

MC/16/0600

Date Received: 5 February, 2016

Location: Land Between Roman Way And Knight Road East Of The Medway Valley Railway Line (Temple Waterfront) Strood, Rochester Kent

Proposal: Application for approval of Reserved Matters, including layout, landscaping, scale, appearance and access - details to provide 210 new dwellings of Phase 1A of Outline Permission (MC/09/0417) - Outline application for planning permission providing up to 620 units (Use Class C3); up to 10,300 sqm of employment floorspace (Use Classes B1a/b/c, B2 and B8); up to 1,800 sqm of retail floorspace (Use Classes A1 to A5); up to 200 sqm community facilities (Use Classes D1/D2); strategic landscaping, improvements to open space, parking and related infrastructure including works in relation to site preparation, flood defence and land raising.

Applicant: Redrow Homes Ltd

Agent: Miss Brighton Planning Potential Ltd. Magdalen House 148 Tooley Street London SE1 2TU

Ward Strood South

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**Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 1 June, 2016.**

**Recommendation - Approval with Conditions subject to:**

A. The applicant signing a Unilateral Undertaking under Section 106 of the Town and Country Planning Act 1990 to secure £46,951.80 (£223.58 per dwelling) towards Designated Habitats Mitigation; and

B. The imposition of the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No development above foundation level shall take place until sample windows for the bespoke units and the town houses have been submitted and approved in writing by the local planning authority.
- 4 No development above foundation level shall take place until sample weather boarding has been submitted and approved in writing by the Local Planning Authority.
- 5 No development above foundation level shall take place until 1:20 technical sections and specifications of the external envelope of the residential buildings have been submitted and approved in writing by the Local Planning Authority. These details shall include: eaves arrangements; roof pitches; head, sill and ceiling heights; doors and window details, positions and arrangements.
- 6 No development above foundation level shall take place until detailed planting specifications for all non-private residential areas have been submitted and approved in writing by the Local Planning Authority.

**For the reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.**

## **Proposal**

The application seeks the approval of Reserved Matters, including layout, landscaping, scale, appearance and access to provide 210 dwellings representing Phase 1A of Outline Permission MC/09/0417 (Outline application for planning permission providing up to 620 units (Use Class C3); up to 10,300 sqm of employment floorspace (Use Classes B1a/b/c, B2 and B8); up to 1,800 sqm of retail floorspace (Use Classes A1 to A5); up to 200 sqm community facilities (Use Classes D1/D2); strategic landscaping, improvements to open space, parking and related infrastructure including works in relation to site preparation, flood defence and land raising).

Phase 1A comprises the western part of the site, bounded by the Medway Valley Railway line to the north, Roman Way to the west, and the river to the south. The Phase 1A development comprises 210 residential units, including 52 (25%) affordable units, 1210sqm of retail/commercial floorspace, 427 car parking spaces, 838sqm of play space and associated landscaping and infrastructure.

### Updated Site-wide Indicative Masterplan

As required by conditions of the Outline Permission an updated indicative site wide masterplan and landscape masterplan has been submitted as part of this reserved matters application. The updated masterplan and landscape masterplan show how the entire site could be built out, although the applicants are only seeking reserved matters approval for Phase 1A. The updated masterplan thereby remains indicative only at this stage.

The updated site-wide indicative masterplan comprises the following principles, realised in plan form:

- Access and movement layout - Two main entrances provide a clear primary route through the site; a legible and clear network of pedestrian routes; a community centre and children's play area located centrally within the development; pedestrian and cycle dominance enhanced through street hierarchy, cycle routes and shared surfaces.
- Landscape Strategy - A combined network of green links with pedestrian circulation routes; a series of usable and safe green spaces; a continuous network of green corridors into the developed area, following green infrastructure links out of the site; allocation of habitat areas; translocation of 1.5 hectares of open mosaic brownfield habitat; SNCI protected, managed and enhanced; enhancement of biodiversity;
- Riverside connections - strong riverside character; maritime character used in civic spaces and play areas; selected framed views from within site to the River Medway.

### Phase 1A

As set out by condition 3 of the outline consent, Reserved Matters approval is required for access, layout, appearance, scale and landscaping. The following summarises the proposals in respect of Phase 1A Reserved Matters.

#### *Access*

The outline permission shows the access for Phase 1 being taken from the Roman Way roundabout and a spur is already in place. There is a significant level difference of over 3m between Roman Way and the site and as such the access must be ramped down. The applicants have already achieved a separate permission for an access and ramp arrangement (reference MC/14/3233) but it has subsequently emerged that the construction technique proposed at that time is not deliverable within the timescales available. Details are therefore provided of a revised access arrangement as part of this reserved matters application.

As with the previously approved access arrangement the ramp is proposed to run parallel to the river, tapering down from the roundabout to the plaza. Unlike the previously approved ramp, it is now proposed to construct the access on piles. Given the level difference between the ramp and the land either side, the applicants have proposed to create a landscaped embankment which will taper down.

#### *Layout*

The Phase 1A layout is based on a formal hierarchy of streets and paths for vehicles, pedestrians and cyclists to navigate. The primary vehicular route is the two-way spine road that runs from the access ramp in the south-west corner to link with Phase 1B in the north-east corner of the development. This route will carry the majority of traffic, including cyclists, through Phase 1A. The spine road will eventually continue through

Phase 1B and Phase 2, exiting the site at Knight Road. Secondary and tertiary roads branch off from the main spine road. Secondary streets are supplemented by mews' that provide links through the residential area throughout the site, with the focus being on views towards the river.

At the entrance of the site is a Plaza, creating a focal point for the development and a space that can be used by residents. The arrival into the Plaza is marked by the change from a tarmac surface material into block pavers, creating an area of pedestrian priority and demarcating the civil space.

Located centrally within Phase 1A is an area of Local Green Space that provides a break in the procession along the spine road and a more informal community space.

A Riverwalk running along the entire river frontage of the site is also proposed. This will continue the existing walkway that runs along the frontage of the Medway Valley Leisure Park. The section of Riverwalk which passes through Phase 1A is a formal arrangement between the Medway River and the Plaza.

The combination of the landscape structure, movement, layout of built form and public spaces define the character of the scheme. Broadly there are three character areas:

- Riverside Edge/Civic Space - Defined by warehouse style apartments reflecting the former industrial uses located at the site, the riversides edge typically comprises large buildings of 3-4 storeys. Temple Dock's maritime history is also reflected in the materials palette. This urban space is characterised by street trees, views to the water and the riverside public space. At the edge of the space is the commercial unit. The shared surface space is defined by the materials and tree planting.
- Tree Lined Spine Road - Continuous frontages align the spine road. These establish clear boundaries between public and private space and promote natural surveillance of the public realm – both important aspects of increasing security.
- Mews - Within the development blocks the mews are shared surface streets with pedestrian priority spaces. These are relatively denser pockets of development within the scheme.

### *Appearance*

Within the framework established by the layout and the character areas, the proposed approach to the built form is as follows:

- Bespoke warehouse style apartments - The warehouse style apartments are of 3 storeys with a loft floor. The bricks are of a light buff/grey, the roof tiles of a matching dark grey. The gables and ridge are accentuated by a louvered panel 'lantern' referencing the industrial form of the former buildings. At the river elevation the gables are blended into the balconies. The buildings are detailed with brick projecting balconies with metal railings.

- **Bespoke Houses: Civic Space** - The bespoke 3 storey houses at the edge of the civic space perform the transition from the bespoke riverside and civic square apartments to the spine road and mews 2.5 and 3 storey dwellings. The terraced houses are adapted Redrow Homes Heritage Range that is prevalent along the spine road and mews but have bespoke windows, balconies and roofs (aligned gable end to the street). The dwellings introduce the use of white weatherboarding as a signature material (in addition to the grey/buff brick and grey roof tiles) that is carried through to the houses.
- **Houses: Spine Road and Mews** - The 2-2.5 and 3 storey houses within the scheme along the mews and spine road are taken from the Heritage Range with materials drawn from the bespoke houses and apartments.

### *Scale*

The scale of the development has already been set out above. The housing mix proposed is summarised in the table below:

Dwelling Type	Private	Shared Ownership	Social Rent	Total
1 Bed	3	7	12	22 (10.5%)
2 Bed	59	14	12	85 (40.5%)
3 Bed	68	0	7	75 (36%)
4 Bed	28	0	0	28 (13%)
Total	158	21	31	210 (100%)

### *Landscaping*

The approach to landscape design within Phase 1A is to integrate contemporary living in a semi-rural area adjacent to the River Medway, ensuring strong maritime connections and visual amenity. The tree strategy for Phase 1A seeks to enhance the legibility and characteristics of the streets and mews environments as well as providing visual amenity, screening, species and habitat enhancement, and creating a greener environment for residents and visitors.

The landscaping seeks to create linear links to the wider area, encouraging movement and nesting of various birds and animals to the Site of Nature Conservation Interest (SNCI) which is situated in Phase 2 of the development, adjacent to the Phase 1A boundary.

Benches, bollards and bins have been selected for areas where residents and visitors are likely to congregate along the River walk, within the entrance to the Plaza and in the local green space.

Phase 1A also includes areas of soft landscaping particularly aimed at increasing biodiversity and the creation of habitats and feeding grounds for birds, invertebrates

and reptiles located in the north west corner of the Phase 1A development. The boundary between Phase 1A and the SNCI comprises a densely planted landscape buffer of native and thorny plant to prevent people and domestic pets from being able to access the SNCI uncontrolled.

A play area and local green space is to be provided in the centre of Phase 1A providing play and recreation for children and forms part of a wider play strategy that will be implemented across the entire Temple Waterfront site. Phase 1A provides a total of 838sqm of open space comprising a central play area and lawn and a lawn area to the civic square.

### **Site Area/Density**

Site Area: 5.4 hectares (13.3 acres)

Site Density: 38 dph (16 dpa)

### **Relevant Planning History**

**Case ref:**MC/16/0307 Application for non-material amendment to planning permission MC/09/0417 to alter the wording of conditions 45 and 54

#### **Decision Approval With Conditions**

**Decided** 25 February, 2016

**Case ref:**MC/15/4005 Details pursuant to condition 7 on planning permission MC/09/0417 - Outline application for planning permission providing up to 620 units (Use Class C3); up to 10,300 sqm of employment floorspace (Use Classes B1a/b/c, B2 and B8); up to 1,800 sqm of retail floorspace (Use Classes A1 to A5); up to 200 sqm community facilities (Use Classes D1/D2); strategic landscaping, improvements to open space, parking and related infrastructure including works in relation to site preparation, flood defence and land raising.

#### **Decision Discharge of Conditions**

**Decided** 18 December, 2015

**Case ref:**MC/15/4136 Details pursuant to condition 31 (in part) on planning permission MC/09/0417 - Outline application for planning permission providing up to 620 units (Use Class C3); up to 10,300 sqm of employment floorspace (Use Classes B1a/b/c, B2 and B8); up to 1,800 sqm of retail floorspace (Use Classes A1 to A5); up to 200 sqm community facilities (Use Classes D1/D2); strategic landscaping, improvements to open space, parking and related infrastructure including works in relation to site preparation, flood defence and land raising.

#### **Decision Discharge of Conditions**

**Decided** 18 December, 2015

**Case ref:**MC/15/4183 Application for non-material amendment to planning permission MC/09/0417 - Variation to condition 39 relating to mobility and accessible properties

**Decision Approval With Conditions**  
**Decided** 18 December, 2015

**Case ref:**MC/15/3727 Application for non-material amendment to planning permission MC/09/0417 to amend the wording of condition numbers 6, 9, 14, 24, 26, 27, 30, 31, 36, 37, 43, 44, 54 58, 65 and 66

**Decision Approval With Conditions**  
**Decided** 20 November, 2015

**Case ref:**MC/15/3524 Town and Country Planning Act (Environmental Impact Assessment) (England and Wales) Regulations 2011 - request for a screening opinion in relation to a Reserved Matters application for phase 1 of the development consisting of up to 250 new dwellings

**Decision EIA not required**  
**Decided** 22 October, 2015

**Case ref:** MC/14/3233 Construction of access ramp comprising site clearance, ground works, engineering operations and formation of new access providing temporary and permanent access to site of the proposed Temple Waterfront development.

**Decision Approval With Conditions**  
**Decided** 22/12/2014

**Case ref:** MC/09/0417 Outline application for planning permission providing up to 620 units (Use Class C3); up to 10,300 sqm of employment floorspace (Use Classes B1a/b/c, B2 and B8); up to 1,800 sqm of retail floorspace (Use Classes A1 to A5); up to 200 sqm community facilities (Use Classes D1/D2); strategic landscaping, improvements to open space, parking and related infrastructure including works in relation to site preparation, flood defence and land raising.

**Decision Approval With Conditions and Section 106**  
**Decided** 7/12/11

## **Representations**

The application has been advertised on site, in the press and by individual neighbour notification to the owners and occupiers of neighbouring properties.

The Environment Agency, Natural England, Historic England, Network Rail, National Grid, EDF, Southern Gas Networks, Southern Water, Kent Police, Kent Fire and Rescue have also been consulted.

**Southern Water** have noted that a proposed on-site foul sewerage pumping station would have to be designed and constructed to their technical specification and residential development located in sufficient distance from the pumping station.

**Natural England** has advised that the application site falls within close proximity to the Medway Estuary and Marshes Special Protection Area (SPA) which is a European designated habitat. They have advised that the proposed residential development is likely to increase recreational pressure upon the SPA, which in combination with other developments, is likely to have a significant detrimental effect upon the designated habitat. However they have noted that if the development was to provide effective access management measures, by contributing to the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring Strategy, significant effects upon the designated habitats would be unlikely to result from the development.

**Network Rail** has outlined a number of considerations in respect of the safe operation of the railway, to which the developer must have regard during construction and operation of the development.

## **Development Plan**

The Development Plan for the area comprises the Medway Local Plan 2003. The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework, 2012 and are considered to conform.

## **Planning Appraisal**

### Background

Temple Waterfront is one of Medway's key regeneration sites, offering a unique opportunity to create a new sustainable neighbourhood with excellent links to Strood and benefiting from a riverside location with enviable views of historic Rochester. However the sites historic industrial uses, extant ecological designations, flood risk and multiple ownerships also present a number of challenges that must be overcome to realise the sites potential.

The site comprises three parcels of land within three different ownerships:

- **Former Cement Works** - Situated on the south western part of the site this area, bound by the river to the south, the railway to the north, Roman Way to the west and Temple Marsh and Morgan's Timber Yard to the east. This area is a former industrial landscape characterised by areas of rough ground and heaps of spoil and self seeded vegetation. This area is now within the ownership of Redrow. This area is defined as Phase 1A and is the subject of this reserved matters



application.

- Temple Marsh Open Space - Situated on the south eastern part of the site, this area is bounded by the river to the south and east, Morgan's timber yard to the north and the former cement works to the west. This area is inactive public open space and has a semi natural character. This area includes a Site of Nature Conservation Interest (SNCI). This area is within the ownership of Medway Council. This area falls within Phase 2 of the development and is thereby outside the scope of this Reserved Matters application.
- Morgan's Timber Yard - Situated on the north eastern part of the site, bounded by the railway to the north, the Temple Marsh open space to the south, the former cement works to the west and Knights Road to the west. This area is an active employment area, accommodating a number of temporary 'bad neighbour uses' such as waste processing activities. The area currently has a number of large spoil heaps situated within it. This area is within the ownership of Morgan's Timber Yard and falls within Phase 1b and Phase 2 of the development and thereby is also outside the scope of this Reserved Matters application.

On 7th December 2011 Outline Planning Permission was granted for the redevelopment of the Temple Waterfront site (Application Reference MC/09/0417) for a residential led mixed used development. The planning permission approved a Development Framework Plan (reference LAF009) and the supporting Environmental Statement, which together set the parameters of the development.

The parameters approved at the outline stage include:

- Distribution of uses within the site, including the location of the commercial and retail centre, employment area and the areas to be retained as public open space;
- Movement network, including the main vehicular access points (at the Roman Way roundabout and Knight Road) and the route of the main spine road;
- Phasing of development;
- Density of development;
- Building heights; and
- Landscape framework.

In October 2015 planning permission was granted for several non-material amendments to the wording of conditions, to allow these to be discharged on a phased basis and alongside the Reserved Matters Application to facilitate the timely delivery of the first phase of development. In November 2015 an updated phasing plan was approved under condition 7 of the outline planning permission.

Redrow are now seeking Reserved Matters approval for the Phase 1A site. Alongside this Redrow have also submitted details to discharge the various pre-commencement conditions for Phase 1A.

### Layout, Appearance and Landscaping

The Government attaches great importance to the design of the built environment. Good design is considered a key aspect of sustainable development and is indivisible

from good planning. Paragraph 58 of the NPPF requires that developments should function well and add to the overall quality of the area over the lifetime of the development as well as optimise the potential of the site to accommodate development. Paragraph 64 thereby states that "*permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions*".

In accordance with the NPPF, Saved Local Plan Policy BNE1 'General Principles for Built Development' requires the design of development to be appropriate in relation to the character, appearance and functioning of the built and natural environment.

As noted above the development framework plans approved at the outline stage outlined the acceptable parameters of development. In approving the development framework plans these were considered to be in accordance with Local Plan policy including BNE1.

### Updated Site-wide Indicative Masterplan

It was recognised at the time of the outline consent that, when developing the scheme to greater level of detail particularly in respect of the first phase of development, it would be necessary to review and update the indicative David Lock masterplan that under pinned the development framework plan. To this end Condition 6 of the outline planning permission requires a masterplan review to be submitted as part of the first reserved matters application.

The updated Masterplan provides the 'strategic fixes' within which the detail of the Phase 1A Reserved Matters has been developed. The following sets out the key considerations that have informed the review and evolution of the site-wide indicative masterplan for Temple Waterfront, and thereby the layout for Phase 1A:

### *Location of the Local Centre*

The approved parameters plan sought to locate a 'local centre' accommodating retail, commercial and community uses, close to the Roman Way site entrance (in the location proposed for the Plaza).

However through the pre-application discussion it was suggested that this would be more appropriately located at the centre of the development where it would be accessible to the whole development and would also benefit from being in close proximity to the employment area, thereby increasing footfall and ensuring the shops and facilities are more likely to be viable. The exact location of the retail/commercial centre within the site was discussed and debated as iterations of the masterplan were developed, particularly with regard to how it relates to the treatment of the spine road (discussed further below).

Whilst the 'local centre' has been moved to the centre of the development, an element of commercial/retail space has been retained at the ground floor of the apartment block that fronts on the Plaza, thereby ensuring that there will be mixed use activity in the first phase of development.

### *Eastern Residential Area*

The treatment of the proposed residential area situated on the eastern edge of the site, has been the focus of considerable attention in the updating of the Masterplan. This area is particularly sensitive as it interacts with open space, and also has views of the River and Rochester. The David Lock indicative masterplan suggested that this area should accommodate radial blocks, to maximise the views offered in this location.

In their initial review the applicants suggested that this should be replaced with a 'grid structure' to increase the efficiency of the blocks and appropriately frame views into and out of the development. However officers felt that this approach did not interact effectively with the open space. In response the applicants proposed taller blocks, extending out in to the open space. Despite these changes concerns remained, particularly with regard to the location of parking between the blocks. The Design Panel also identified similar concerns with the approach the applicants were taking to this part of the masterplan: *"We are not persuaded by the fingers of development in the illustrative masterplan and although they offer good river views, the open, end-on orientation deny the open space an active frontage."*

The final iteration of the masterplan addresses these issues by reorienting the blocks to better address the open space and reorganising the parking arrangements (with courts replaced by on street parking).

### *Spine Road Character*

In reviewing the updated indicative masterplan the Design Panel also raised issues in respect of the spine road: *"The first move in the masterplan should be to test and confirm the spine road character, its start and finish as well as its alignment, connections and dimensions. Its legibility ought to be defined by a series of spaces and fronting architectural features/landmarks that assist with way finding, as opposed to highway design defining this route."*

In response to these comments the applicants updated the indicative masterplan to create a more legible street hierarchy, creating emphasis along the primary spine road by placing the larger buildings along this route. As has been explained above, this strategy is particularly evident in Phase 1A where the three storey terraces have been placed along the spine road and the four storey apartment blocks located around the key nodal points.

### *Parking*

The updated layout has been provided in accordance with the Council's Interim Parking Standards. Whilst this is entirely appropriate given the suburban location of the site it has presented the applicants with a challenge in accommodating this level of parking without cars dominating the site.

The David Lock indicative Masterplan dealt with parking by accommodating it within large parking courts to the rear of apartment blocks and terraces. However parking courts can very often become 'dead' spaces within developments which are often

considered isolated and intimidating, especially where these are not properly overlooked. During the initial discussions with the applicants it was agreed to seek to accommodate parking on streets where possible and reduce the use of parking courts.

Inevitably however the proposed layout was forced to include some parking courts, particularly where apartment blocks are situated. In their comments the design panel raised some concerns with these parking court areas:

*"We note that the parking courts behind apartments seem quiet large. If not sufficiently overlooked they may not feel safe and risk being underused leading to residents parking elsewhere. It might liberate the layout if there was more managed parking on the street."*

In response to this criticism the applicants revised the layout to reduce the size of the parking courts as far as possible, although it has been necessary to retain them. However where these have been retained the Council has sought to ensure that they are overlooked as far as possible, and furthermore that the spaces are enhanced by the appropriate use of planting, in particular street trees and the use of suitable materials, in particular brick walls rather than close-board fences.

#### *Temple Marsh - Parkland*

In support of the landscape masterplan review the applicants have set out a high level landscape strategy for the site including this parkland area. This includes outlining a strategy for the provision of the Riverwalk, which will run along the edge of the open space area; retention of the SNCI; details of the location of play facilities; and a high level planting strategy for different landscape character areas. In this regard the details provided in respect of the parkland meet the requirements set out under the relevant condition (9).

It will however be important to ensure that the sufficient detail concerning the parkland area is brought forward in support of the Phase 2 Reserved Matters Application. In particular the Council will need to give consideration to the functions that should be performed by this parkland area and whether it is feasible or appropriate to accommodate formal sports facilities within this semi-natural green space.

#### *Updated Masterplan Summary*

In summary it is considered that the review process has resulted in an improved indicative masterplan, which provides a robust framework within which to consider the detail of the first phase of development. In particular it is considered that the indicative masterplan: effectively takes advantage of the views into and out of the site; provides good linkage between the river, the parkland and the development; provides a legible and connected street hierarchy; appropriately distributes scale and massing across the site to emphasise key routes and nodal points; and appropriately locates the local centre within the site.

The updated indicative masterplan is considered to be broadly in compliance with the

parameters approved at the outline stage, as set out in the development framework plans. It is further considered that the updated masterplan complies with the policies of the NPPF in respect of requiring good design, specifically paragraph 58 and also the requirements of Saved Policy BNE1.

### Phase 1A - Built Form

As noted at the outset, the application is seeking Reserved Matters Approval for Phase 1A including layout, landscaping, scale, appearance and access. Given that the layout and landscape strategy were considered within the context of the wider masterplan update, the key considerations in respect of Phase 1a related to the built form.

Recognising the opportunities presented by this waterfront site the applicants have sought to respond to its very particular character and history. To this end they have engaged the services of a well regarded residential architect to prepare bespoke designs for the apartment blocks. From the outset the applicants have had a clear strategy to locate these bespoke apartment blocks in the most important and prominent positions on the site. In particular they have been focused upon creating an exciting and dramatic entrance to site, with the apartment blocks defining the Plaza, and also fronting on the River.

However, whilst the applicants had good intentions with regard the bespoke apartment blocks, this was somewhat undermined with regard to their approach to the rest of the site. Initially the applicants proposed to use their standard house types (Redrow's Heritage Range) for the remainder of the site. The Heritage Range takes inspiration from the 1930's Arts and Crafts housing and, whilst this has been successful elsewhere in Medway, it did not respond to the particular characteristics of the application site. Furthermore the Council was concerned that this design strategy would result in an awkward and unattractive juxtaposition, between the 1930's Arts and Craft housing and the contemporary bespoke apartment blocks. These concerns were shared by the Design Panel:

*"We accept the principle of working from the Redrow's standard house types, but more work is needed to develop a bespoke response to the character and identity of the place. We would like to see more coherence between the developing architecture around the main square and that elsewhere."*

The applicants have responded positively to these concerns in two ways. Firstly they have completely re-elevated the three storey terrace house types to directly correspond with the bespoke apartment blocks. These three storey terraces, which are generally situated along the spine road, now have a contemporary appearance, picking up the detailing and materials of the bespoke apartment blocks. Secondly the applicants have sought to adapt the two and two-half story house types (that are situated in the Mews character areas) so that they correspond in terms of materials. The Council has required the applicants to provide a materials and details strategy to ensure that there is legibility in materials and coherence as one moves around the development.

It is considered that the approach that has been adopted by the applicants will ensure

that there is coherence and a legibility across the developments, as well as responding to the sites unique character and heritage. It is thereby considered that the proposals in respect of the built form comply with the policies of the NPPF in respect of requiring good design, specifically paragraph 58 and also the requirements of Saved Policy BNE1.

However it is considered that a further level of detail is required to ensure that the high quality finish envisaged is delivered. To this end it is recommended that a condition is attached to the Reserved Matters permission requiring approval of selected construction details, samples and also windows details.

### *Phase 1A - Landscaping*

In accordance with the requirements paragraph 58 of the NPPF Saved Policy BNE6 requires landscaping schemes to enhance the character of the locality. Policy BNE6 also sets out requirements for detailed landscaping schemes in respect of maintenance, soft landscaping (planting), hard landscaping and materials, biodiversity and habitat enhancement.

As noted above the applicants have prepared and submitted an updated indicative landscaping masterplan and strategy for the entire Temple Waterfront site as required by condition 9 of the outline consent. In addition full details of both the hard and soft landscaping have been submitted as part of the Reserved Matters application, as required by Condition 10.

The detailed landscaping proposals for Phase 1A seek to realise the principles established within the landscape strategy through the hard and soft landscaping details.

With regard to soft landscaping this means appropriate planting in appropriate locations, for example larger scale street trees are proposed along the spine road emphasising the importance and legibility of the primary route. Whilst these detailed soft landscaping proposals are considered broadly acceptable, in some instances further detail (for example planting specifications) is required to ensure that the appropriate standard and quality is achieved. To this end it is recommended that an appropriately worded condition is attached to the Reserved Matters Permission.

With regard to the hard landscaping the applicants have been keen to use appropriate materials to enhance the character areas and provide clarity and legibility to the street hierarchy. Alongside this the materials also perform a function in respect of traffic management and prioritizing pedestrian movements. It is also important that materials are robust and can be easily maintained.

Within this context there has been considerable dialogue in respect of the surfaces and materials. Officers felt that there were some inconsistencies in the use of materials, which undermined the coherence of the character areas. As such there has been an attempt, in discussion with the applicants, to rationalise the hard landscaping materials pallet. Whilst the hard landscaping scheme has been rationalised to some extent, it is considered that the scheme requires further consideration, particularly in respect of the correspondence between building and street materials. To this end it is

recommended that an appropriately worded condition is attached to the Reserved Matters Permission.

Subject to the inclusion of the appropriately worded conditions it is considered the landscaping details will enhance the character of the development and thereby comply with the policies of the NPPF in respect of requiring good design, specifically paragraph 58 and also the requirements of Saved Policy BNE1 and BNE6.

### Ramp - Appearance

Given the significance level difference between the top of the ramp and the land either side, in excess of 3m at its highest point, the ramp has the potential to appear large and imposing, particularly when viewed from the river walkway. Initially the applicants proposed to soften the appearance of the ramp by finishing it with gabion baskets. Given the scale of the ramp retaining wall it was considered an inappropriate design solution, as the ramp would continue to be an imposing and overbearing structure at odds with the residential environment being created.

The applicants have thereby revised the ramp scheme by creating landscaped embankments, with only a small section of retaining wall being visible adjacent to the ramp. It is considered that the embankments will soften the appearance of the ramp, effectively dealing with the level difference and creating a pleasant environment for those passing along the river walk.

### Open Space

NPPF Paragraph 73 recognises that *"access to high quality public open space and opportunities for sports and recreation can make an important contribution to the health and well-being of communities"* and thereby goes on to support planning policies that set out the need for open space, sports and recreation facilities and identify opportunities for new provision. In accordance with this national policy requirement Saved Local Plan Policy L4 sets out the requirements for the provision of open space in new residential developments. For development in excess of 100 dwellings the standards are as follows:

- Formal Recreation (outdoor sports provision) - 1.7 hectares per 1000 population; and
- Casual Recreation and Children's Play - 0.7 hectares per 1000 population.

Applied to the reserved matters application proposals, assuming 2.45 persons per dwelling, this standard equates to approximately 0.85ha (8,500sqm) of formal recreation and 0.35ha (3,500sqm) of casual recreation and children's play. As noted in the description of the development a total of 838sqm of open space is proposed. This comprises the central play area, lawn and lawn area to the civic square. As such the Phase 1A development in isolation does not comply with the requirements of Policy L4.

However Phase 1A does of course form is part of the wider Temple Waterfront development, which includes the Temple Marsh Open Space. The outline consent

expects the Temple Marsh Open Space be improved and brought back into use. At the time of approving the outline consent it was considered that the Temple Marsh Open Space would provide sufficient formal recreation and casual recreation provision to meet the requirements of the new Temple Waterfront resident, including those within the first phase.

However given that the Temple Marsh Open Space is within a different ownership to Phase 1A, it is necessary that an agreement is reached between the different landowners to ensure that the open space is eventually secured and delivered in support of Phase 1A.

To this end a Supplemental Agreement, which is known as the Side-by-Side Agreement, was attached to the Section 106 Agreement for the Outline Consent. This sets out mechanisms for the different land owners to agree the details of delivering site wide infrastructure including open space.

Within the framework established by the Side-by-Side Agreement, it is understood that the applicants are at an advanced stage of agreeing the necessary delivery details with the other land owner parties, and further information will be provided by way of a verbal and written update to planning committee.

#### Access and Transport

Access and Transportation were considered in detail as part of the outline planning application. A Transport Assessment was submitted and approved as part of the Environmental Impact Assessment which demonstrated that the traffic generated by the development could be accommodated on the highway network. The Phase 1A development falls within the parameters of the approved assessment.

#### *Public Transport Provision*

With regard to public transport provision the outline consent envisaged a bus service serving the development, providing a public transport link into Strood. It was envisaged that bus stops would be provided along the main spine road and to this end condition 55 of the outline consent requires details of the stops and waiting facilities to be submitted and approved prior to commencement. In addition Condition 58 of the outline planning permission requires a Green Travel Plan to be submitted and approved prior to commencement. These details have been provided and are considered acceptable. The reserved matters details are consistent with these details. It should be noted that the bus service will not serve Phase 1A as the quantum of development to be delivered within this first phase would not support a commercial bus service. It is thereby considered that the proposals comply with Saved Policy T6 'Provision for Public Transport'.

#### *Layout*

As noted in the discussion above concerning the layout, Phase 1A (and indeed the wider masterplan update) has been designed to support and prioritise the safe movement of pedestrians and cyclists. Notably the layout and street design includes shared surfaces on the secondary and tertiary roads, as well as traffic calming



measures along the main spine road. Vehicle swept path analysis has been used to demonstrate that the layout would satisfactorily accommodate the requirements of large refuse vehicles. The proposals thereby comply with Saved Policy T3 'Provision for Cyclists'.

### *Parking*

The Council's Parking Standards require a total of 408 spaces to be provided for the residential dwellings. The application proposes 427 spaces, comprising 176 on-plot spaces, 194 on-street spaces, 56 visitor spaces and 1 space for the commercial unit. The garages do not appear to comply with the size dimensions set out in the Council's Parking Standards. However, this is mitigated by the provision of two driveway parking spaces and/or a utility room and storage space, which would accommodate appliances, bicycles, refuse, etc. and leave future residents with the option of using the garage for car parking. Overall, it is considered the proposal accords with Saved Policy T13 of the Local Plan.

### Amenity

One of the twelve core planning principles of the NPPF is that planning should secure “a good standard of amenity for all existing and future occupants of land and buildings” (paragraph 17). In addition, Policy BNE2 of the Local Plan requires all development to secure the amenities of its future occupants and to protect those amenities enjoyed by nearby and adjacent properties.

Whilst there are no nearby or adjacent residential properties, the layout has been assessed in respect of the amenity of future occupants. The assessment confirms that there are no overlooking or overbearing issues, with garden sizes, and thereby back-to-back distances, in accordance with the Medway Housing Design Standards (2011) i.e. a minimum of 10 metres.

The proposals have also been assessed in respect of 'Technical housing standards - nationally described space standard' which were published by the Government in March 2015. The proposals exceed the minimum space standard in the majority of dwellings and apartments proposed, with all others meeting the requirement. As such, the proposals are in accordance with Government standards.

In summary the application proposals are considered to secure the amenities of its future occupants in compliance with Saved Policy BNE2, the Medway Housing Design Standards and national Technical Housing Standards.

### Housing Mix

Paragraph 50 of the NPPF require local planning authorities to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups within the community. In accordance with the NPPF Saved Policy H10 requires the provision of a range and mix of house types and sizes on new development including smaller units of accommodation suited to the needs of one and two person households, the elderly or persons with a disability as well as housing that can easily be adapted for such use in the future.

It is noted that the recently published Medway Strategic Housing Market Assessment (November 2015) includes an analysis of existing stock provision within Medway. This analysis confirms that Medway has a similar proportion of 1 bed (10%), 2 bed (25%), 4 bed (13%) and 5 bed (3%) properties when compared to the wider Kent context. However it is also noted that Medway has a higher proportion of 3 bed properties (49%) when compared with England (41%), South East (39%) and Kent (40%). The SHMA notes that the delivery of different sizes of market housing will in the most part be led by the market itself.

The application proposals include a range of 1 - 4 bed units, with slightly over 50% of the homes being 1 and 2 beds, accommodating for smaller households. This is considered in accordance with Policy H10 and NPPF paragraph 50.

### *Affordable Housing Mix*

Paragraph 50 of the NPPF support local planning authorities requiring on site provision of affordable housing where there is a need. Saved Policy H3 states that where the need has been identified, affordable housing will be sought as a proportion of residential developments of substantial scale. With regard to need the Guide To Developer Contributions SPD makes reference to the 2009 North Kent Strategic Housing Market Assessment and thereby sets a target to seek at least 25% of homes to be affordable homes on any site meeting the Council size thresholds. The more recent 2015 SHMA confirms that there is a continued significant need for affordable housing in Medway.

The Section 106 attached to the extant outline planning permission sets out a requirement for 25% affordable housing on the site. The application proposes 52 (25%) affordable housing units, in accordance with the requirements of the S106 Agreement.

The Council's Guide To Developer Contributions SPD (2014) requires the following in relation to tenure and affordable housing mix, and should be considered a starting point for any development:

- Where the number of affordable units to be provided is greater than 10, a tenure mix of 60% affordable rent and 40% intermediate affordable housing will be sought.
  
- In terms of the size mix of affordable unit on a site, the Council will generally seek to achieve the approximate following mix,
  - 40% 1-bedroom properties
  - 30% 2-bedroom properties
  - 20% 3-bedroom properties
  - 5% 4-bedroom properties
  - 5% 5-bedroom properties

The affordable housing mix is summarised below:

Dwelling Type	Shared Ownership	Social Rented	Total
1 Bed	7	12	19 (37%)
2 Bed	14	12	26 (50%)
3 Bed	0	7	7 (13%)
Total	21 (40%)	31 (60%)	52 (100%)

The proposals provide 21 (40%) shared ownership units and 31 (60%) social rented units and therefore, is in line with the Council's requirements.

The proposed affordable mix is broadly consistent with the Council's guidance provided within the Developer Contributions SPD, by providing a significant amount of 1 and 2 bed properties, with some 3 bed. It is acknowledged that the proposals do not include any 4 or 5 bed affordable units, however, owing to the site including a large provision of apartments to utilise its riverside location, this is considered acceptable and in accordance with Policy H3 and NPPF paragraph 50.

#### S106 matters

The outline consent includes a Section 106 Agreement which applies to this Reserved Matters Application.

As the application site is within 6km of the North Kent Marshes SPA/Ramras Sites, the proposed development is likely to have a significant effect, either alone or in combination, on the coastal North Kent Special Protection Areas (SPAs)/Ramras sites from recreational disturbance on the over-wintering bird interest.

Natural England has advised that an appropriate tariff of £223.58 per dwelling (excluding legal and monitoring officer's costs, which separately total £550) should be collected to fund strategic measures across the Thames, Medway and Swale Estuaries. The strategic measures are in the process of being developed, but are likely to be in accordance with the Category A measures identified in the Thames, Medway & Swale Estuaries Strategic Access Management and Monitoring Strategy (SAMM) produced by Footprint Ecology in July 2014.

The applicants have agreed to pay this tariff and have submitted a unilateral undertaking. No objection is therefore raised under Paragraph 118 of the NPPF and Policies S6 and BNE35 of the Medway Local Plan 2003.

#### Other Matters

The site is subject to a number of environmental and technical constraints including flood risk, contamination and ecology. Whilst these were assessed at the outline stage, as part of the approved Environmental Impact Assessment, it was recognised that some further detail would be required in respect of these issues prior to the commencement of development. Appropriate conditions were thereby attached to the Outline Consent. Officers have sought to ensure that the technical details submitted

to discharge the various technical conditions are consistent with the details under this reserved matters condition.

### Local Finance Considerations

None relevant to this application.

### **Conclusions and Reasons for Approval**

Situated on the River with good accessibility to Strood Town Centre, Temple Waterfront has been identified as a key regeneration site for a number of years and thereby benefits from an allocation in the Development Plan, a supporting Development Brief and an extant outline planning permission. Reserved Matters consent is now sought for the first phase development in accordance with the parameters established at the outline stage. The proposed scheme has been carefully designed to effectively address the site's physical and environmental constraints whilst also creatively responding to the site's unique character. The bespoke, architect designed apartment blocks and high quality landscaping will create a distinctive environment, affording residents with good levels of amenity. A range of conditions are recommended to ensure that detailing on various aspects is agreed. Accordingly the scheme is considered in accordance with the adopted development plan particularly saved policies S10, BNE1, BNE2, BNE6, T3, T6, T13, H3 and H10.

This application would normally fall to be determined under officers' delegated powers, but is being reported for Members' consideration due to the scale and significance of the scheme.

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### **Background Papers**

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection in the Planning Offices of Medway Council at Gun Wharf, Dock Road, Chatham ME4 4TR and here <http://publicaccess.medway.gov.uk/online-applications/>