

MC/17/0410

Date Received: 2 February, 2017

Location: Rookery Lodge, Thatchers Lane, Cliffe, Rochester ME3 7RG

Proposal: Demolition of existing buildings and construction of 8 x two-bedroomed and 4 x three-bedroomed houses with associated refuse, parking and access (site 1)

Applicant: MHS Homes

Agent: Mr Gadd Frankham Projects Irene House Five Arches Business Park Maidstone Road Sidcup da14 5ae

Ward Strood Rural

Case Officer Majid Harouni

Contact Number 01634 331700

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 2 August 2017.

Recommendation - Approval subject to:

A. The applicant entering into a legal agreement under the terms of Section 106 of the Town and Country Planning Act 1990 to secure

i) Contribution toward education comprising the followings

Nursery: £10,982.40

Primary: £18,484.66

Secondary: £13,356.15

Total: £42,823.21

Primary – to improve facilities at St Helens Primary School, Cliffe

Secondary – Hundred of Hoo Secondary sixth form facilities.

ii) Contribution toward off site Open Space: £26,386.92 to be spent on improvements to the nearest open space(s) to the development within the vicinity of Cliffe.

B. And 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:

RL-s-100 Rev 00, RL-s-100 Rev 11, RL-s-101 Rev 07, RL-s-102 Rev 04, RL-s-103 Rev 5, RL-s-104 Rev 03, RL-s-100 Rev 02

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

- 3 No development shall take place until details and samples of all materials to be used externally have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

- 4 No development above ground level shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping (hard and soft) and boundary treatment. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or completion of the development, whichever is the earlier. Any trees or plants which within 5 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Authority gives written consent to any variation.

Reason: Pursuant to condition 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality, in accordance with Policy BNE1 and BNE6 of the Medway Local Plan 2003.

- 5 In this Condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs a) and b) below shall have effect until the expiration of 5 years from the date of occupation of the building for its permitted use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development including demolition works, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this Condition and the ground levels within those areas shall not be altered, nor shall any excavation be made without the written consent of the Local Planning Authority.

Reason: Pursuant to condition 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality, in accordance with Policy BNE1 and BNE6 of the Medway Local Plan 2003.

- 6 No development shall take place until a scheme showing details of the disposal of surface water, based on sustainable drainage principles, including details of the design, implementation, maintenance and management of the surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

Those details shall include (where applicable):

- i. a timetable for its implementation, and
- ii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or a statutory undertaker or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage surface water during and post construction and for the lifetime of the development.

- 7 The new vehicle access hereby approved shall not be used until the area of land within the vision splays shown on the approved plans RL-A-100 Rev 11 has been reduced in level as necessary and cleared of any obstruction exceeding a height of 0.6 metres above the level of the nearest part of the carriage way. The vision splay so created shall be retained at all times thereafter.

Reason: To ensure that the development permitted does not prejudice conditions of highway safety or efficiency in accordance with Policy T2 of the Local Plan.

- 8 The building shall not be occupied, until the area shown on the submitted layout as vehicle parking space (drawing RL-A-100 Rev 11) has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (England) (General Permitted Development) Order 2015 as amended shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to hazardous on-street parking and in accordance with Policy T13 of the Local Plan.

- 9 Notwithstanding the Construction Code of Practice already submitted, prior to the commencement of the development including demilition works hereby permitted, a construction code of practice covering noise, dust, air quality, planned route of construction vehicles to and from the site, wheel washing facilities and lighting for the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved construction code of practice.

Reason: In the interests of the amenities of nearby properties in accordance with Policy BNE2 of the Medway Local Plan 2003.

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

Proposal

Demolition of the existing two storey buildings and construction of 8 x two-bedroomed and 4 x three-bedroomed houses with associated refuse, parking and vehicular accesses.

The proposed dwellings would be in rows of 6 dwellings contained in two terraces positioned to the north (Block A) and south (Block B) of the site and providing a back to back rear gardens layout.

The four larger (3 bedroomed) units would be set slightly forward and would bookend each terrace. The rear of the properties in Block A would be separated from the rear of the properties in Block B by private rear gardens at least 11m deep, giving a distance back to back of at least 22m. Due to the slight forward projection of the end houses this distance would be at least 23m back to back.

Car parking provision has been made for 24 spaces arranged within the front gardens of each dwelling in form of one space each for the 2 bedroom houses and 2 spaces each for the 3 bedroom end houses. Additional 8 parking spaces including two disabled bays are provided along the northern boundary of the site for visitors to the development.

To facilitate front access to the terrace of houses on the south (Block B), a new vehicle access would be created directly off Thatchers Lane. While the existing vehicle access to the site, along the north-west corner of the site would be retained for access to Black A and car parking spaces along the northern end of the site.

Site Area/Density

Site Area: 0.31 hectares (3/4 acres)

Site Density: 38.8 dph (15.4 dpa)

Relevant Planning History

MC/17/0443 Demolition of the existing garages buildings and erection of a two storey building to provide 2 one bed flats with associated parking
Decision Approval with Conditions
Decided 05/06/1979

Associated relevant application:

Garage Block Thatchers Lane, Cliffe

MC/17/0443 Demolition of garages and construction of two-storey building comprising 2x (over 55s) 1-bed flats with associated parking and refuse area (site 2)
Decision Approved with Conditions
Decided 04/07/2017

Representations

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

A petitions with 587 signatures from the residents of the Cliffe, a letter with 10 signature from the residents of Rookery Lodge and 6 individual letters have been received making the following comments:-

- Many of the residents have lived all their lives in the village and know the village residents. This support network which is irreplaceable will not be available to them.
- MHS Homes have made no alternative provision or offer for these residents other than hardship cash to move away.
- This people will not survive well in a strange environment and will find it difficult to find new friends and will become more isolated than they currently are.
- There has been a deliberate policy by MHS home to allow Rookery Lodge to run down and dilapidate.
- The development will cause overlooking.
- Noise and disturbance from kids playing on the new road and kicking balls into gardens of other properties.

- The proposed layout would result in loss of the southern boundary fence.
- Additional landscaping should be carried out to soften the development.
- The proposal would put additional demand on the GP and local school.
- Public Right of Way over Footpath RS63 should not be obstructed.

Residents of the Rookery Lodge stated the following:-

- We are simple people, used to a quiet life in a quiet village. The thought of living anywhere else fills us with fear.
- We have all lived in the lodge for many years and there is nowhere else in the village like this for us to live.

Cllr John Williams

Cllr Williams has expressed concerns to the lack of provision of sheltered accommodation on the Hoo Peninsula. He acknowledges that Medway's population is predicted to reach 330,200 by 2035, growing by just over 56,000 people between 2014 and 2035, a growth rate of 20.5% which shows that the age profile of Medway is likely to change considerably with the largest population growth predicted to be people aged 65 and over and the closing of the Wayne Court sheltered accommodation coupled with the loss resulting from the proposed development at Rookery Lodge, would result in a serious shortfall in the coming years. The Council should not be seen to be ignoring the needs of elderly people who will need these facilities in the long term.

Dickens' Country Protection Society

The Society would ask the authority to activate the County of Kent Act to refuse the demolition of the existing building which is serving a useful function for which there is an established need. The proposed development would result in over-development of the site.

Cliffe and Cliffe Wood Parish Council

Object to the application and in particular to the demolition of the existing building. The need for sheltered housing provision like Rookery Lodge is a significant resource for the villages of Cliffe and Cliffe Woods and with the reduction in sheltered housing provision and conversion of other blocks to younger tenants without sheltered housing and assistance needs in Cliffe, the overall provision has already seen a significant reduction.

The proposal would result in a reduction in the sheltered accommodation provision contrary to the emerging local plan that argues for additional provision. There is no indication of alternative sheltered accommodation provision being made. Rookery Lodge also provides a social element- primarily for the residents, but could be extended to other village residents.

Internal/External Consultation Responses

Local Footpaths Officer

Raises no objection in principle to the proposed development however is concerned that the plans do not appear to recognise the existence of Public Footpath RS63 which runs in a west-east direction along the northern boundary of the site. LFO emphasise that the development should not impact the PROW access.

Southern Gas

Raise no objection provided no mechanical excavations take place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system.

Kent Police

Raise no objection subject to the following informative:-

Prior to the submission of any reserved matters application, the applicant, agents, or successors in title, are encouraged to undertake pre-application (reserved matters) discussion with the local Planning Authority. As part of this pre-application discussion, it may well be necessary to consult with external bodies such as Kent Police Crime Prevention Design Advisors (CPDAs) to ensure that a comprehensive approach is taken to Crime Prevention and Community Safety.

Natural England (NE)

Comment that:

The site is within the zone of influence (6km) of the Thames Estuary and Marshes, Medway Estuary and Marshes, and The Swale Special Protection Areas (SPAs) and Wetlands of International Importance under the Ramsar Convention (Ramsar Sites).

NE is happy to advise that the proposals may be screened out as not having a likelihood of significant effects on the designated sites provided an appropriate contribution toward mitigation measure before the first occupation is made.

Southern Water

Raise no objection and requests that if consent is granted, a condition is attached to the planning permission to protect and divert drainage apparatus and water apparatus. The applicant will be advised through an informative to consult with Southern Waters prior to the commencement of the development.

Additional support letter has been submitted by the applicant to address some of the points raised by objectors.

MHS Home (the applicant) has submitted the following in support of the application:

Rookery Lodge consists of 24 small bedsits and 1 two bed unit split into six 'pods' connected by corridors with central core facilities. The existing sheltered accommodations are substandard and are not fit for purpose as most are bedsit type and these units are not suitable as sheltered accommodation.

Following a recent study by ARK consulting for MHS Home, it is found that the building does not meet minimum requirements for living standards and thus required full remodelling and refurbishment in order to comply with minimum space requirements. The lack of lift, poor spatial living standards and remote location of the site contributed to a low demand for the accommodation. Furthermore, it is in a poor location for the elderly population, Car ownership is very low among the residents which leave many rely on others to provide day to day services.

Following several meetings with the residents, a strategy has been put in place to successfully rehouse each resident based on their individual needs. This involves the provision of 7 properties for those from Cliffe in the village, a further 2 properties in Wainscott and Strood. The others will be provided decanted elsewhere.

The site is earmarked for redevelopment as part of a phased strategy to create additional bed space for elderly people within Medway.

Although Rookery Lodge as a sheltered housing will be lost, the revenue created will be used to re-invest in other schemes within the borough to provide additional homes. Hence the planning application MC/17/1192 submitted for the redevelopment of Yeoman House in Princes Avenue, Rochester site for sheltered accommodation to provide a total of 55 units comprising 40 x 1-bed units, 14 x 2-bed units and 1 x guest room with associated parking, scooter and cycle store. This application is currently being considered by Medway Council.

The new development would provide much needed family homes.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003 (the Local Plan). 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

The application site is situated within the village settlement boundary of Cliffe and is an already developed land currently occupied by buildings known as Rookery Lodge with associated communal amenity area and car parking.

Rookery Lodge mainly consist of part two and part single storey linear buildings providing sheltered accommodations for the over 60's. It fronts onto Thatchers Lane on the west and backs onto open farm land on the east. The associated car parking

provision is to the front and along the northern and north-western boundary of the site.

The street scene along Thatchers Lane is mixed, being made up of terrace, semi-detached and detached two-storey houses.

There is a row of 7 garages to the east of Thatchers Lane facing the application site, which is in the applicant's ownership and recently obtained planning permission (ref: MC/17/0443), subject to conditions, for its demolition and construction of a two-storey building to provide 2 one bed flats for over 55s. Condition 11 of that planning permission requires that the existing long drop kerb in front of the garage block to be replaced with a full kerb except where vehicular access is approved for parking for the future residents of the development. This is to improve on-street car parking on this section of Thatchers Lane.

A public footpath RS63 runs along the north of the site in an east west direction through the farm land. This would not be affected by the proposed development.

Rookery Lodge was built during the 1970s it comprises a complex of two-storey block of buildings with single storey links located on the east side of Thatchers Lane in the village of Cliffe. The site, Rookery Lodge, provides sheltered accommodation for the over 50's and is currently arranged as 24 small bedsits and a two bedroom flat.

The building currently provides small accommodation with inadequate facilities and thus would require full remodelling and refurbishment in order to comply with modern living standards for this type of residential use. The lack of lift, poor spatial living standards and remote location of the site has contributed to a low demand for the sheltered accommodation. The high proportion of bedsits and pod arrangement of the units makes it unviable to be remodelled to modern standards. Subsequently, the site has been earmarked for redevelopment as part of a phased strategy to create additional bed space to meet the need for elderly people accommodation within Medway.

Redevelopment of the Rookery Lodge site and Yeoman House form part of a larger strategic project with regard to provision for elderly person housing in Medway area. ARK Consulting has undertaken an asset assessment for MHS Home Groups with regard to the care homes and sheltered properties being managed by them (MHS) in order to assist in drawing a long-term strategy to upgrading such facilities having regard to sustainability issues.

As part of this long-term planning and strategy, MHS home has submitted this application for the redevelopment of Rookery Lodge, has recently been granted planning permission for the replacement of 7nos. lock up garages on Thatchers Lane, to the west of Rookery Lodge, with two 1 bedroom flats and the recent submission of a planning application for the redevelopment of Yeoman House for the demolition of the existing building and erection of part 3, 4 and 5 storey sheltered development to provide modern standards 40 x 1-bed units, 14 x 2-bed units and 1x guest room with associated parking. Yeoman House is located in a sustainable location close to essential facilities and services and would represent a net increase in the number of elderly people living accommodation provision. It is envisaged that the Yeoman house application will be brought before this Planning Committee for

determination in the near future.

The main issues to consider are:

- Loss of the sheltered accommodation
- The principle of the proposed development
- Design and visual impact
- Residential amenities and Standard of amenity for the future occupiers
- Highway and parking
- Other matters

Loss of Sheltered Accommodation

Representation from the local residents, Parish Council and Cllr William clearly demonstrates a strong objection to the loss of the sheltered accommodation and the consequence of this loss on the current residents and the wider impact on the availability of sheltered accommodation at strategic borough-wide level to meet current and future needs.

With regard to the first issue, MHS home in their support statement to justify this loss has stated that Rookery Lodge does not meet current modern standards, and is not economically viable to upgrade the existing building, also the building is not in a sustainable location due to poor access to public transport, shops and services.

With regard to housing the existing residents, MHS home has offered to make every effort to provide housing locally in other MHS home housing stocks so that this move would cause the least disruption to the residents. In this regard, MHS home has reserved a number of units in the local area that have become vacant making them available for the residents of Rookery Lodge.

With respect to the second issue, it appears that MHS home strategy with regard to sheltered accommodation is two folds, a) to rationalised by combining units so that there is sufficient economy of scale in order to be able to provide good quality accommodation and service to meet current expected standards; b) increase the total number of accommodation units in a sustainable/centrally located in order to meet the growing demand and respond to the demographic changes and growth in the over 65s population.

This approach is demonstrated by the recently submitted planning application by MHS home under ref: MC/17/1192 for the redevelopment of Yeoman House to provide 55 sheltered accommodation in a sustainable location.

Having regard to the above and considering the fuller picture, it is concluded that the strategic approach of MHS home would, in fact, result in more and better-sheltered accommodation in a location where future residents will have better access to key services and facilities.

Principle of the Development

The application site is situated within the settlement of Cliffe where Policy H11 of the

local plan allows for minor development within the village confines. Moreover, the proposal is for the redevelopment of an already developed site. As such it is considered that its redevelopment for family sized dwelling houses would be acceptable in land use principles. The issues with regard to the loss of the sheltered accommodation on this site has been discussed above and, in light of the provision of increased number of living accommodation elsewhere in the borough to meet the Council's need for elderly/sheltered accommodation, the loss of this facility is considered to be acceptable.

As such, there is no in principle objection to the proposed residential development of the site subject to the criteria set out in policies S6, BNE1, BNE2, BNE43, L10, T2 and T13 of the local plan and the NPPF.

Design and Visual Impact

The NPPF states that good design is a key aspect of sustainable development and indivisible from good planning. It is not just a matter of aesthetics. Amongst other things, it says that decisions should aim to ensure that developments function well and add to the overall quality of the area; and optimise the potential of the site to accommodate development.

Thatchers Lane, and its surroundings, has a mixture of dwelling types and designs with some variance in spacing and building heights. The overall height of the proposed terraced houses would be 9.89m to the ridge; this is similar to the scale of the nearby properties.

The proposed siting and orientation of the houses within the two terraces would reflect the layout arrangement of the terraced houses to the south and as such would be in keeping with the scale, appearance and character of its surrounding.

The design of the dwellings very much reflects proportions and detailing and the general context of its surroundings. The roof form with gable-ends sits comfortably with the overall proportions of the building and successfully reflects the roof design of the surrounding dwellings.

In addition, the proposed terraces with the flank of the end houses facing onto Thatchers Lane and the farm land together with the substantial gap, 22m, separating the terraces in a back to back rear garden arrangement, would allow views through the site/development from Thatchers Lane to the farm and the countryside. This layout arrangement would also reduce the visual impact of the development when viewed from Common Lane, Rye Street and Footway RS63. This would also improve the outlook of the properties to the east and the streetscene due to reduced built frontage.

The proposed ground floor bay windows on the east and west elevations of the end houses would help to enhance these elevations presenting a lesser blank appearance and, thus improving the Thatchers Lane street aspect.

Consequently, the proposed new dwellings would not look out of keeping nor cause material harm to the character or appearance of the street scene or surrounding area.

Residential Amenity

A core planning principle of the NPPF is that planning should seek to ensure high-quality design and a good standard of amenity for existing and future occupants of land and buildings. This is reinforced in the local plan policy BNE2 which requires development to safeguard residential amenity for existing and future residents.

The most sensitive views are considered to be those from the closest neighbouring properties. The proposed houses would be at least 22m away from the properties to the north and south and have 22m back to back separation distance provided by the 11m deep rear gardens. It is therefore considered that the proposed development would not result in significant levels of overlooking, overbearing nor would it appear intrusive or dominant when viewed from any of the adjoining properties. As such, the proposal would not cause harm to the amenity of the neighbouring occupiers and no mutual harm to the amenity of the future residents of the proposed dwelling houses.

It is considered that creation of a new vehicle access along the south-western boundary of the site would not cause significant harm to the amenity of the occupiers of the houses to the south as most of these houses have garage/ or parking facilities in their back gardens. Also the additional noise from vehicular movement, coming and going associated with the development would not significantly detract from that currently experienced by the occupiers of these houses. Similarly, the light from the proposed development and associated vehicular movements would not be demonstrably harmful as to warrant a refusal on this ground alone.

It is necessary to consider whether adequate habitable/amenity space would be provided for the future occupier of the proposed dwellings in compliance with the Technical housing standards - nationally described space standards March 2015.

The tables below show minimum gross internal floor area expected against the proposed dwellings floor areas.

	Number of bedrooms	Number of bed spaces(person)	2storey dwellings m2
Standard	3b	4p	84
Proposed 3 bedroom houses	3b	4p	94

	Number of bedrooms	Number of bed spaces(person)	Two storey dwellings m2
Standard	2b	3p	70
Proposed 2 bedroom houses	2b	3p	83

Having regard to the above, the proposed dwellings also comply with the Technical Housing Standards March 2015, with respect to bedrooms, lounge and kitchen size areas. In addition, the proposed rear garden size for each dwelling is also considered to be acceptable. It is therefore considered that the proposed dwellings would provide a satisfactory living space for the future occupiers.

Having regard to all of the above it is considered the development complies with paragraphs 17 and 57 of the NPPF, policies BNE1 and BNE2 of the local plan.

Highway

The proposal would make provision for two car parking spaces within the cartilage of the 3-bed houses and one car parking space within 2-bed houses and eight car parking spaces for visitors, including two disable parking bays. This is considered to be sufficient and in compliance with parking standards of Policy T13 of the Local Plan.

The proposed new vehicle access and associated sight lines are also considered to be acceptable and in compliance with Policy T2 of the Local Plan.

Trees

There are eight trees within the application site and one just outside along the northern boundary within the garden of No. 12a Thatchers Lane. These trees are not protected by a Tree Preservation Order. A tree survey report has been submitted that shows as a consequence of this development one B and two C category type trees would need to be removed and five will be retained. It is considered that the overall impact of the loss of three trees would not be significant provided a landscaping condition is added to ensure additional planting is provided and the retained trees are protected during the construction work and thereafter.

Surface Water Treatment

The applicant has confirmed that foul drainage would be via the main sewer and surface water via soakaways. It is considered that this approach would provide a sustainable means of drainage, as well as other techniques to deal with surface water at source.

It is considered that in view of the fact that the development would result in an increase of impermeable surface area other mitigation measures such as permeable paving, swales for conveyance and water butts would enhance the sustainability of the development in this regard. To ensure the delivery of the above an appropriate planning condition is recommended.

Bird Mitigation

As the application site is within 6km of the North Kent Marshes SPA/Ramsar Sites, the issue of birds' contribution would need to be assessed.

It is considered that the proposed development would replace an existing sheltered accommodation facility with over 25 individual separate flats and bedsits, therefore on

balance, the proposed 12 dwellings would not have a materially greater effect than the current situation on the coastal North Kent Special Protection Areas (SPAs)/Ramsar sites from recreational disturbance on the over-wintering bird interest. Therefore in this instance, no contribution would be sought.

S106 Matters

As noted above concerns have been raised by local residents that the development would give rise to an additional demand on local services, such as education which cannot be accommodated as local facilities are stretched to maximum capacity.

Policy S6 of the Local Plan states conditions and/or legal agreements should be used to make provision for additional demand on local services generated by new developments.

The Community Infrastructure Levy Regulations 2010 provide that in relation to any decision on whether or not to grant planning permission to be made after 6 April 2010, a planning obligation (s106 agreement) may only be taken into account if the obligation is:

- a- Necessary to make the development acceptable in planning terms;
- b- Directly related to the development; and
- c- Fairly and reasonably related in scale and kind to the development.

The Approved Guide to Developers Contribution (2014) sets the Council's detailed approach towards ensuring that the demands generated by new developments are properly provided for by way of financial contributions made by the developer towards the provision of new and improved infrastructure and services. The Guide sets out comprehensive advice on how financial contributions will be calculated in respect of a broad range of different services.

In accordance with Guide to Developer Contribution the following contributions have been sought in respect of this application:

i) Education comprising:

Nursery:	£10,982.40
Primary:	£18,484.66
Secondary:	£13,356.15

Total: £42,823.21

To be spent to improve the following facilities:

- St Helens Primary School, Cliffe, and
- Hundred of Hoo Secondary sixth form facilities.

ii) Contribution toward of site Open Space:

£26,386.92 to be spent on improvements to the nearest open space(s) to the development within the vicinity of Cliffe.

The above contributions have been calculated in accordance with the Approved Developers Contribution Guide (2014) and based on the quantum and location of the development and are thereby considered to comply with the CIL Regulation Tests.

The applicant has agreed to all of the requested obligations and therefore no objection is raised in respect of Policy S6.

Local Finance Considerations

No such consideration required for the proposed development.

Conclusions and Reasons for Approval

The development has been designed to fit within the context of its surroundings, would not harm the amenity of neighbouring residential occupiers, and would be acceptable in terms of highway safety and parking. As such, the proposal complies with both adopted and emerging Development Plan Policy, and Central Government Guidance, and there are no overriding material considerations to indicate a refusal. In addition, MHS Home's approach is to ensure that more and better sheltered accommodations are provided to meet the current and future needs of elderly people in Medway to respond to the demographic change.

The application would normally be determined under delegated powers but is being referred to Planning Committee due to the objections from local residents and the Parish Council expressing a view contrary to officer's recommendation.

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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/>