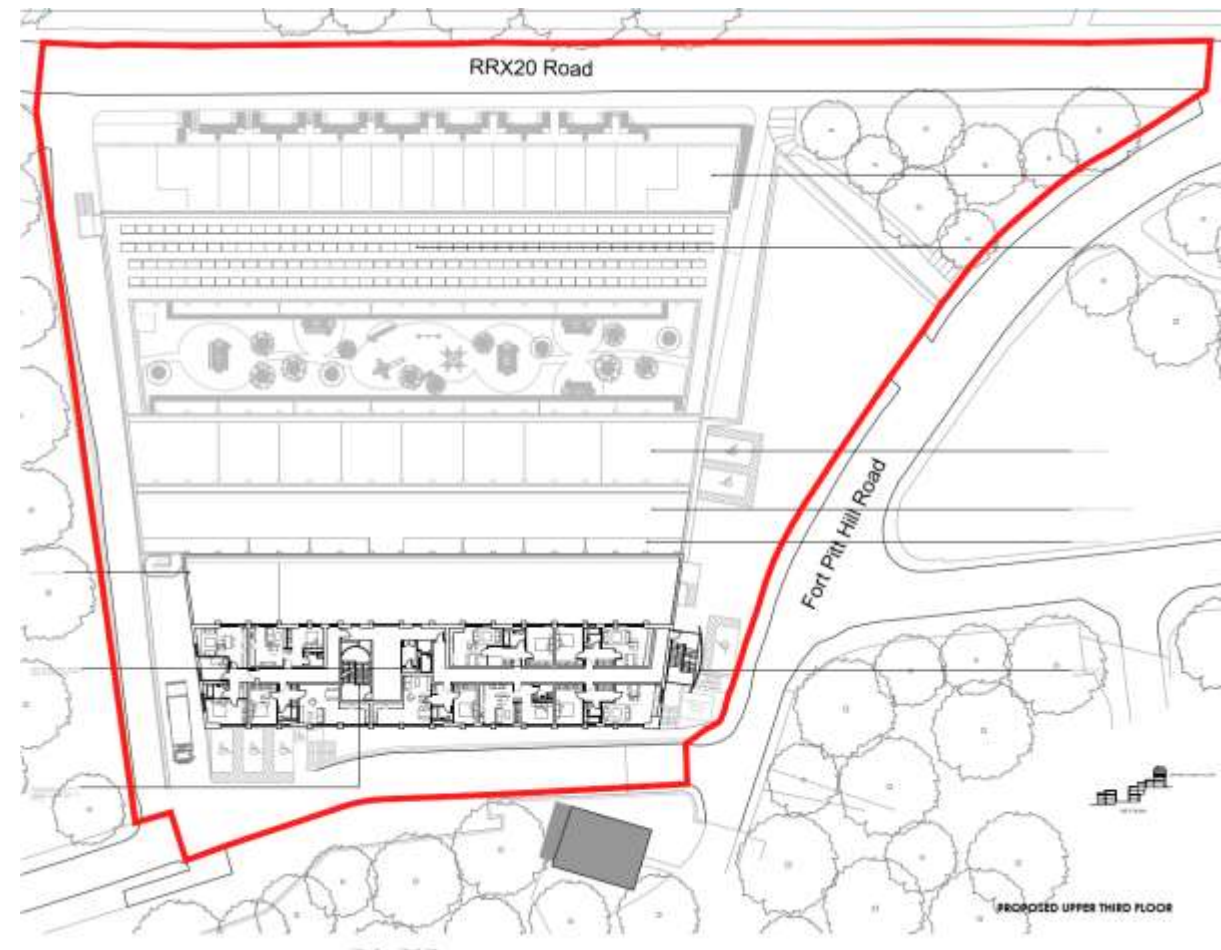
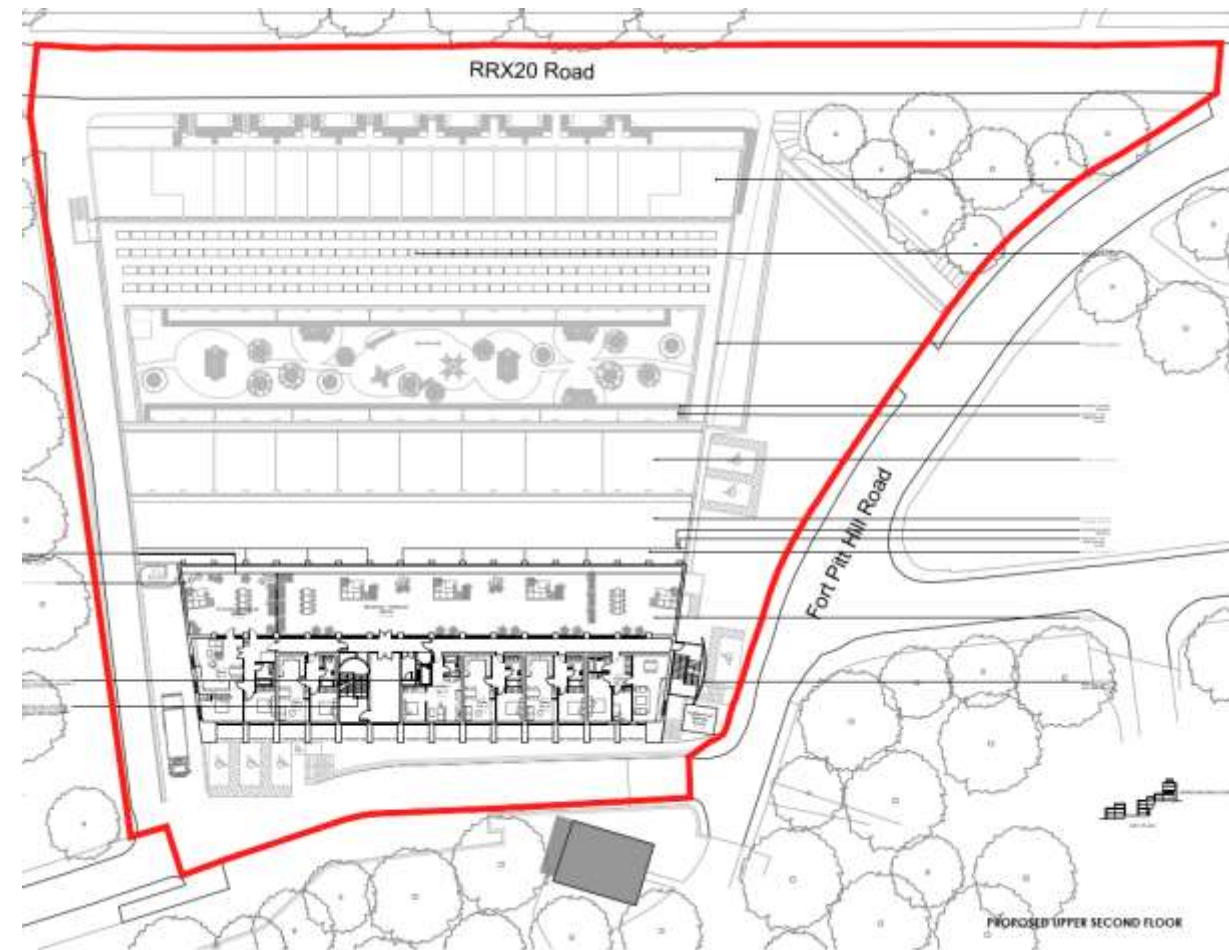


Proposed ground and upper first floor layout

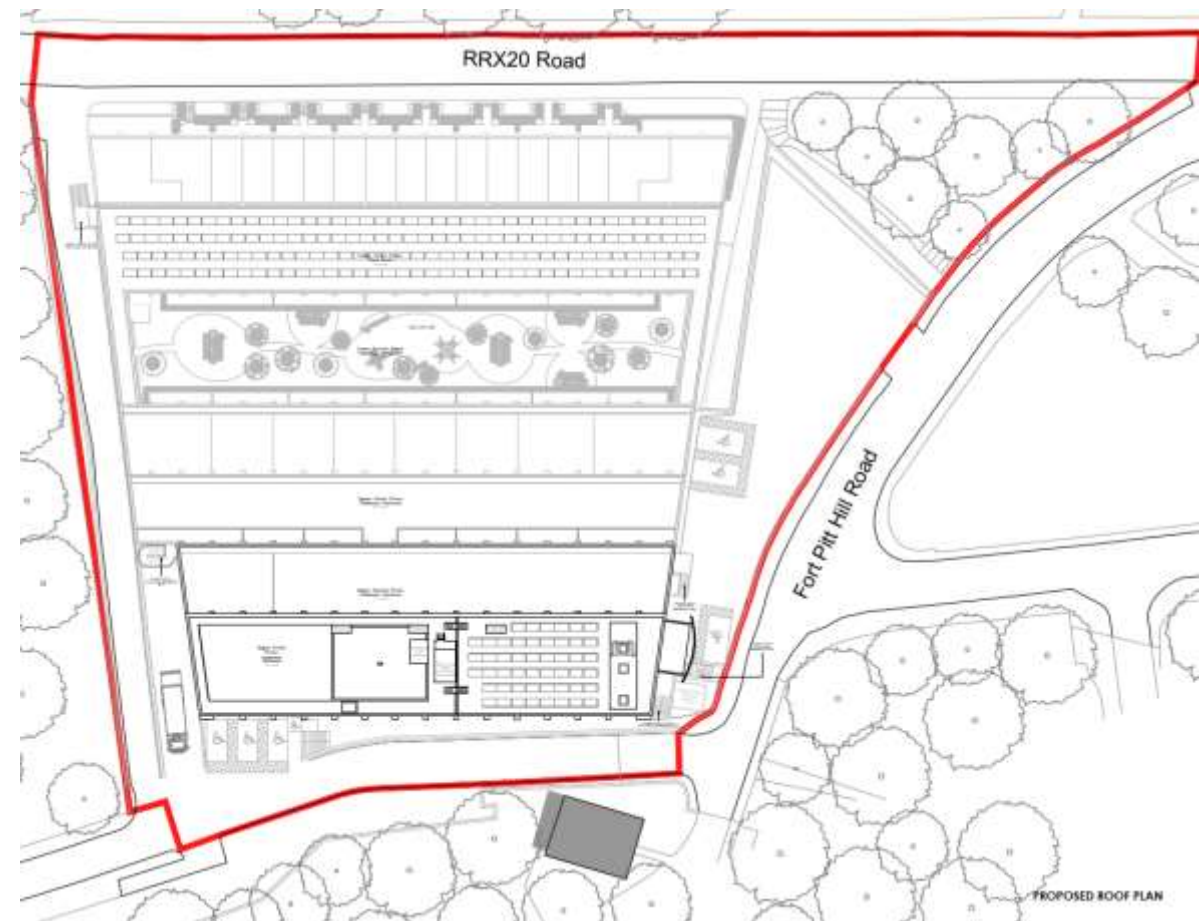


Proposed upper second and third floor layout

48

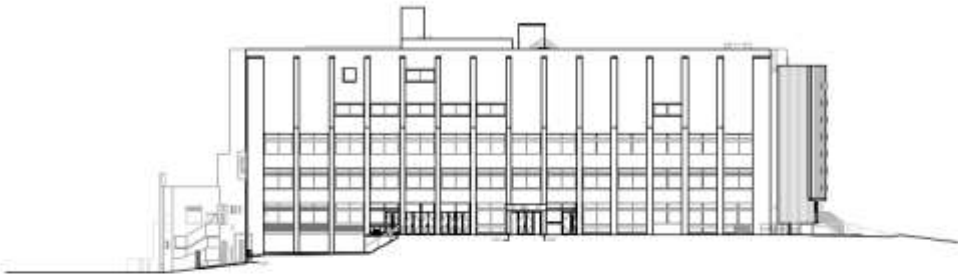


Proposed upper fourth floor and roof plan layout

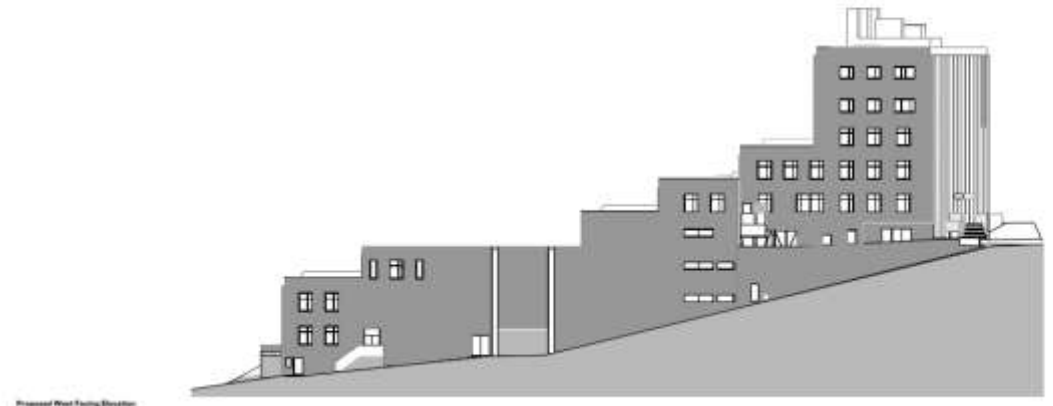
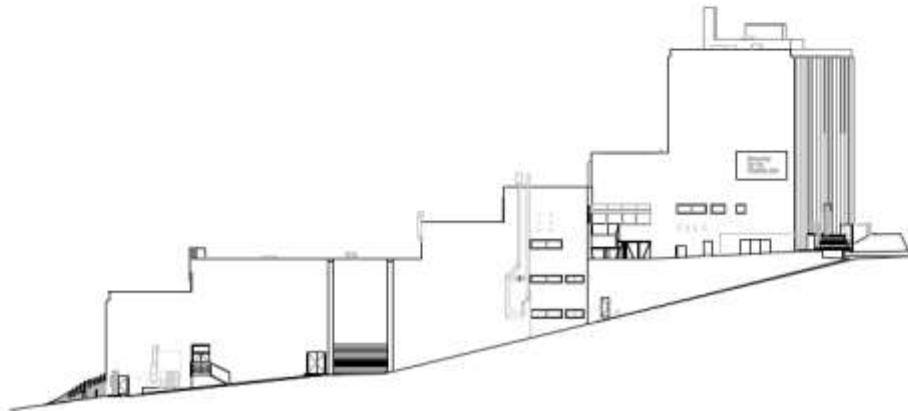


Existing and proposed South and West elevations

Existing

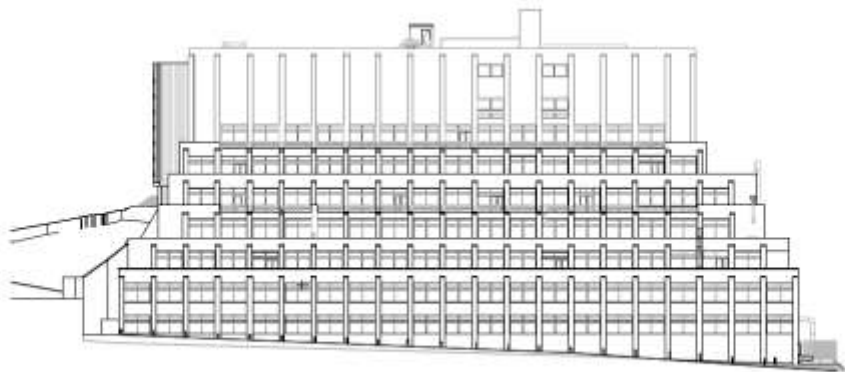


Proposed



Existing and proposed North and East elevations

Existing

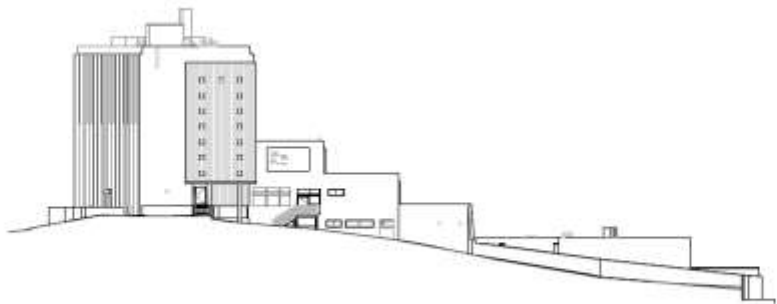


Existing North Facing Elevation AA

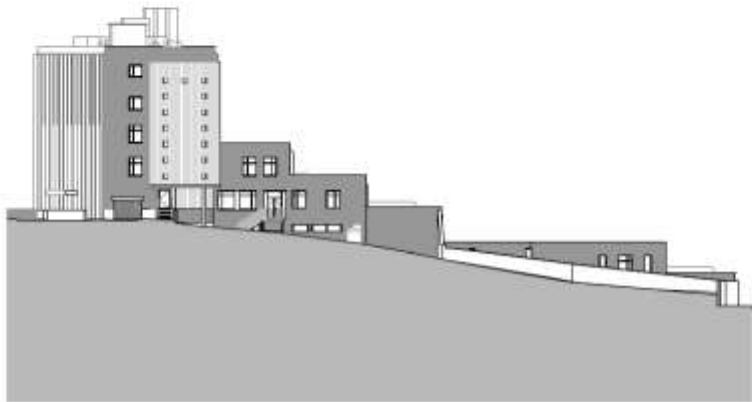
Proposed



Proposed North Facing Elevation AA



Existing East Facing Elevation BB



Proposed East Facing Elevation BB

Existing and proposed internal courtyard elevations of both blocks

Existing

Proposed



Existing North Facing Internal Courtyard Elevation BB



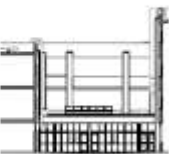
Proposed North Facing Internal Courtyard Elevation BB



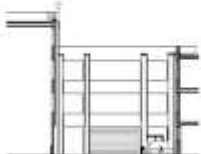
Existing South Facing Internal Courtyard Elevation BB



Proposed South Facing Internal Courtyard Elevation BB



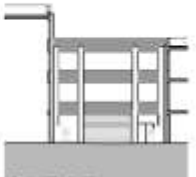
Existing East Facing Internal Courtyard Elevation BB



Existing West Facing Internal Courtyard Elevation BB



Proposed East Facing Internal Courtyard Elevation BB

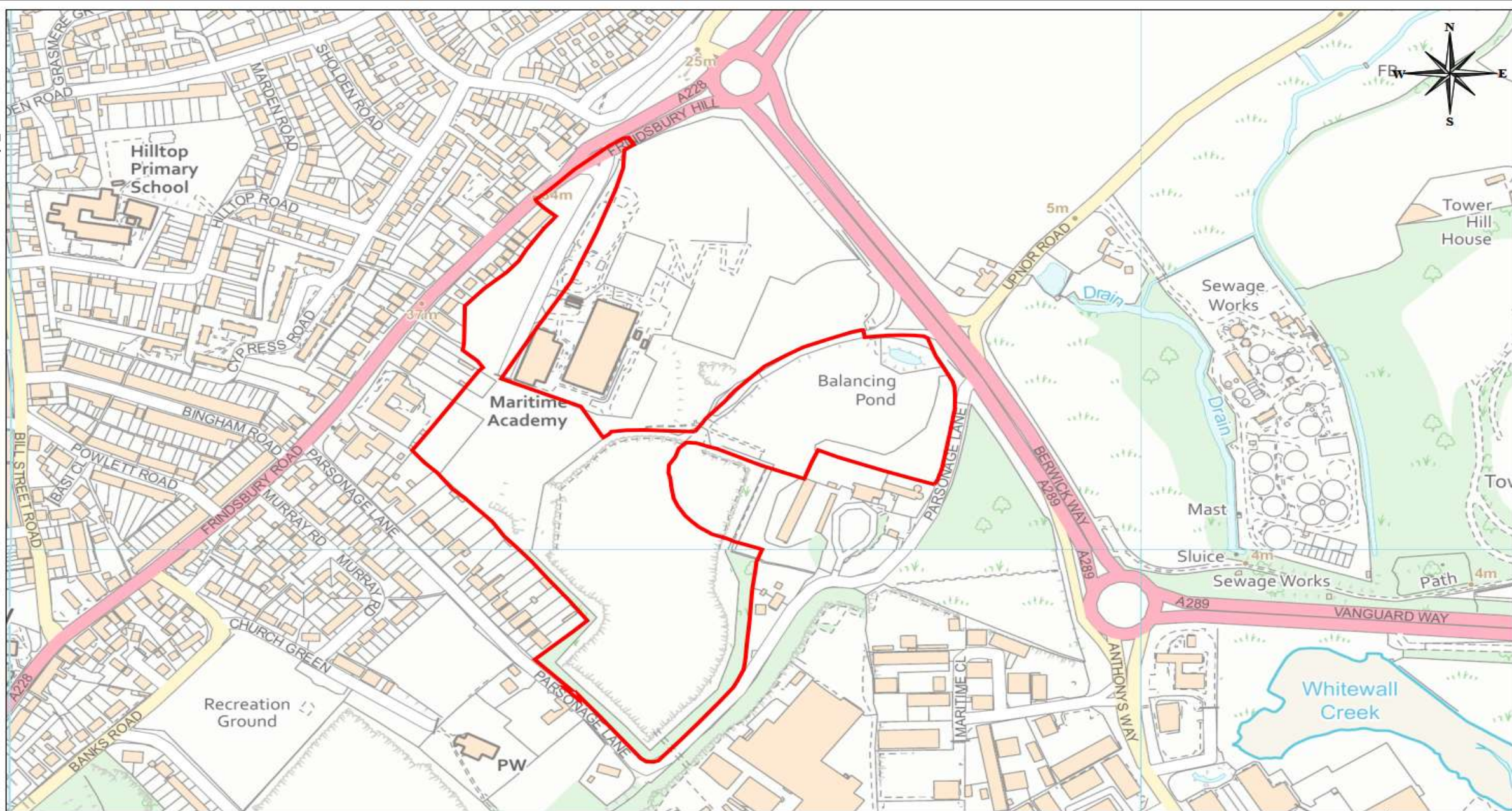


Proposed West Facing Internal Courtyard Elevation BB

MC/24/2463

Deed of Variation Report for Land South of Berwick Way, East of
Frindsbury Hill and West of Parsonage lane (known as Manor Farm)

Frindsbury

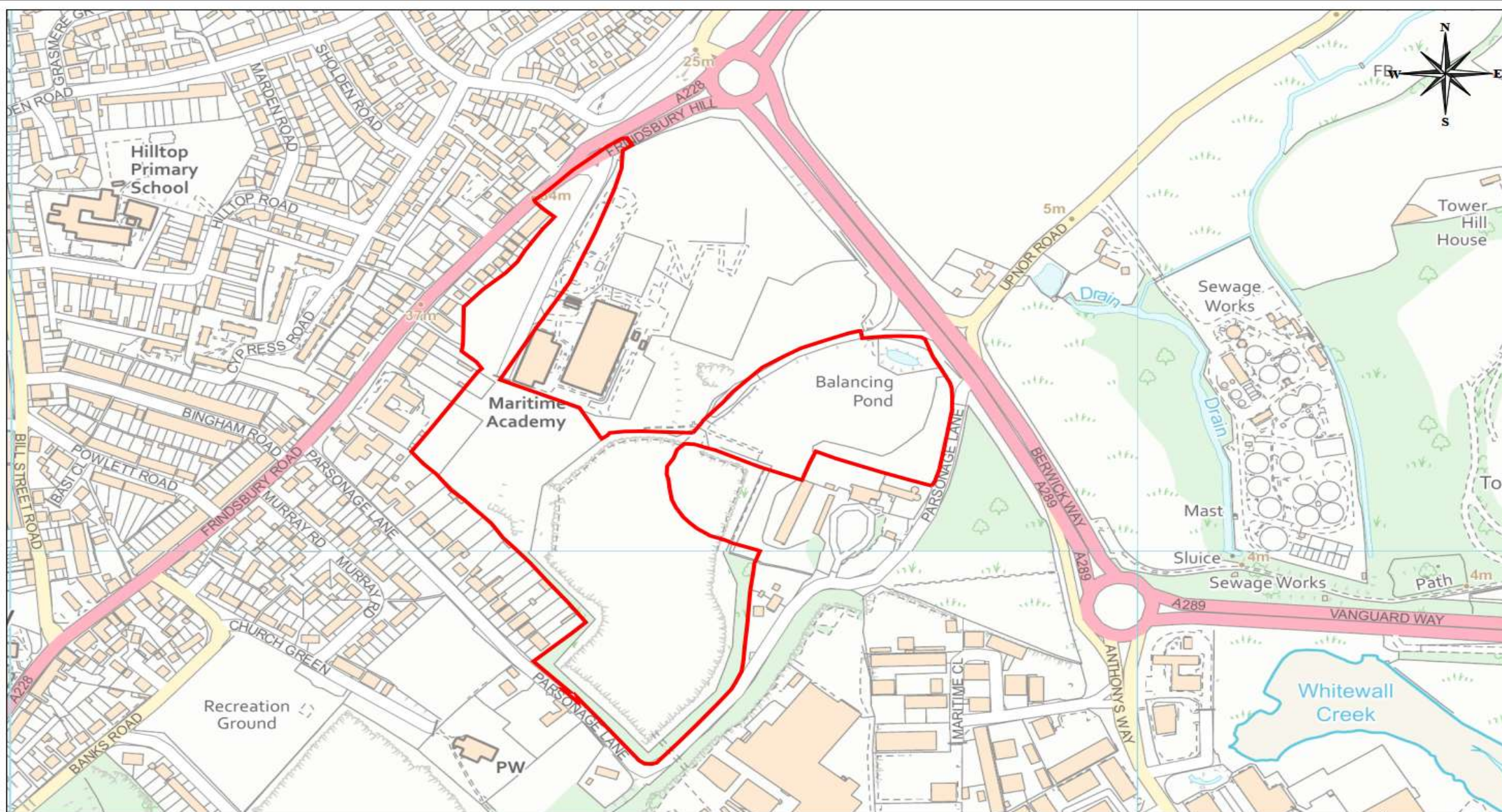


MC/24/2463 - Land South Of Berwick Way, East of Frindsbury Hill And North And West Of Parsonage Lane (Know As Manor Farm), Frindsbury, Rochester

MC/24/2463

Reserved Matters Application for Land South of Berwick Way, East of Frindsbury Hill and West of Parsonage lane (known as Manor Farm)

Frindsbury



MC/24/2463 - Land South Of Berwick Way, East of Frindsbury Hill And North And West Of Parsonage Lane (Know As Manor Farm), Frindsbury, Rochester













1. Main vehicle access points in accordance with the approved access design and Parameter Plan 6 - Access Strategy.
2. Pedestrian right of way incorporated within the masterplan as per Parameter Plan 6 - Access Strategy.
3. Recently completed Maritime School.
4. Manor Farm Barn (Listed Building).
5. Open space incorporating a section of exposed quarry face.
6. Vehicle movement restricted to refuse and emergency vehicles.
7. Existing tree buffer incorporated within masterplan as per Parameter Plan 5 - Landscape Plan.
8. Central open space on the lower slopes of the former quarry, incorporating children's playground.
9. Tree lined internal streets and shared surfaces.
10. Parking courts incorporating landscaping.
11. Gardens incorporating terracing to respond to the topography.
12. Apartments located adjacent the existing school.
13. Incidental areas of play distributed throughout the layout.
14. Landscaped attenuation basins on the lower slopes.
15. Steps down to provide connectivity to Manor Barn.
16. Dwellings located sensitively in relation to the neighbouring properties and in accordance with Parameter Plan 1 - Land Use.
17. Doorstep playground.



The Lookout Character Area

64



The Forest Character Area





The Farm Character Area

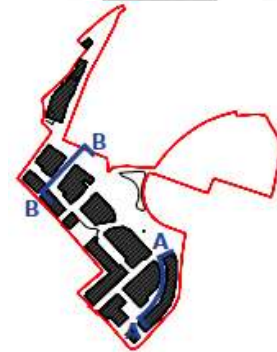




Street Scene A-A
The Farm

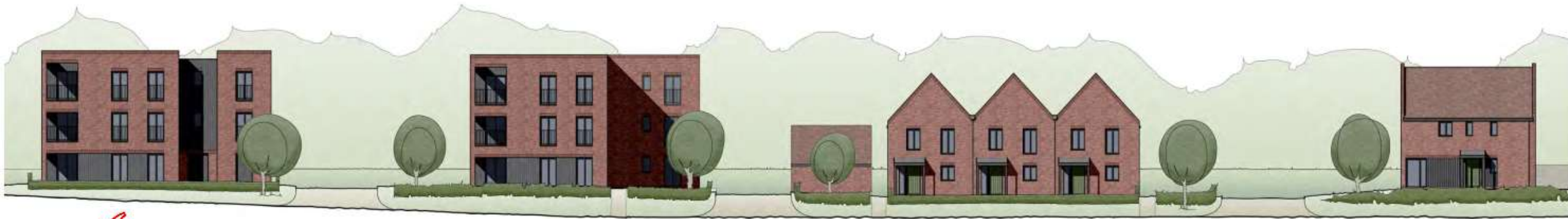


Street Scene B-B
The Quarry

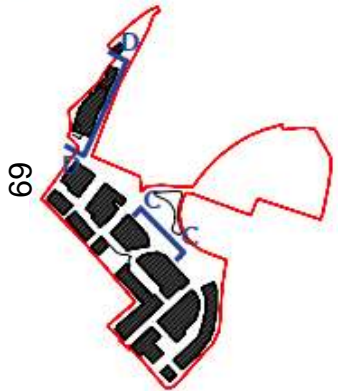




Street Scene C-C
The Forest



Street Scene D-D
The Lookout





Note

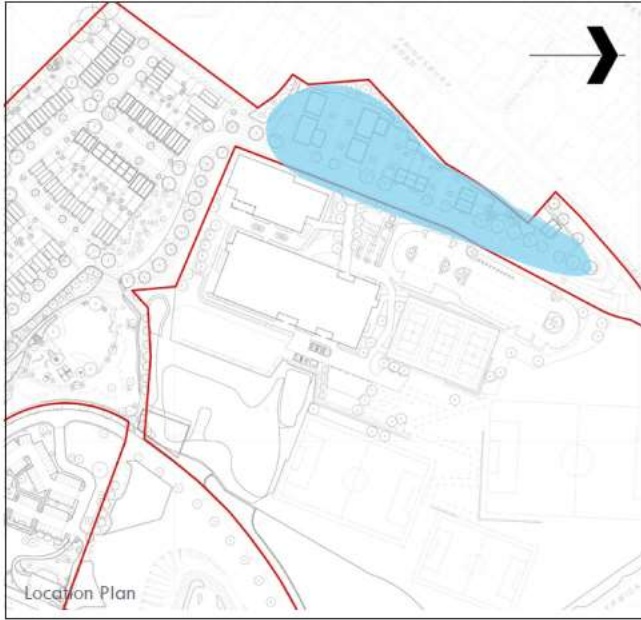
1. Site and scale from this drawing.
2. Information shown outside extent of works is for illustrative purposes only.
3. Refer to project risk assessment and risk register for health and safety details.
4. To be read in conjunction with all other three Landscape Architect's drawings.
5. To be read in conjunction with all other three drawings.
6. Existing trees have been shown in accordance with Arboriculture's information. Note that only trees above 75mm girth have been surveyed, measured and shown on the plans.
7. The site access point at Pindbury Hill has been drawn in line with the appropriate contract.

RESIDUAL PROJECT RISKS		
Risk	Impact	Control

- (A) Entrance to Site with Signage and Chalk Boulders
- (B) Private Parking Courts (Quarry Character Zone)
- (C) Private Parking Courts (Lookout Character Zone)
- (D) Private Parking Courts (Rural Character Zone)
- (E) Incidental Play Feature Trail
- (F) Boardwalk
- (G) Pond with Aquatic Planting
- (H) Quarry Playground (NEAP)
- (I) Doorstep Playground (LAP & LEAP)
- (J) Community Orchard with Play Trail
- (K) Feature Nodes
- (L) Wooded Buffer Planting
- (M) Quarry Face Feature
- (N) Existing Vegetation Retained and Enhanced
- (O) Chalk Boulders with Signage for Gateway
- (P) Steps Down to Barn
- (Q) Picnic Area
- (R) Bin Store with Green Roof
- (S) Avenue of Trees with Feature Walls
- (T) Steps Down to Quarry Playground
- (U) Fenceline with Hedgerow For Barn Venue
- (V) Cycle Store for Flats
- (W) Public Right of Way
- (X) Attenuation Basin with Permanent Water Level
- (Y) Calcareous Meadow with Mown Path
- (Z) Existing Pond Retained

THE LOOKOUT





The Lookout

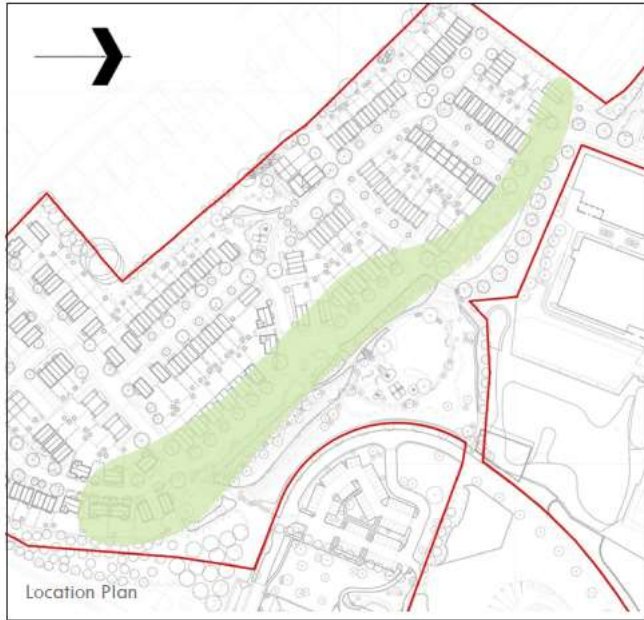
- Brick walls to match building brickwork
- Metal railings in same colour and style as balconies
- Planting to reinforce walls and railings





FOREST





Forest

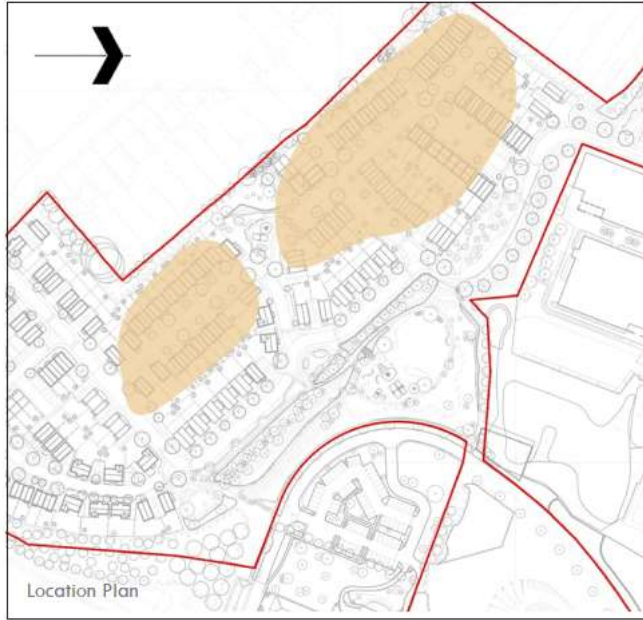
- Predominantly soft landscape elements
- (inc hedges, multi-stem trees and specimen shrubs)
- Black metal estate railings to tie in with building metalwork and reinforce property curtilage





THE QUARRY





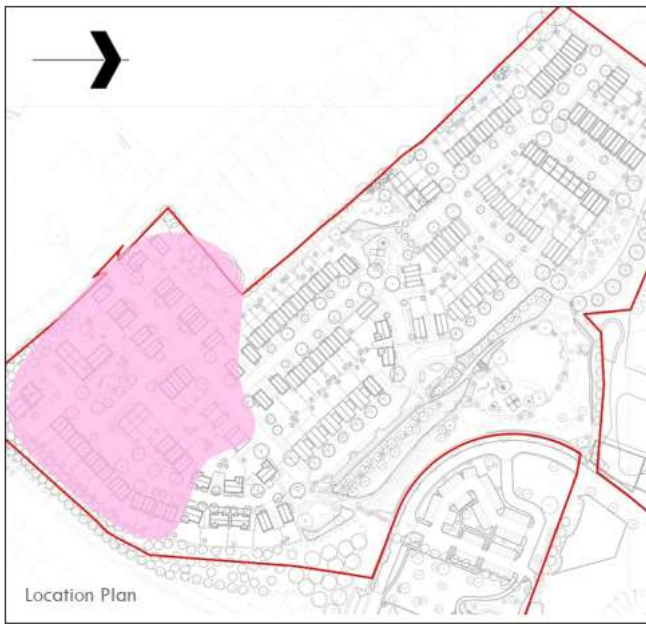
The Quarry

- Kentish Ragstone walls
- Feature flint and brick walls at key junctions or nodes
- Soft landscape to reinforce and soften walls



The Farm

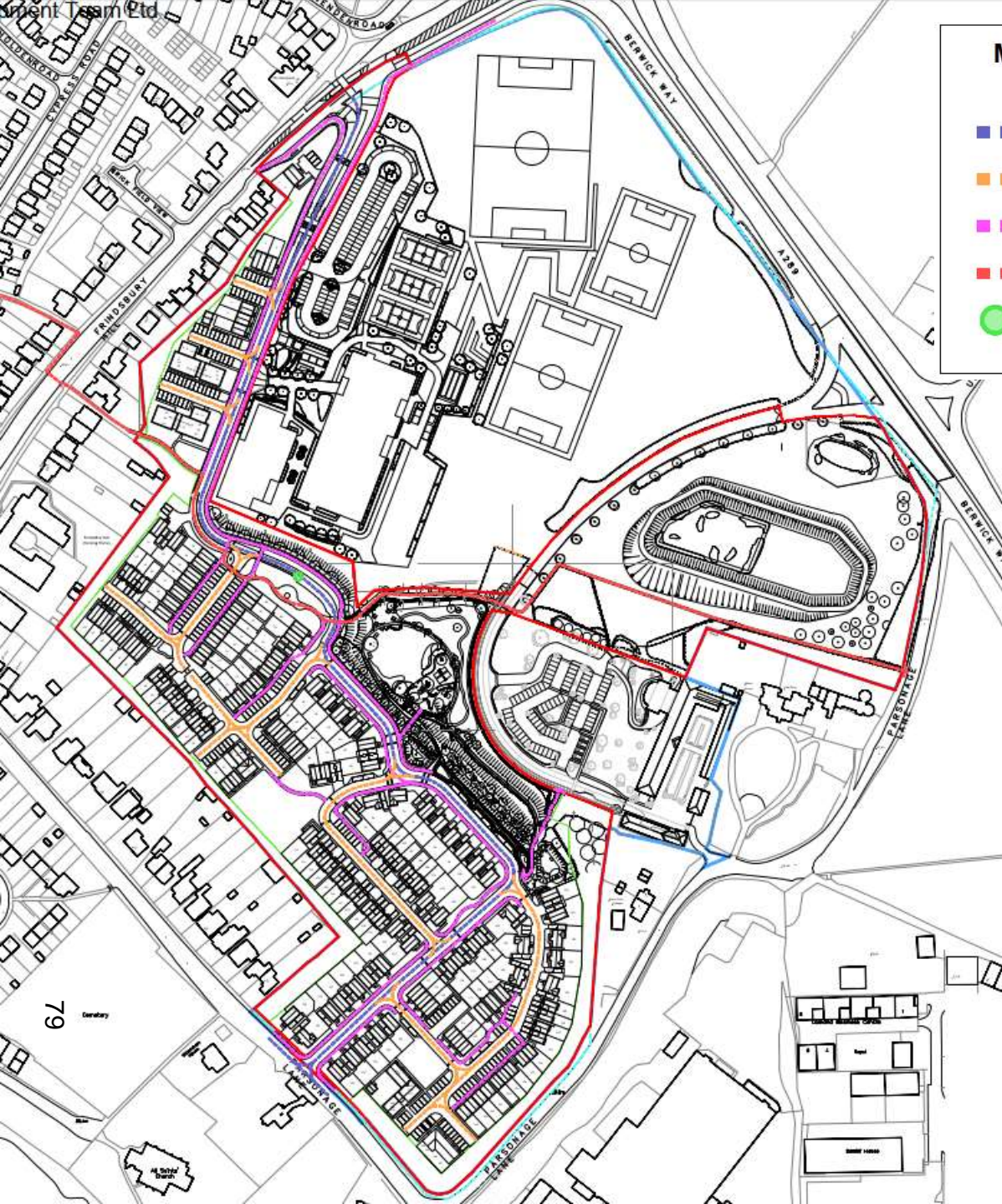




The Farm

- Agricultural yard resemblance
- Cleft post and rail fencing stained black in some locations to match weatherboarding
- Planting and hedges to reinforce fencing
- Naturalistic
- Native hedge species with ornamental accents





Quarry View

Meadow Park

Orchard

Quarry park

Attenuation basin with pond

Existing pond retained

Key

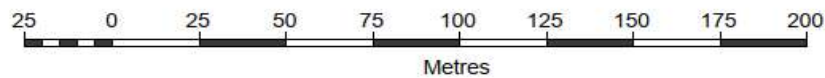
- ① Parking courts
- ② Feature nodes
- ③ Wooded buffer

MC/24/1333 & MC/24/1334

Abdication House
69 -71 High Street Rochester
ME1 1LX



MC/24/1333 - 69-71 High Street, Rochester, ME1 1LX



Site Location



Site Photos – Front



Site Photos – Rear



Site Photos – Lime Tree



Site Photos – Rear Elevation



Site Photos – Internal



Site Photos – Internal



Site Photos – Historic Panelling



Existing Elevations

High Street west elevation



Front elevation

Scale 1:100



FFL Basement

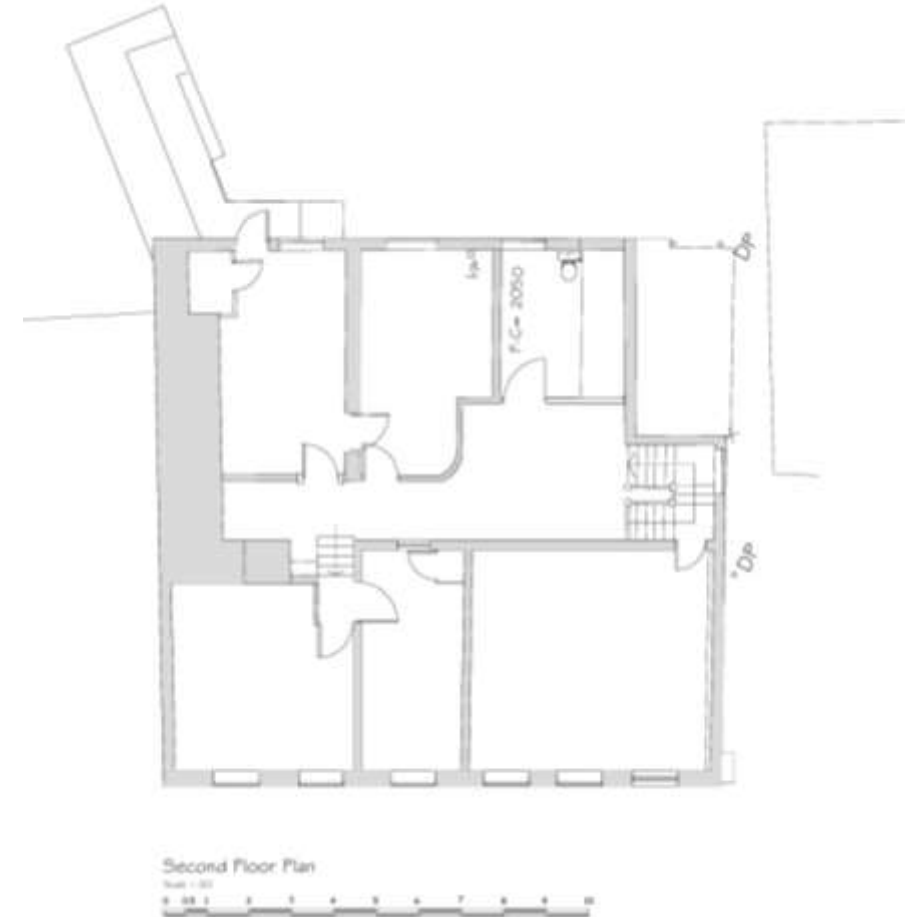
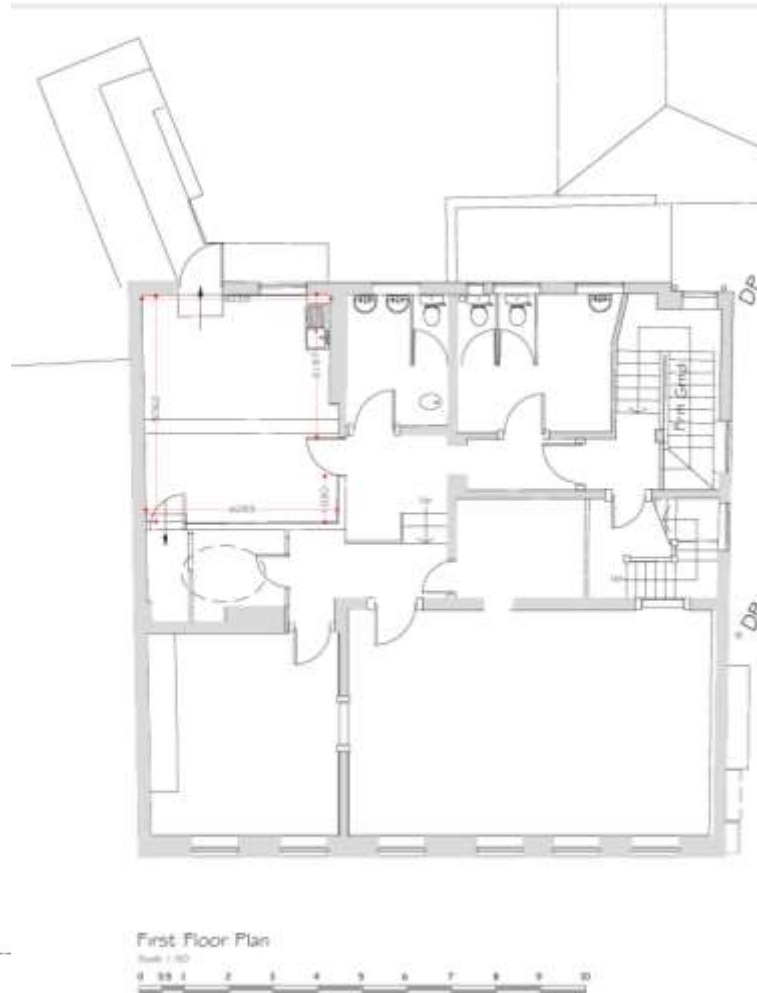
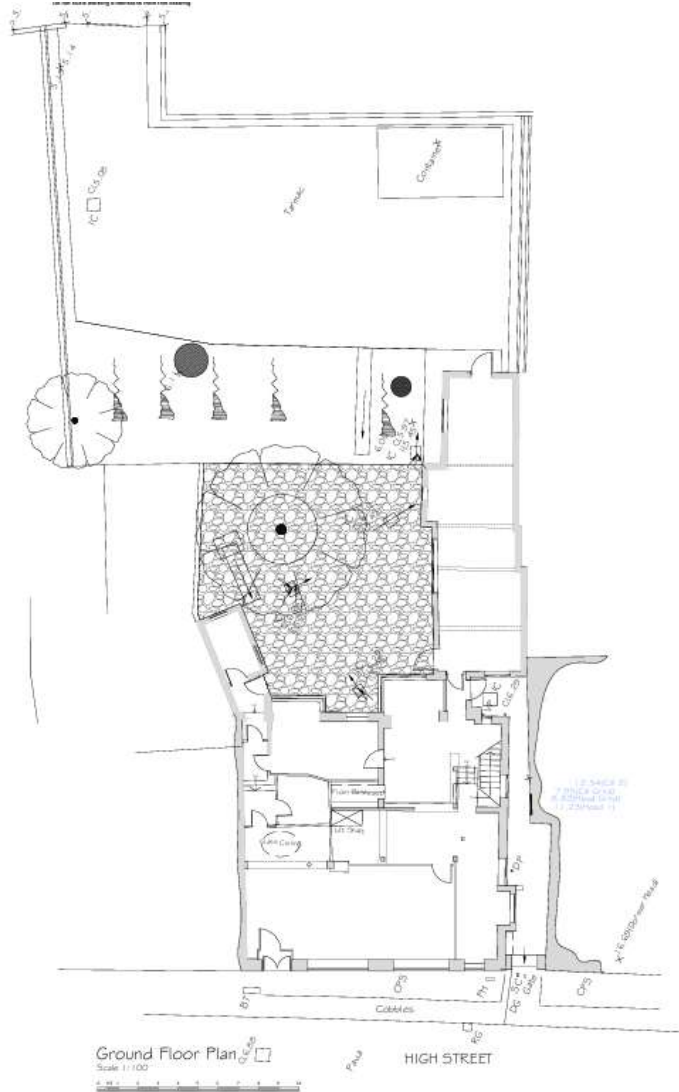


Rear elevation

Scale 1:100

Existing Floor Plans

92



Proposed Elevations

High Street west elevation



Front elevation

Scale 1:100

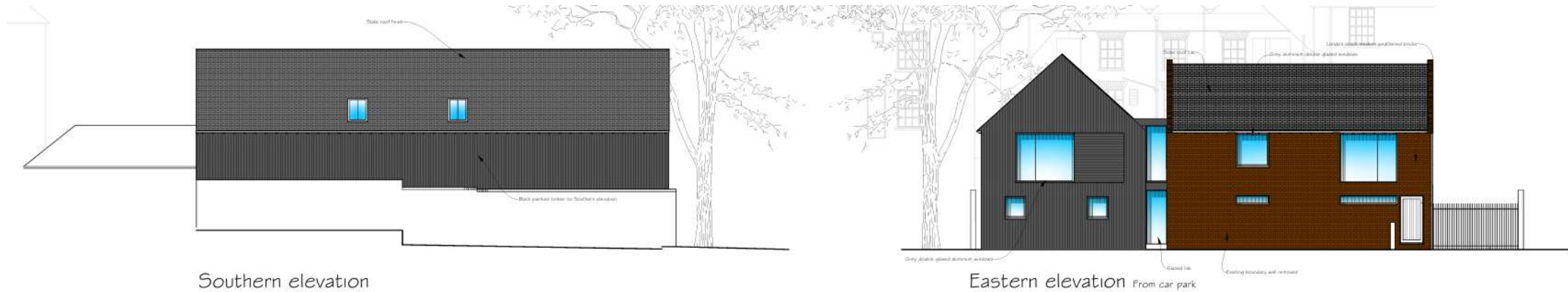
FFL Basement



Eastern elevation Main house

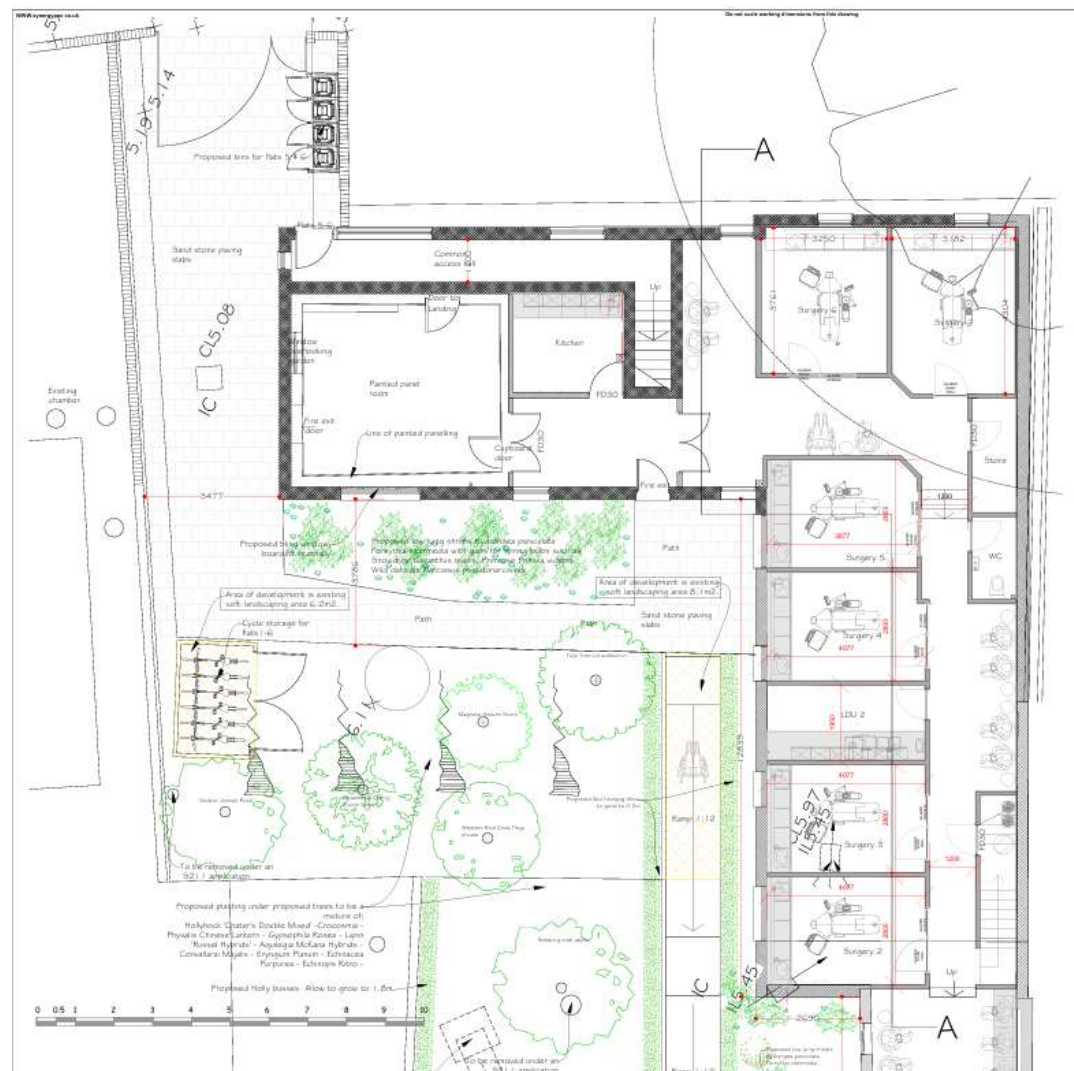
Proposed Elevations

94

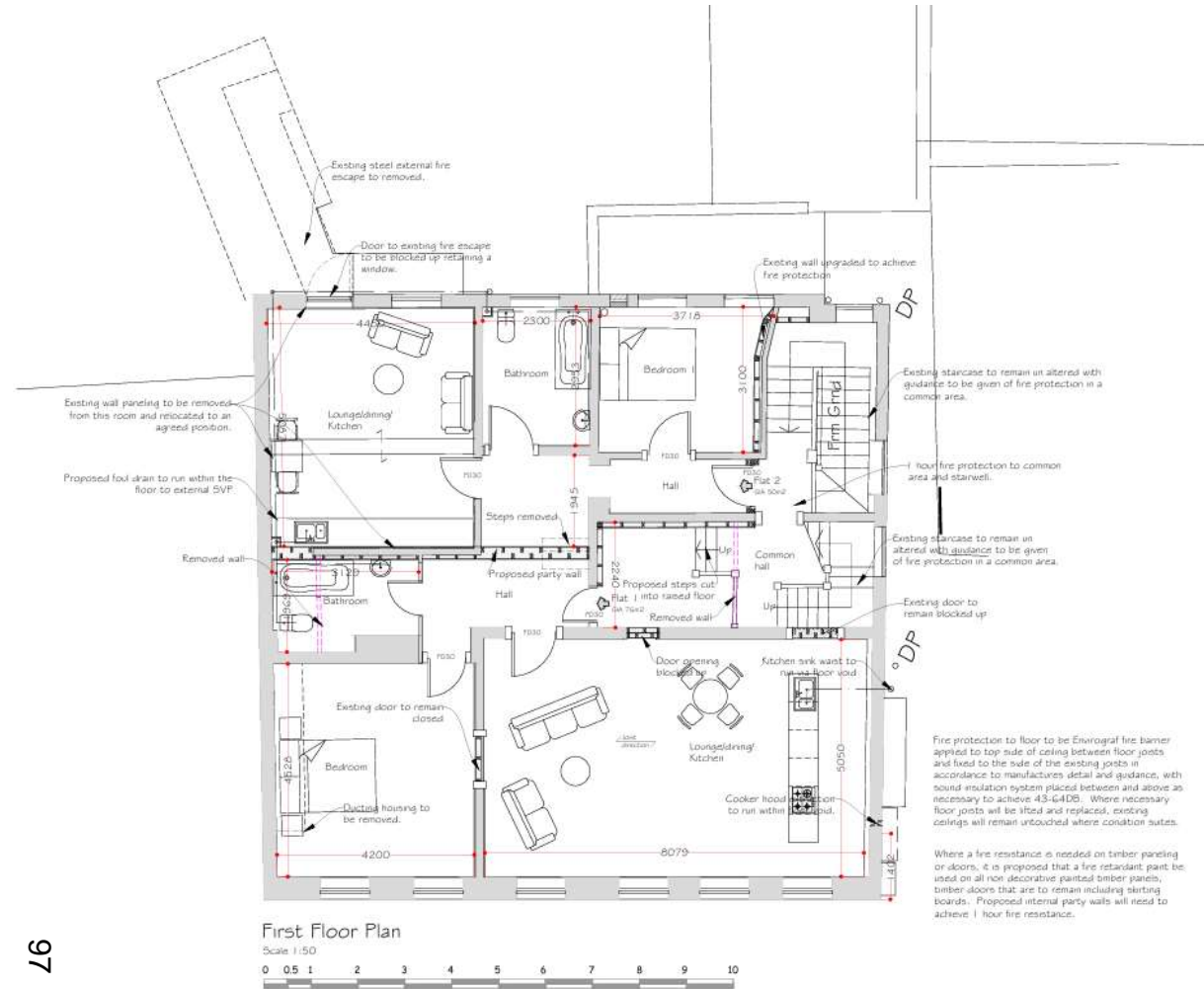


Render





Proposed First Floor Plans





MC/25/0387

Land to the East of Eastern Road
Gillingham



MC/25/0387 - Land To The East Of Eastern Road, Gillingham

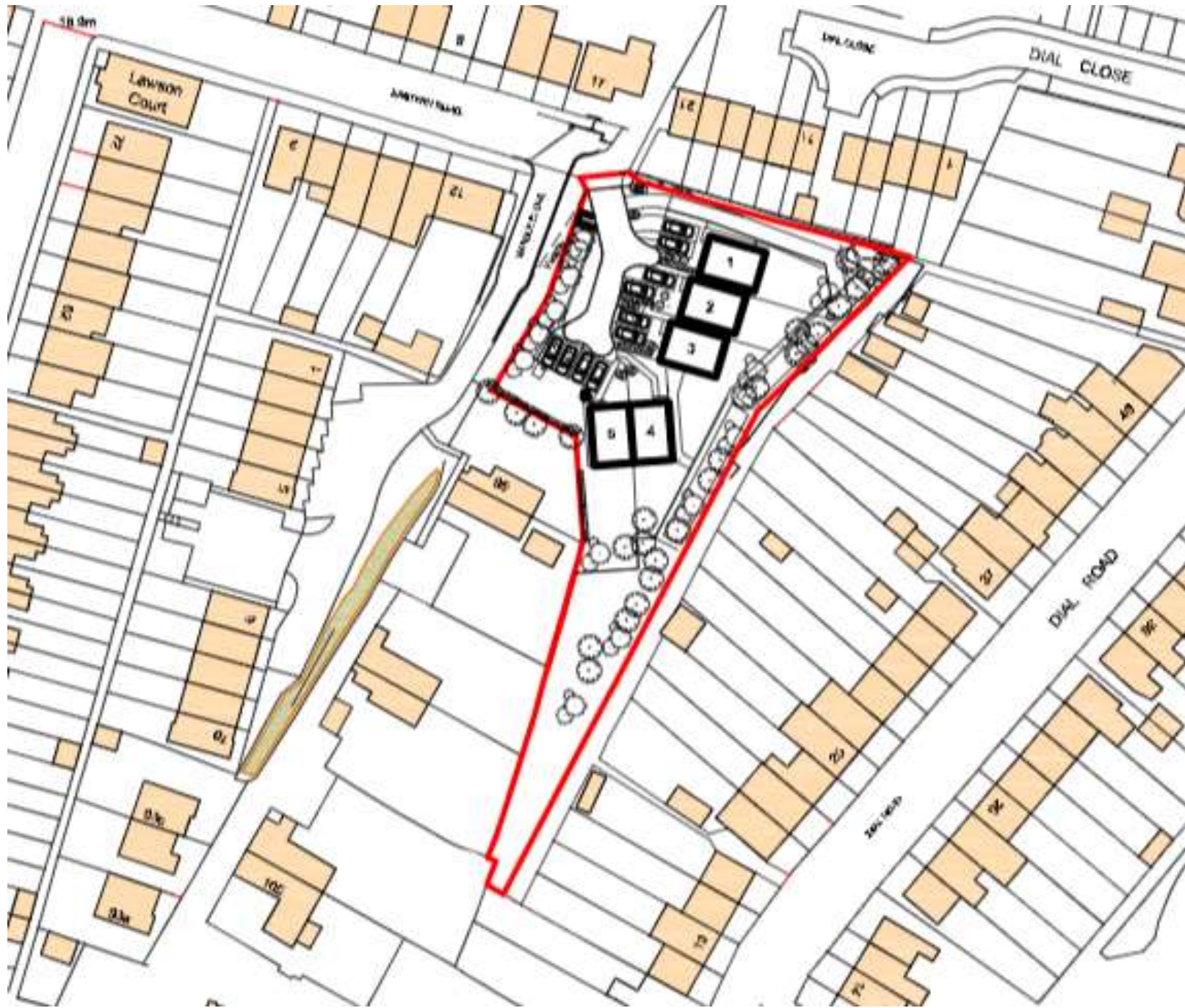


Aerial View



Site Plan

102



Wider Views



MC/24/1204

91 Rolvenden Road

Wainscott

ME2 4PF

Site Location and Aerial View



Site Photos

Front of the house



Looking up the street (northwest)



Looking down the street (southeast)



Site Photos

108

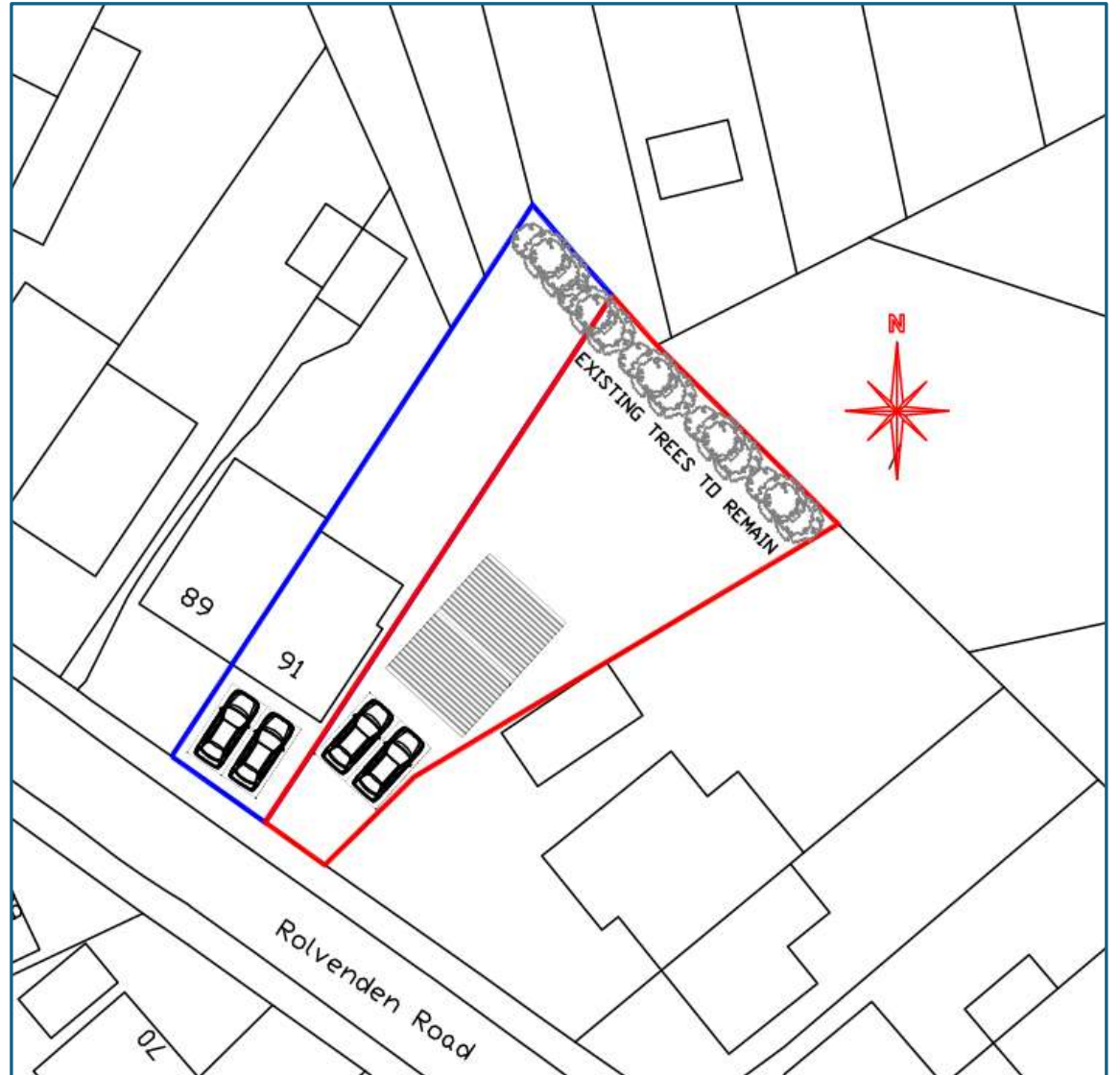
The side garden



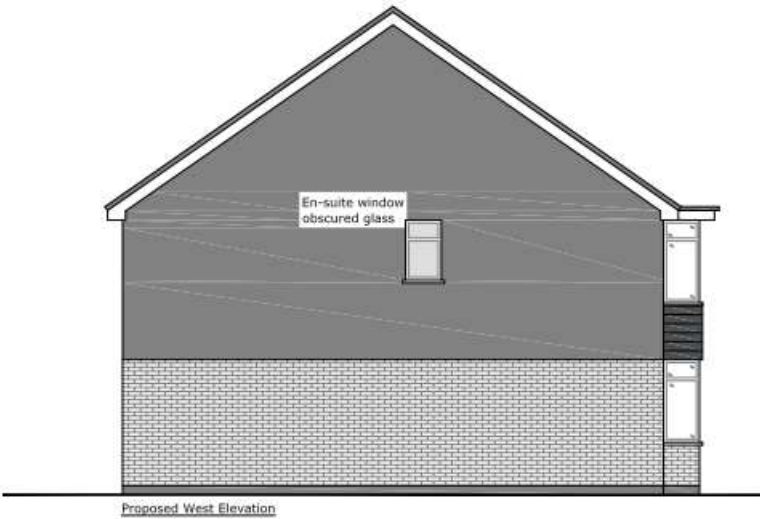
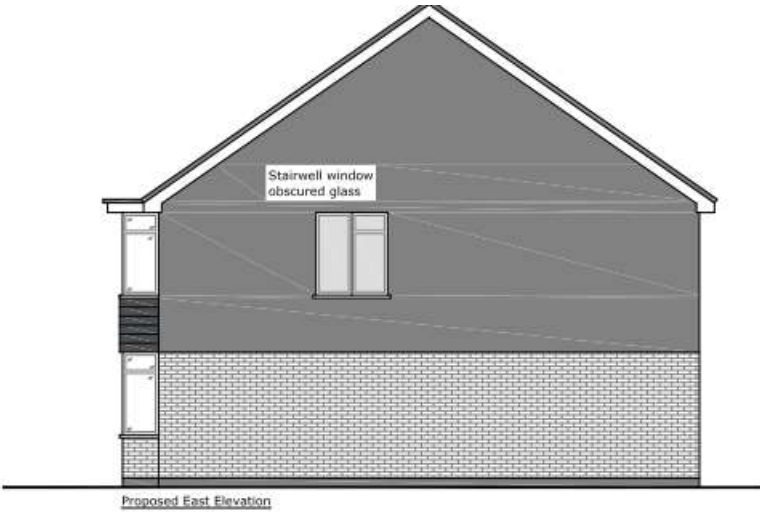
Looking down the garden



Existing & Proposed Block Plan



Proposed Elevations

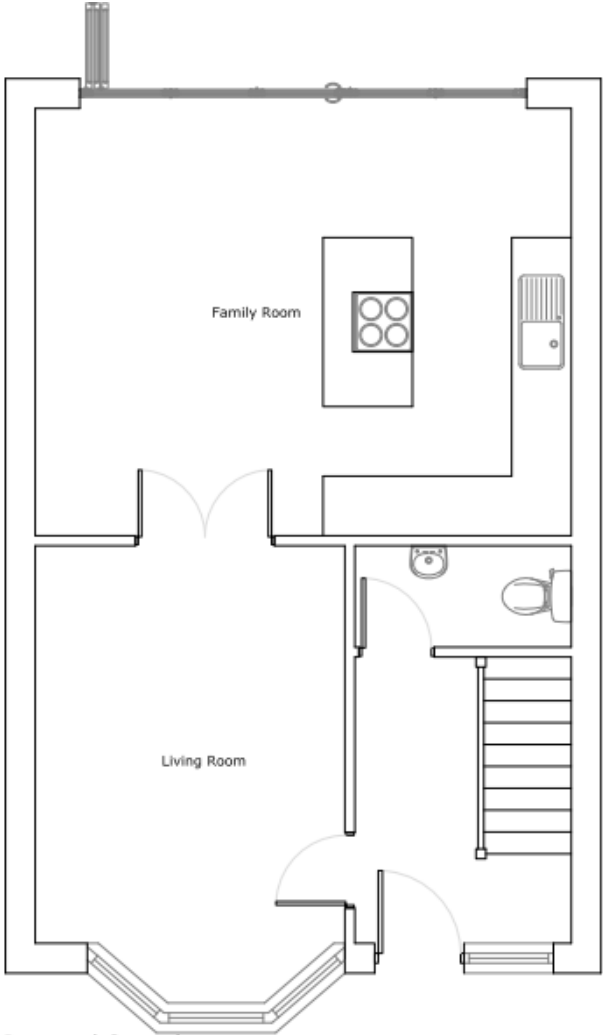


Existing & Proposed Street Scene

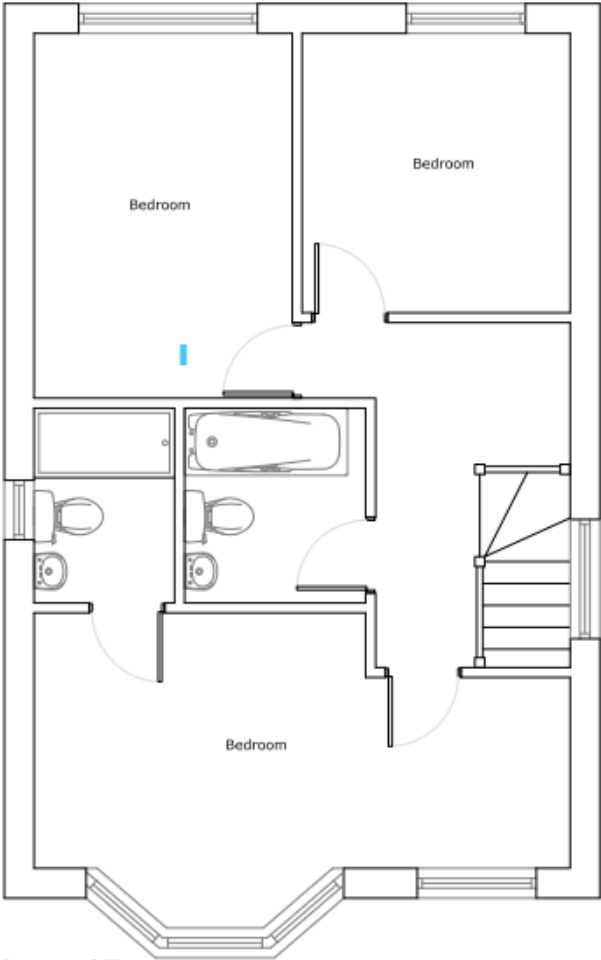


Proposed Layout

112

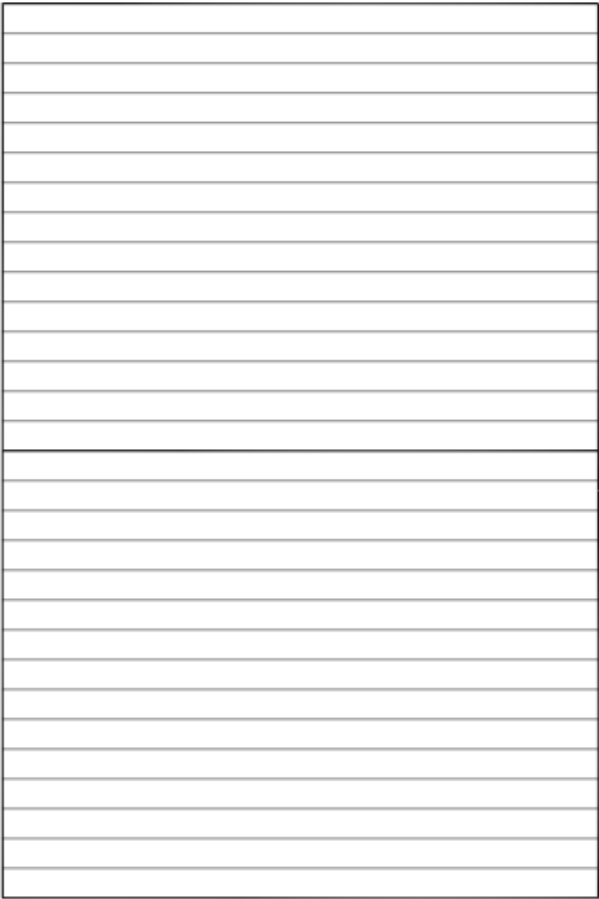


Proposed Ground Floor Plan



Proposed First Floor Plan

Stairwell window
obscured glass



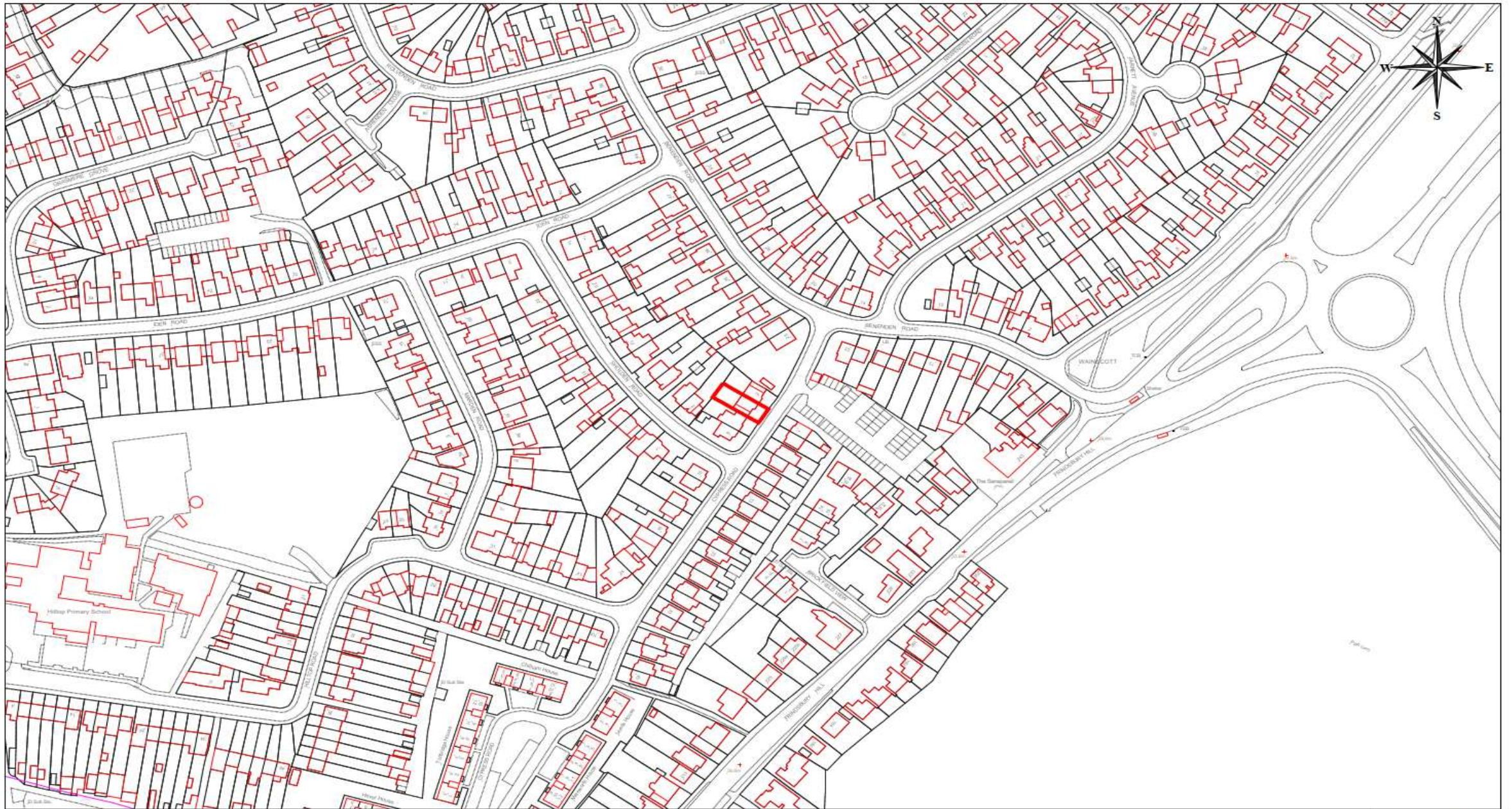
Proposed Roof Plan

MC/25/0709

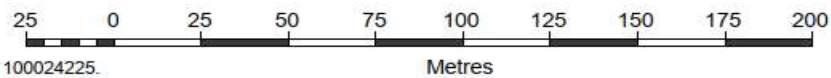
4 Cypress Road

Wainscott

ME2 4PS



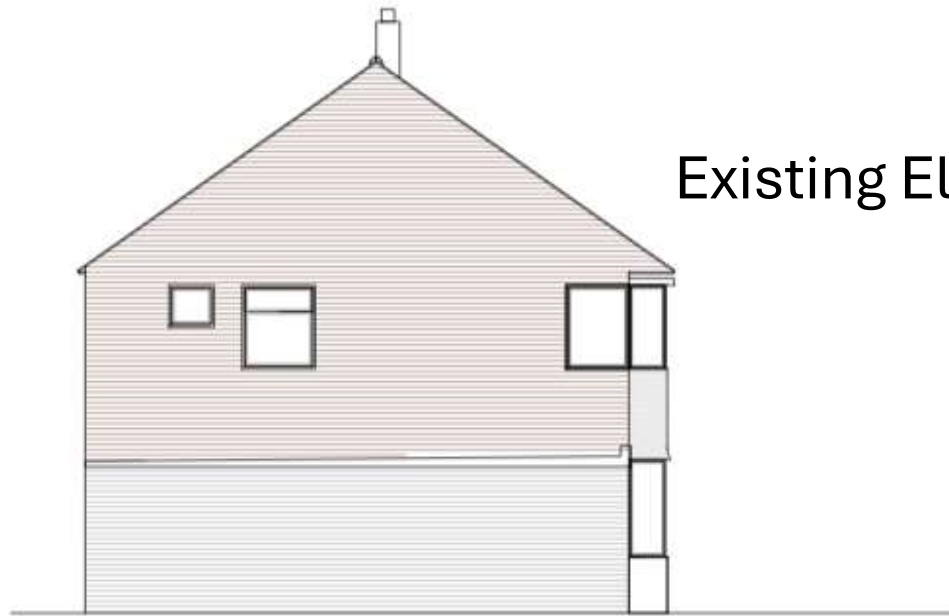
MC/25/0709 - 4 Cypress Road, Wainscott, Rochester, ME2 4PS



Site Photographs



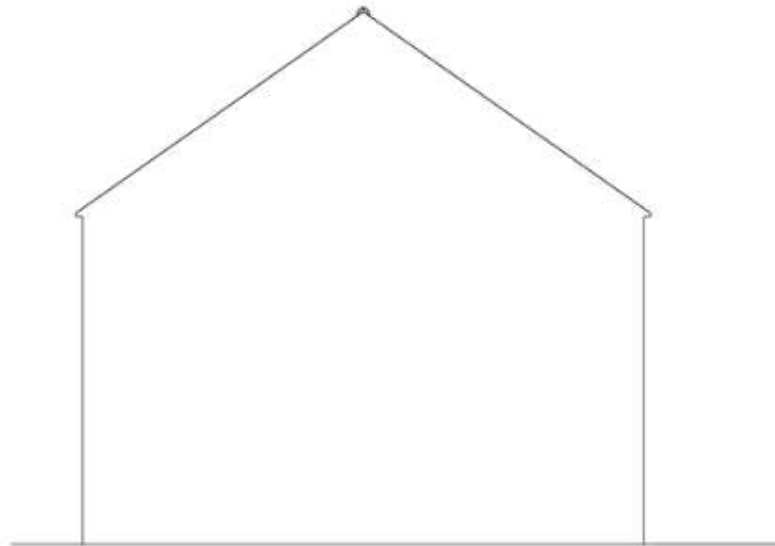
Existing Elevations



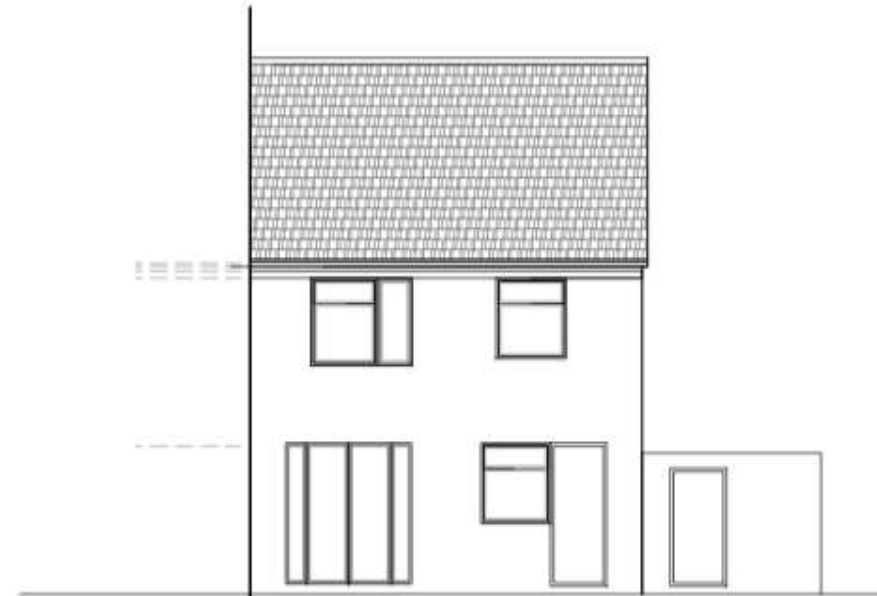
Existing
Side Elevation



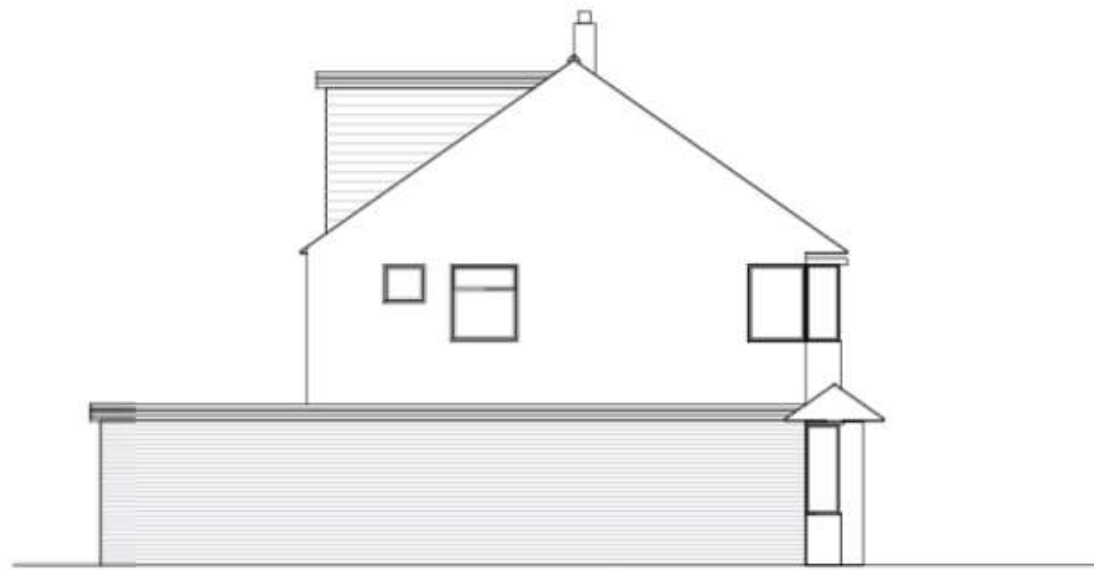
Existing
Front Elevation



Existing
Side Elevation



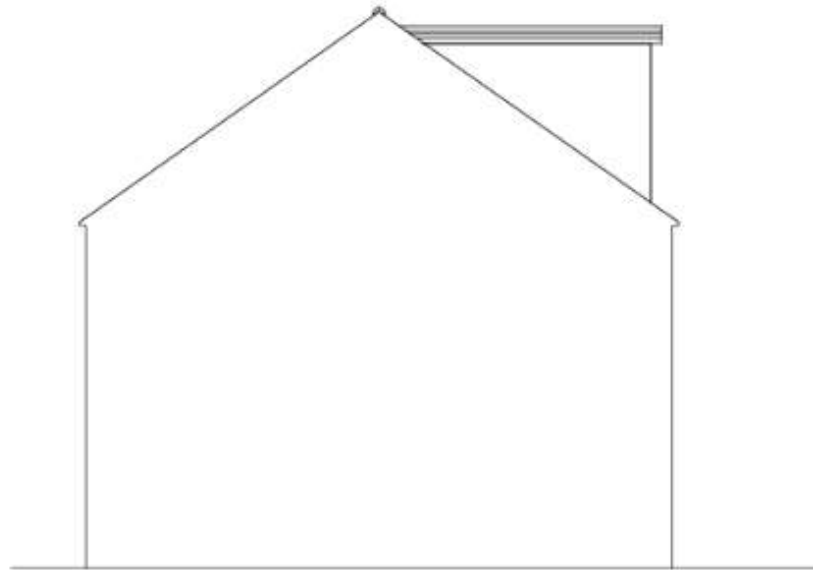
Existing
Rear Elevation



Proposed
Side Elevation



Proposed
Front Elevation

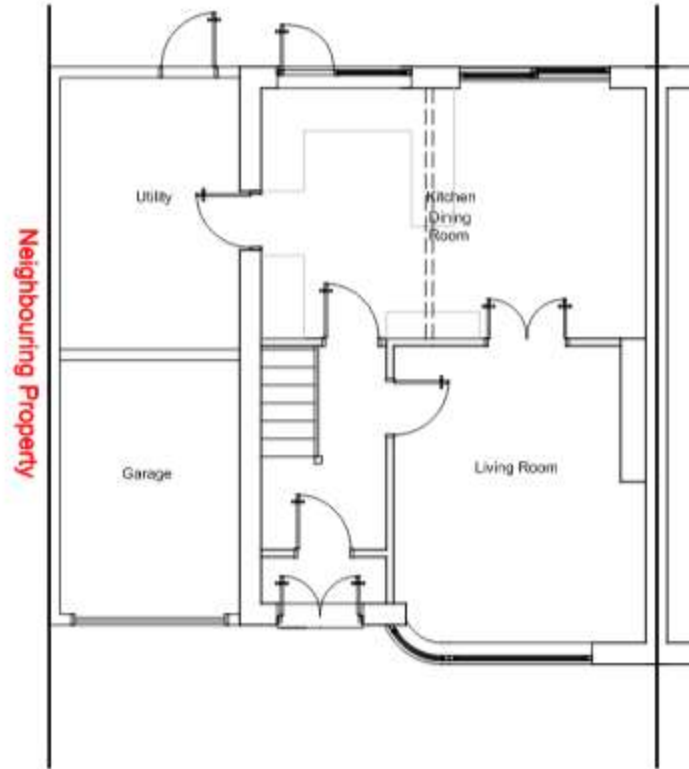


Proposed
Side Elevation

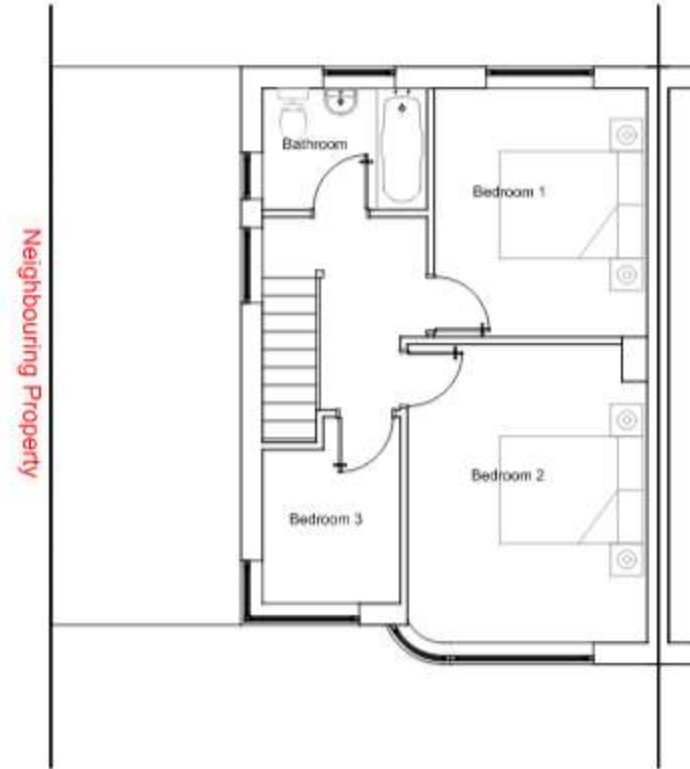


Proposed
Rear Elevation

Existing Floorplans

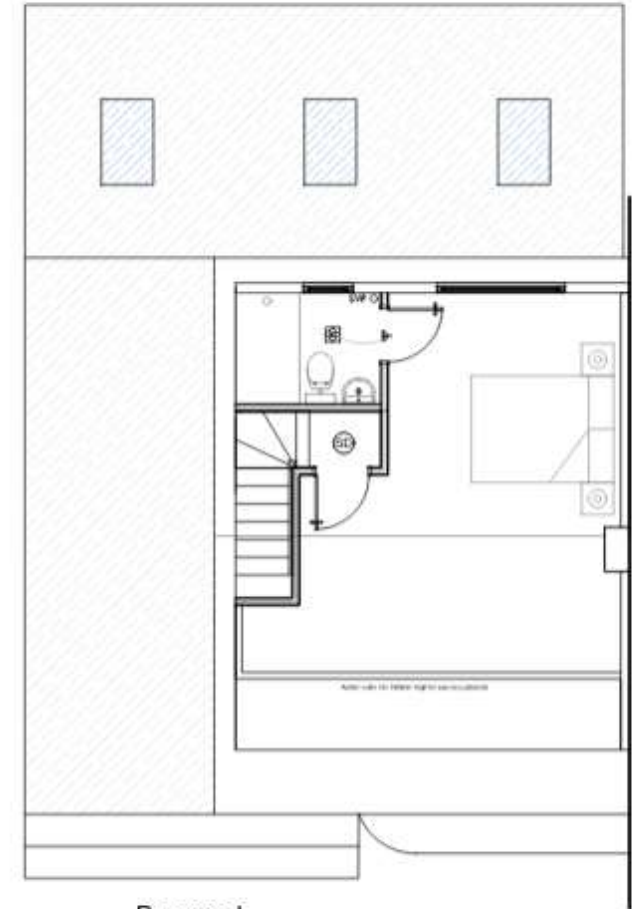
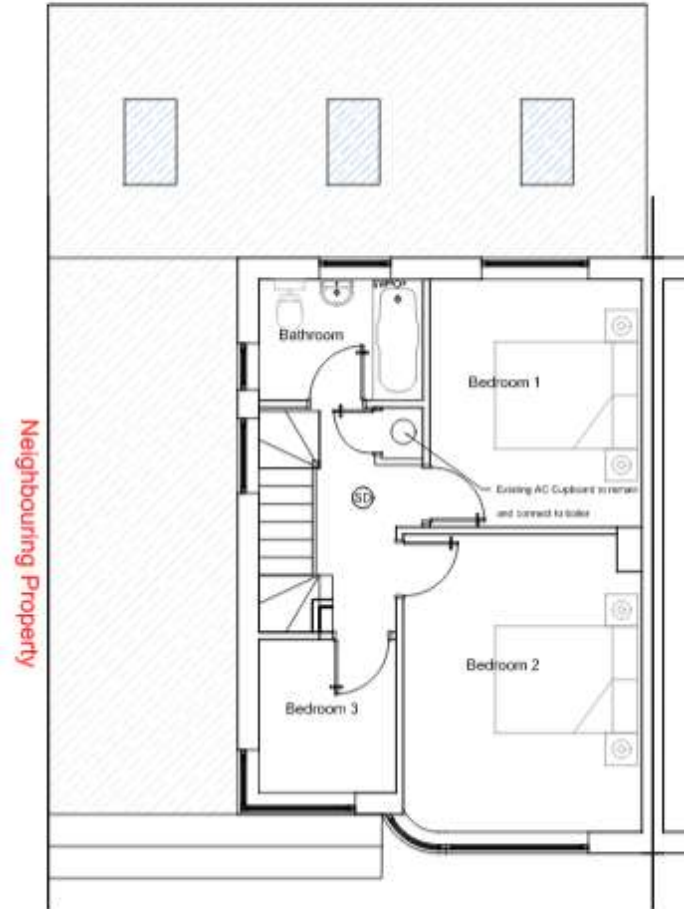
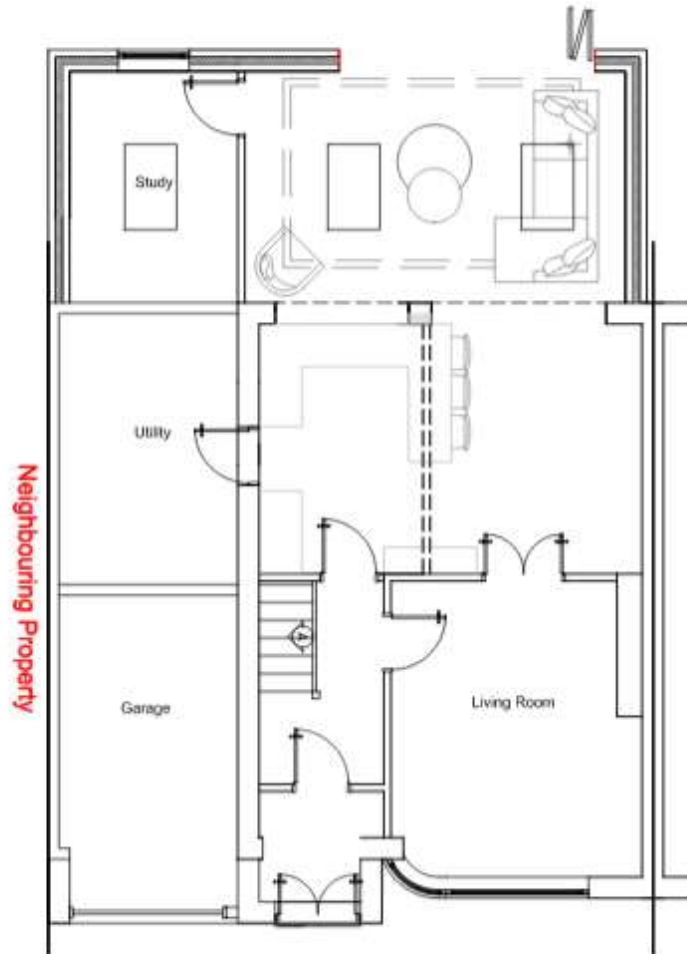


Existing
Ground Floor Plan



Existing
First Floor Plan

Proposed Floorplans



This page is intentionally left blank