

MC/16/4229

Date Received: 13 October, 2016

Location: Land North Of Peninsula Way, Main Road, Chattenden, Rochester, Kent

Proposal: This application is for approval of reserved matters pursuant to condition 1 (appearance, landscaping, layout and scale), and discharge of Conditions 6 (materials), 7 (sections), 8 (landscape and open space masterplan), 9 (hard and soft landscaping details), 12 (landscape management plan), 15 (surface water drainage), 18 (crime prevention), 19 (site waste management plan), 28 (protected species mitigation), 29 (ecological design strategy), 30 (landscape and ecological management plan), 31 (air quality assessment), 32 (acoustic assessment - transport), 33 (acoustic assessment - commercial), 34 (Road Restraint Assessment), 35 (details of junction amendments), 36 (new controlled pedestrian and cycle crossing facilities on the A228) and 37 (pedestrian and cycle route details) of outline planning permission MC/15/3104 for residential development of up to 131 dwellings, landscaping, public open space and associated works.

Applicant: Abbey Developments Ltd

Agent: Mr David Pellen AAP Architecture Unit A Monument Business Centre Monument Way East Woking GU21 5LY

Ward Strood Rural

Case Officer Karen Cronin

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 30 August 2017.

Recommendation - Approval with Conditions

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

Drawing Numbers P1293/07; PL1293/09; S14/180-1; S14/180-2; received 13 October 2016

Drawing Numbers 16390 C1010 P1; 16390 C1011 P1; 216504/2 REV C; 216504/6; received 10 November 2016

Drawing Numbers 002 REV P2; P1293/01 REV N; 216504/4 REV B; ABBEY20869 - 10A; P1293.BIN.01; P1293.BLKB.04 REV A; P1293.C.01; P1293.C.02 REV A; P1293.CYC.01; P1293.GAR.01; P1293.GAR.02; P1293.GAR.03; P1293.GAR.04; P1293.GAR.07; P1293.GAR.08; P1293.HA4.02 REV A; P1293.I.01; P1293.I.02 REV A; P1293.I.03 REV A; P1293.L.03 REV A; P1293.SS.01 REV B; P1293.SS.02 REV B; P1293.SS.03 REV B; P1293.SS.04 REV A; P1293/06 REV G; P1293/09; P1293/PCD/01; P1293/PCD/02; received 6 April

Drawing Numbers 216504.2 REV F; 216504.9 REV A; ABBEY20869 11 sheet 1; ABBEY20869 11 sheet 2; ABBEY20869 11 sheet 3; ABBEY20869 11 sheet 4; ABBEY20869 11 sheet 5; ABBEY20869 11 sheet 6; ABBEY20869 11 sheet 7; ABBEY20869 12 sheet 1; ABBEY20869 12 sheet 2; ABBEY20869 12 sheet 3; ABBEY20869 12 sheet 4; ABBEY20869 12 sheet 5; ABBEY20869 12 sheet 6; ABBEY20869 12 sheet 7; ABBEY20869 13; ABBEY20869 14; ABBEY20869 20C; P1293.01 REV Q; P1293.02 REV N; P1293.03 REV J; P1293.04 REV J; P1293.05 REV J; P1293.06 REV J; P1293.08 REV J; P1293.2B.01 REV A; P1293.2B.02 REV C; P1293.3B.01 REV C; P1293.3B.02 REV C; P1293.4B.01 REV A; P1293.4B.02 REV C; P1293.A.01 REV A; P1293.A.02 REV C; P1293.A.03 REV C; P1293.A.04 REV B; P1293.A.05; P1293.A.06; P1293.A.07; P1293.A.08; P1293.B.01 REV A; P1293.B.02 REV C; P1293.BLKA.01 REV A; P1293.BLKA.02 REV A; P1293.BLKA.03 REV C; P1293.BLKA.04 REV C; P1293.BLKB.01 REV B; P1293.BLKB.02 REV A; P1293.BLKB.03 REV C; P1293.BLKB.04 REV C; P1293.D.01; P1293.D.02 REV B; P1293.I.04; P1293.I.05 REV A; P1293.I.06 REV A; P1293.J4.01; P1293.J4.02 REV B; P1293.J4.03 REV A; P1293.L.01 REV B; P1293.L.02 REV C; P1293.L.04 REV B; P1293.L.05 REV A; P1293.L.06 REV A; P1293.N.01 REV A; P1293.N.02 REV C; P1293.N.03 REV C; P1293.N.04 REV A; P1293.N.05 REV A; P1293.N.06; P1293.N.07; P1293.R.01 REV A; P1293.R.02 REV B; P1293.R.03 REV C; P1293.R.04 REV A; P1293.S1.01; P1293.S1.02; P1293.S1.03; P1293.S1.04; P1293.T.01; P1293.T.02 REV C; P1293.T.03 REV B; P1293.T.04 REV A; P1293.T.05; P1293.T.06 REV A; P1293.T.07 REV A; P1293.X.01; P1293.X.02 REV C; P1293.X.03 REV B; P1293.X.04; P1293.X.05; received 27 June 2017

Drawing Numbers P1293.SS.01 REV C; P1293.SS.02 REV C; P1293.SS.03 REV C; P1293.SS.04 REV B; P1293/PCD/01, P1293/PCD/02, P1293/PCD/03; P1293/PCD/04; received 10 July 2017

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

- 2 Prior to the commencement of any work above ground floor slab level, details of flood resilience for the properties along the northern boundary must be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: To reduce risk of surface water flooding to the properties

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

Proposal

This application is for approval of reserved matters, being appearance, landscaping, layout and scale, pursuant to condition 1 on planning permission MC/15/3104 which was an outline application for residential development of up to 131 dwellings, landscaping, public open space and associated works

The proposal includes for a mix of housing offering predominantly 2 storey properties with seven 2 and a half storey properties, one 3 storey detached dwelling in a prominent entrance location and 2 three storey blocks of flats. Most properties have a single storey garage and the flats have single storey refuse and cycle facilities. The scheme comprises a range of house types and a small number of flats. The housing mix consists of 9 five bedroom detached houses, 64 four bedroom detached and semi detached houses, 32 three bedroom detached and semi detached houses, 14 two bedroom semi detached houses and 12 two bedroom flats. The houses come in a variety of sizes. The scheme also provides an integrated network of public open space and new play facilities.

Details have been submitted for the discharge of condition 36 relating to details of new controlled pedestrian and cycle crossing facilities on the A228.

Site Area/Density

Site Area: 6.8 ha (16.8 acres)

Site Density: 19.3 dph (7.8 dpa)

Relevant Planning History

MC/15/3104	Outline application with some reserved matters (Appearance, Landscaping, Layout and Scale) for residential development of up to 131 dwellings, landscaping, public open space and associated works (Resubmission MC15/0864) Decision Approval With Conditions Decided 07/03/2016
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Representations

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

The Environment Agency, Highways England, Natural England, RSPB, Kent Wildlife Trust, KCC Biodiversity, KCC Public Rights of Way, Kent Police, SGN, EDF and Southern Water have also been consulted.

4 letters of objection have been received raising the following concerns:

- Concerns about extra vehicles using A228, increased traffic and road safety.
- Concerns about the proposed toucan crossing
- Concerns about the combined impact with other possible development, such as Lodge Hill
- Excessive car parking provided
- Parking and vehicular access too close to public footpath
- Play area too close to existing housing
- Concerns about air quality, pollution and health
- Concerns about increased noise
- Impact on sewerage and surface water
- Impact on wildlife such as bats and birds

Highways England have raised no objection commenting that they are concerned with the impact on the safe and efficient operation of the Strategic Road Network - in this case the M2 and A2. Although they would have liked to have been consulted on the previous application it appears unlikely that mitigation would have been required.

Natural England have advised that they have no comments to make on this application because it is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes.

KCC Biodiversity have advised that they have reviewed the documents submitted in support of discharge of conditions 28, 29 and 30 of outline planning permission MC/15/3104 and advise that sufficient information has been provided to discharge these conditions.

Kent Police have advised that whilst the applicant has considered crime presentation and attempted to apply the Crime Prevention Through Environmental Design attributes to their Design and Access Statement there has been no communication from the applicant/agent and there are other issues that need to be discussed and addressed including a formal application for codes, BREEAM and Secured by Design. Attention is drawn to the Kent Design Initiative and difficulty in retrospectively gaining SBD, CfSH and BREEAM.

Southern Gas Network have advised that the proposed development is within the vicinity of a Major Accident Hazard Pipeline. Advice given on building proximity distances for pipelines and additional gas pipes, is that there should be no mechanical excavations above or near a gas main and the exact position should be confirmed using hand dug trial holes and safe digging practices in accordance with HSE publication HSG47.

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

Outline planning permission was granted for residential development for up to 131 dwellings with some reserved matters under reference MC/15/3104. The principle of the development of the site for residential purposes and the access were approved as part of the outline application.

This application is to discharge condition 1 of MC/15/3104 for the approval of details of the layout, scale and appearance of the buildings and the landscaping. Condition 1 is also linked with numerous other conditions attached to planning application MC/15/3104, so discharge of condition 1 is also a discharge of these conditions. The following conditions specifically link back to condition 1 and will be addressed in detail below: 6 (materials), 7 (sections), 8 (landscape and open space masterplan), 9 (hard and soft landscaping details), 12 (landscape management plan), 15 (surface water drainage), 18 (crime prevention), 19 (site waste management plan), 28 (protected species mitigation), 29 (ecological design strategy), 30 (landscape and ecological management plan), 31 (air quality assessment), 32 (acoustic assessment - transport), 33 (acoustic assessment - commercial), 34 (Road Restraint Assessment), 35 (details of junction amendments), 37 (pedestrian and cycle route details). Details have also been submitted to discharge condition 36 (new controlled pedestrian and cycle crossing facilities on the A228).

Conditions 21, 22, 23 and 24 relating to contaminated land have been discharged under reference MC/16/4954.

Conditions 13, 14, 16, 17, 25, 26 and 27 remain outstanding and require details to be submitted and discharged.

The site is located to the north of Peninsula Way, to the east of Chattenden Lane and south of the decommissioned Chattenden Barracks. The site comprises of 6.1ha of agricultural land. The site is an agricultural field immediately to the east and north edge of the settlement of Chattenden. It is bounded by the A228 to the south and east, which separates the site from the southern portion of Chattenden on the opposite side of the road.

Principle

The principle of the use of the site for residential development for up to 131 houses and the access onto the roundabout on Peninsula Way have been agreed at the outline stage.

Design

The NPPF sets out the importance of design in the consideration of planning applications and in particular, paragraph 56 states, 'Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. At the local level, Policies S4 and BNE1 of the Medway Local Plan 2003 emphasise the importance of achieving high quality

design that results in safe and attractive environments. In particular, Policy BNE1 of the Local Plan supports development that respects the character, appearance and functioning of the surrounding environment.

The application site is on a large, prominent plot on the A228 Peninsula Way that is currently unused former agricultural land and is adjacent to the built confines of Chattenden. A considerable proportion of the scheme would be visible from high viewpoints along the main road and from the east. Chattenden is mixed in character, containing a number of different dwelling types, styles and materials. The site is located to the north of Peninsula Way with properties facing Chattenden Lane to the west, open countryside to the north and north east and properties to the south east on the opposite side of the A228. The site can be considered to relate, in architectural terms, to the development to the west and south east. Residential development to the west of the site in Chattenden Lane and the surrounding roads is predominantly characterised by detached and semi detached two storey dwellings and bungalows with front gardens. There are a wide range of finishes including red and buff brick, tile hanging, cream render with grey, red and brown roof tiles. Fenestration has a mix of horizontal and vertical emphasis. There is a wide mix of architectural styles and character but the overall feel is fairly traditional and low density in keeping with the rural character of the area. More recent developments to the south east of the site offer a more modern approach. Nearby Toad Hall Crescent has a modern streetscene with a greater mix of materials and a higher density. The design of the proposed development is fairly traditional in keeping with the residential development to the west of the site.

A Design Statement has been submitted as part of this application that demonstrates the design approach taken for the details of layout, appearance and scale. This document should be read in conjunction with the more detailed Design and Access Statement submitted at the outline stage that portrays the key urban design and landscape principles that the overall development would seek to adopt.

Layout, scale and appearance

Condition 1 of MC/15/3104 requires approval of the details of the layout, scale and appearance of the buildings. The applicant has provided Planning Layout, Materials Layout, Building Height Layout, Tenure Layout, Parking Layout, Refuse Plan, Enclosures Layout, Elevation, Floor and Roof Plans for all house and flat types, bin stores, cycle stores and garages, Street Scenes and 3D views, as well as construction and window details as part of this application.

The applicant provided an indicative layout at the outline planning stage and the indicative layout plan has been used to provide a guide for the detailed design stage. Detailed layout plans have been submitted as part of the application that follow that established by the Baldwin Design sketch site layout submitted as part of the outline application. The arrangement and the design of the streets proposed is the underlying element of place making and the creation of attractive places. The vehicle access would be provided off Peninsula Way (A228). The Planning Layout illustrates an irregular pattern of streets similar to those found around the village centre and is considered appropriate as they would deliver streets that are more direct and easier to navigate around as well as creating development blocks that are practical and efficient

in their design. It also provides the opportunity to introduce feature houses, squares or village greens as streets intersect. The street pattern would include for residential lanes and less formal streets to ensure that the residential feel of the development is maintained. In broad terms the street network would be based around an irregular pattern of development blocks, would include detailed landmark features and key spaces within the layout. The street layout also allows for the provision of attractive views and vistas across the site and out to the open and adjoining countryside. It is considered that in terms of the layout, scale and appearance of the site that the development offers architectural character, adding quality and aesthetic enhancement to the immediate vicinity, whilst not adversely impacting on the wider environment.

The NPPF paragraph 50 seeks to ensure that a wide choice of high quality homes are delivered, which widen opportunities for home ownership and create sustainable, inclusive and mixed communities. The proposed houses will be simple in design and elevations will reflect the simple formal nature of the street. The built form proposed sees the use of continuous frontages of varying scale and mass with the dwellings ranging from two to three storeys in height taking advantage where focal point views exist. The proposal would include a mix of housing offering predominantly 2 storey properties, but with some 2 and a half storey properties, one 3 storey detached dwelling in a prominent entrance location and two 3 storey blocks of flats. Most properties have a single storey garage and the flats have single storey refuse and cycle facilities. The scheme comprises a range of house types and a small number of flats. Architectural features such as dormers, porches, end gables will be used to provide interest at key plots throughout the development. Roof pitches will be between 30 and 50 degrees and will run parallel to the street. The scheme also provides an integrated network of public open spaces and new play facilities. The site provides a good opportunity for a development which integrates well with the existing residential area of Chattenden. Character areas will create variety and a sense of identity.

The housing mix includes a broad range of house types similar to those found within the local area. The average density for the site would be approximately 19 dwellings per hectare with lower densities proposed in the central part of the site, whilst higher densities will be located along the boundaries of the site, particularly along the A228, towards the existing settlement edge and the northern boundary of the site. This low density development would be in keeping with the rural character of the area. The housing mix consists of 9 five bedroom detached houses, 64 four bedroom detached and semi detached houses, 32 three bedroom detached and semi detached houses, 14 two bedroom semi detached houses and 12 two bedroom flats. The houses come in a variety of sizes. Policy H10 seeks the provision of a range and mix of house types and sizes, including smaller units of accommodation suited to the needs of one and two person households. It is considered that this proposal is in accordance with Policy H10 of the Medway Local Plan 2003.

The scheme provides 25% affordable housing in accordance with the s106 agreement submitted at the outline stage as per the requirements of Policy H3 of the Medway Local Plan 2003. This is made up of 2 blocks of 6 two bedroom flats and a row of 4 terraced houses in the north west of the site and 3 rows of 4 terraced houses, 2 rows of 3 terraced houses and a pair of semi detached houses in the north east of the site nearest the A228. The Tenure Plan shows the exact location of the affordable units.

The proposal will use a palette of materials that reflect those used locally with simple fenestration with consistent vertical emphasis. Condition 6 of MC/15/3104 required details and samples of all materials to be used on all external faces of all buildings within the development site. The applicant has submitted the following material samples; Bricks – Brunswick Wilton Yellow with Harvest Buff Multi contrasting brick and Tabasco Red Multi with Bisque Red Multi contrasting brick, White boarding, Ivory Monocouche, Vertical tile hanging – Redland Heathland. Autumn 23 Sanded Finish, and Roof tiles – Forticrete PAN8 Brown, Forticrete Minislate Slate Grey and Forticrete PAN8 Red. The materials proposed to be used would be similar to those found on properties in the area consisting of an external appearance of facing brick / tile hanging, render and traditional tiles to the roof, which would be sympathetic to the appearance of the area.

The site is split into three character areas. The northern area is made of predominately smaller narrow fronted dwellings in terraced or closely associated detached form creating a more dense layout. The materials used are predominantly Tabasco Red Multi with contrasting Harvest Buff Multi brick with occasional use of white boarding and render. Roof tiles are mainly red with occasional brown and grey to create variety in key locations. The central area is made up of predominantly larger wider fronted dwellings in a less dense, open form, orientated to address adjacent areas of open space. The materials used are predominantly Brunswick Wilton Yellow with contrasting Harvest Buff Multi brick with extensive use of white boarding in feature locations and single use of feature render plot in a key entrance location to the site. Roof tiles are a mix of red and grey to create variety in the street scene. The southern area is made up predominantly of smaller, narrow fronted dwellings in terraced or closely associated detached form creating a more dense layout. The materials used are a mix of Tabasco Red Multi with contrasting Harvest Buff Multi brick and Brunswick Wilton Yellow with contrasting Harvest Buff Multi brick with occasional use of vertical tile hanging and buff brick plots. Roof tiles are mainly red with occasional brown and grey to create variety in key locations. All locations facing areas of open space have tegular finished private drives and associated plots to have large timber porches supported on timber posts above dwarf walls. There are 14 different house types and 2 different flats throughout the development to add interest and improve legibility.

Condition 7 of MC/15/3104 required details of typical sections through external walls showing eaves, verges, lintels, cills, balconies and porches of each building type and details in plan and sections of any typical front garden between the building frontages and the adjoining footway, including details of any bin stores and car ports. Plans showing construction and window details have been submitted as part of this application at a scale of 1:20 to show in sufficient detail the impact on the external appearance and design of the buildings.

The proposed development has a fairly simple, traditional design with some modern additions that is sympathetic to the character and appearance of the surrounding area and is appropriate in terms of layout, scale and appearance. Overall, the design is well considered and the proposal would result in an attractive housing development on the site. It respects the scale, appearance and location of surrounding buildings and the visual amenity of the surrounding area. As such it is in accordance with Policy S4, BNE1, H3 and H10 of the Medway Local Plan 2003 and paragraphs 17, 56, 57, 58, 60, 61 and 62 of the NPPF.

Landscaping

Condition 1 of the outline approval also includes landscaping as a reserved matter. The site is in a prominent rural location and as such landscape design is considered very important in this proposed development. Policy BNE6 states that major developments should include a structural landscaping scheme to enhance the character of the locality. Detailed landscaping should provide a structured, robust, easily maintainable environment including quality open spaces, vistas and views, include planting of an size, scale and form appropriate to the location and landform, include details of hard landscaping such as means of enclosure, paving, signage and street furniture, retain important landscape features, support wildlife and habitats and include an existing site survey, maintenance and management plus a timetable for implementation. The applicant has provided a Landscape Masterplan, Landscape Management and Maintenance Plan, Hard and Soft Landscaping Plans, Soft Landscape Specification and Play Area Proposal as part of this application.

Condition 8 of MC/15/3104 required a landscape and open space masterplan including the overall hard and soft landscape framework for the development, typical landscaping treatment for the highway network and residential areas, details of the public right of way improvements/surfacing, landscaping treatments for any open space areas; and the strategy for the provision of public open spaces, play spaces and amenity areas. The Landscape Masterplan shows the overall vision for all hard and soft landscaping through the site, the finer details of which are included in the Hard Landscaping Plan and Soft Landscaping Plan.

Condition 9 of MC/15/3104 required full details of both hard and soft landscape work including existing and proposed finished ground levels, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, all paving and external hard surfacing, minor artefacts and structures. Soft landscape works shall include details of planting plans, written specifications, schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and implementation programme. The Hard Landscaping Plan shows the location and materials of all paths, roadways and parking areas through the site. The Enclosure Plan shows the location, materials and detailed elevations of all means of enclosure throughout the site. The Parking Plan shows the location of all allocated parking spaces, driveways, garages and visitor parking spaces throughout the development. The Soft Landscaping Plan shows the species and location of planting for trees, shrubs and grass throughout the site. The Soft Landscape Specification sets out details of the site preparation and earthworks, topsoiling and cultivation, plants and planting, trees and grass works to be carried out throughout the site in accordance with the Soft Landscaping Plan.

Condition 12 of MC/15/3104 required a Landscape Management Plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, including the attenuation basin, drainage ditches and the Locally Equipped Area of Play. The Landscape Management and Maintenance Plan sets out the details of the maintenance and management of the landscaping scheme on site to ensure the successful planting operations, establishment and continued healthy growth through to maturity of the trees, plants and grass. The maintenance and

management responsibilities will fall to domestic owners, Abbey Developments Ltd and their appointed Management Company and Medway Council Highways where the land is transferred.

The Play Area Proposals show 8 items of play equipment, including a slide, swings, stepping logs and beams, a bench and a waste bin. Greenspaces have made comments on the proposed equipment and have a preference for revision C and request that fencing and signage are put up as part of the play area but this can be dealt with as part of Condition 14, which is yet to be discharged.

The landscaping for the proposed development will enhance the character and appearance of the site and locality and is therefore in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003 and paragraph 58 of the NPPF.

Amenity

There are two main amenity considerations; the impact on the amenity of neighbours and the standard of amenity which would be experienced by occupants of the site itself.

Impact on neighbours

There are neighbouring properties that could be adversely affected by the proposal. To the west of the site are the houses that front onto Chattenden Lane. To the south across the A228 are further residential properties but these are a considerable distance away and unlikely to be significantly affected. To the north and north east is agricultural land.

The site at 6.8 hectares is considered large enough to accommodate 131 good sized properties without resulting in amenity issues on neighbouring properties in Chattenden Lane. The new residential development is separated from the houses on Chattenden Lane by the Public Right of Way, roads and planting. The houses on Chattenden Lane are mostly large houses with large rear gardens which ensures a sufficient separation distance between private spaces. There would be no overlooking of private spaces and no direct overlooking into habitable rooms from the new development. The distance between houses also means that there would be no loss of sunlight and daylight. There is potential during the construction stage for there to be an impact on noise, vibration, smell and airborne emissions but a condition relating to a Construction Environmental Management Plan was imposed at the outline stage. The new development will result in increased activity levels and traffic generation but this was not found to be significant in the Transport Assessment submitted at the outline stage.

Careful consideration has been given to the impact on amenity of neighbouring properties within the new development site itself. The layout and orientation of the properties will ensure that no direct harm results to the privacy and overlooking of neighbouring properties. There will be no loss of outlook or overbearing impact on neighbouring properties. The spatial separation will also ensure that there will be no loss of sunlight and daylight to the gardens or the windows of the neighbouring properties within the development site.

The proposed development is not considered to have an unacceptable impact on neighbouring amenity in terms of daylight, sunlight, outlook and privacy and as such the application accords with Policy BNE2 of the Medway Local Plan 2003 and paragraph 17 of the NPPF.

Impact for future residents

The development has been assessed with regard to the Medway Housing Design Standards (interim) November 2011 and the Government's Technical Housing Standards 2015 and meets these standards and as such the objectives of Policy BNE2 of the Medway Local Plan 2003.

The proposal will comprise the erection of 131 dwellings comprising 2, 3, 4 and 5 bedroom houses and 2 bedroom flats. The 5 bedroom houses are 170 sqm. The 4 bedroom houses are between 121 sqm and 144 sqm. The 3 bedroom houses are between 84 sqm and 93 sqm. The 2 bedroom houses are 72 sqm. The two bedroom flats are 61 sqm. The affordable units are the smallest in terms of space standards. The room sizes are all in accordance with the Government's Technical Housing Standards 2015. All dwellings have sufficient private amenity space and provide adequate refuse storage.

The proposed development is considered acceptable in terms of the impact on the amenity of the future occupier of the proposed dwelling in terms of daylight, sunlight, outlook and privacy and as such the application accords with Policy BNE2 of the Medway Local Plan 2003 and paragraph 17 of the NPPF.

Flood risk and drainage

The site is identified as being in Flood Zone level 1 on the Environment Agency flood map however the north of the site is considered to be at risk of surface water flooding due to the topography of the land and the presence of a watercourse. Whilst there are no vulnerable receptors in the surrounding area, the area is situated at the top of catchment which is sensitive to changes in runoff and where there is a risk to properties further downstream. Therefore it is imperative that the developed site is managed appropriately to ensure that there is no additional risk further downstream and where possible leads to a reduction in flood risk downstream. A Flood Risk Assessment was submitted with the outline permission that should be read in conjunction with the Pond Attenuation Details, Surface Water Drainage Strategy Plan and Surface Water Drainage Strategy that have been submitted as part of this application.

Condition 15 of MC/15/3104 required 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. The plans show that there will be a balancing pond in the eastern corner of the site and a drainage ditch with a 9m easement at the northern border. Due to the proximity of the ditch to the properties on the northern edge of the site the finished floor levels should be raised 300 mm above slab level. The current flood risk mapping indicates that the properties at the very northern boundary of the site are at risk of surface water flooding and therefore it would be prudent to add further resilience to the properties via the raising of floor levels and the use of flood resilience measures such as raised sockets,

flood resilient materials and solid floor construction. An appropriate condition is recommended to reduce the risk of surface water flooding to these properties.

The proposed development is considered acceptable in terms of managing surface water runoff for the lifetime of the development subject to detailed conditions in accordance with paragraphs 94, 99, 100, 102 and 103 of the NPPF.

Crime prevention

The development has been designed to encourage the adoption of crime prevention measures. There is a clear distinction between private, public and communal areas. Buildings have been arranged to overlook and frame public spaces and street frontages. Blank facades have been minimised so there is more overlooking of the street. Buildings create active frontages to the public realm. The public right of way will be improved and maintained to allow pedestrian movement along the western edge of the development and integrated into the highway and pedestrian network. Private pathways have been positioned to achieve the shortest route possible with clear sightlines. Cars are parked and garages are positioned next to dwellings where they are well overlooked with natural surveillance. The housing mix enables greater potential for some homes to be occupied throughout the day. Condition 18 required the layout to incorporate measures to minimise the risk of crime according to the principles and physical security requirements of Crime Prevention through Environmental Design (CPTED).

The proposed development takes into consideration crime prevention and has attempted to apply the seven attributes of Crime Prevention Through Environmental Design (CPTED) in the submitted Design Statement in accordance with Policy BNE8 of the Medway Local Plan 2003 and paragraph 58 and 69 of the NPPF.

Waste Management

A Refuse Layout Plan and bin store plans and elevations have been submitted as part of this application showing the siting and design for refuse storage. Condition 19 of MC/15/3104 required a Site Waste Management Plan (SWMP) and details including the siting and design for refuse storage and provision for recyclables as well as general waste. The Refuse Layout and bin store plans are in accordance with Medway Council's Waste Management Strategy.

The proposed development makes satisfactory provision for refuse and recycling in accordance with Policy BNE2 of the Medway Local Plan 2003.

Ecology

The site is currently an area of unused open grassland that was previously in agricultural use, and is not within a designated landscape area, although it is bordered by an Area of Local Landscape Importance (ALLI). There is a possibility that the development could have an impact on habitats and protected species and as such an Ecological Appraisal and an Ecology Mitigation and Management Plan have been submitted in support of this application. Policy BNE37 states that development that would cause a loss of important wildlife habitats or features will not be permitted. It is concluded in the reports that much of the site is arable land with limited ecological

value; the areas of ecological value are restricted to the boundary habitat. These areas of ecological value support low numbers of widespread reptile species, are of local importance to common bat species and provide suitable habitat for nesting birds and are largely limited to the northern boundary of the site. No great crested newts were recorded in the pond closest to the site and it is concluded in the report that it is 'reasonably unlikely' that great crested newts will use the site.

Condition 28 of MC/15/3104 required the submission of a method statement for mitigating the impact of the development on protected species. The Ecology Mitigation and Management Plan has been submitted as part of this reserved matters application. The development area is predominantly arable farmland, and therefore has limited potential for protected species. Mitigation measures have been provided for reptiles and wintering birds and these are sufficient to ensure that there is no detrimental impact on these protected species.

Condition 29 of MC/15/3104 required the submission of an Ecological Design Strategy for mitigating the impact of the development on protected species. The Ecological Appraisal has been submitted as part of this reserved matters application. The ecological report has outlined a variety of ecological enhancement measures including native planting of the balancing pond, native planting and shrub planting, provision of 3 x log piles, provision of 5 x bat boxes and provision of 15 x bird boxes. The landscape plan outlines the provision of a central green corridor and combined with the detailed enhancement measures will provide net gains for biodiversity. The ecological report provides details of landscape management regimes, including management of the hedgerow/scrub, tussocky grassland, balancing pond and an invasive species protocol.

Condition 30 of MC/15/3104 required the submission of a Landscape and Ecological Management Plan. An Ecology Mitigation and Management Plan has been submitted as part of this reserved matters application. Section 7 of the Ecological Assessment provides details of landscape management regimes. This includes management of the hedgerow/scrub, tussocky grassland, balancing pond and an invasive species protocol. When implemented, these measures will ensure that the biodiversity on the site is managed appropriately.

The ecology information submitted has been reviewed by Kent County Council's Ecological Advice service and Natural England who were satisfied with the details submitted in order to discharge the conditions 28, 29 and 30 of MC/15/3104.

The proposed development will not materially harm the landscape character and function of the area of the adjoining Area of Local Landscape Importance or cause the loss of important wildlife habitats or features in accordance with Local Plan Policies BNE34 and BNE37 of the Medway Local Plan 2003 and paragraphs 109, 114, 117 and 118 of the NPPF.

Air Quality

The site is located alongside a very busy main road, the A228, in an area under consideration to become an Air Quality Management Area because of known issues with air quality in this location. An Air Quality Assessment dated July 2017 has been

submitted as part of this application. Policy BNE24 states that development will not be permitted when it is considered that unacceptable effects will be imposed on the health, amenity or natural environment of the surrounding area, taking into account the cumulative effects of other proposed or existing sources of air pollution in the vicinity.

Condition 31 of MC/15/3104 required an air quality assessment and details of any scheme necessary for the mitigation of poor air quality affecting the residential amenity of this development. The assessment included an emission mitigation statement quantifying pollutant emission costs (for traffic generation only) based over 5 years and using the Defra's emissions factor toolkit and damage cost approach. The assessment found a requirement to produce mitigation with a total value of £91,886.00. The applicant has set out proposed mitigation measures including NOx boilers as standard, electrical car charging points, travel plan, cycle routes and additional tree planting, which will reduce the emissions from the development when in operation. The details submitted are in accordance with Medway Council's Air Quality Planning Guidance and have satisfied the Environmental Health team that the condition can be discharged.

The proposed development will not have a detrimental impact on residential amenities with regards to air quality in accordance with Local Plan Policies BNE2 and BNE24 and paragraphs 109 and 124 of the NPPF.

Noise

The site is located alongside a very busy main road, the A228 and next to a commercial garage. A Noise Assessment dated July 2017 has been submitted as part of this application. Policy BNE3 sets out the noise exposure categories for new developments. Residential development is considered particularly sensitive to noise.

Condition 32 of MC/15/3104 required an acoustic assessment to determine the impact of noise from adjoining commercial related noise sources and the assessment shall be undertaken in accordance with BS4142 2014: Method for rating and assessing industrial and commercial sound. The results of the assessment and details of a scheme of acoustic protection shall be included in the submission. The scheme must demonstrate that the internal noise levels within the residential units will conform to the indoor ambient noise levels for dwellings identified by BS8233 2014: Guidance on Sound Insulation and Noise Reduction for Buildings. The Layout Plan shows that there will be open space and a play area between the garage and the nearest houses. The Noise Assessment showed that there would be no detrimental impact on the proposed development from the garage.

Condition 33 of MC/15/3104 requires an acoustic assessment to determine the impact of noise from transport related sources and the assessment shall be undertaken in accordance with BS8233 2014: Guidance on Sound Insulation and Noise Reduction for Buildings. The results of the assessment and details of a scheme of acoustic protection shall be included with the submission. The scheme shall include details of acoustic protection sufficient to ensure internal noise levels (LAeq,T) no greater than 30dB in bedrooms and 35dB in living rooms with windows closed and a maximum noise level (LAmax) of no more than 45dB(A) with windows closed. Where the internal noise levels will be exceeded with windows open, the scheme shall incorporate

appropriate acoustically screened mechanical ventilation. The scheme shall include details of acoustic protection sufficient to ensure amenity/garden noise levels of not more than 55dB (LAeq,T). The Noise Assessment showed that there would be a detrimental impact on some properties from the A228 and that these properties would require acoustic glazing and mechanical ventilation because noise levels would be exceeded with the windows open. Details of the acoustic glazing and mechanical ventilation have been provided and have satisfied the Environmental Health team that the conditions can be discharged.

The proposed development will not have a detrimental impact on residential amenities with regards to noise in accordance with Local Plan Policies BNE2 and BNE3 and paragraphs 109 and 123 of the NPPF.

Highways

The vehicular access is on to the A228/Main Road Hoo roundabout was agreed at the outline stage but further details were required at the reserved matters stage to ensure highways safety in accordance with Policies T1 and T2 of the Medway Local Plan 2003.

Policy T1 requires adequate capacity on the existing highway network to cater for the new development, no increased risk of road traffic accidents and no loss of residential amenity. Policy T2 requires proposals that create a new access to ensure that there is no detrimental impact to the safety of vehicle occupants, cyclists and pedestrians or that can be improved to a standard acceptable to the Highway Authority. Integrated Transport are satisfied with the details submitted in order to discharge the highways conditions.

The Transport Assessment submitted with the application uses the TRICS trip generation database to estimate that the proposed development would generate up to around 100 vehicle trips during each peak period, of which up to 62 trips are predicted to use Four Elms roundabout. Junction assessments indicate that this would have a very minor impact on its capacity and not materially worsen existing congestion that occurs during the peak hours.

Condition 34 of MC/15/3104 required a Road Restraint Risk Assessment. The Road Restraint Risk Assessment has been submitted as part of this application. The applicant has undertaken this assessment in conjunction with Medway Council's Road Safety Engineer and no specific measures are required.

Condition 35 of MC/15/3104 required full details of the proposed amendments to the A228 Peninsula Way/Main Road Hoo junction – including kerb lines, visibility splays, pedestrian and cycle facilities, carriageway surfacing, soft landscaping, signs and road markings. The Highways Road Network Plan sets out these details. A Stage 1 Road Safety Audit was requested and submitted as part of this application to provide assurance that a safe means of access can be provided in accordance with Policy T2 of the Local Plan.

Condition 36 of MC/15/3104 required details of new controlled pedestrian and cycle crossing facilities on the A228 in the vicinity of the site to be submitted to the Local

Planning Authority for approval. The principle of the provision of an at-grade crossing of the A228 was established at the outline stage, and reflected the need to link the development with the existing settlement of Hoo. It was considered that the existing Pelican crossing further to the south would not reflect the desire line between the development and Main Road Hoo, and to make no further housing would be likely to result in uncontrolled pedestrian movements over the A228. It was also considered that a new crossing would assist in reducing vehicle speeds. The details now submitted have been subject to a detailed design assessment and a Road Safety Audit by the Council's Highway Engineers.

Condition 37 of MC/15/3104 required details of pedestrian and cycle routes within the development site, including improvements to Public Right of Way RS106. The details submitted include dropped kerbs and tactile paving at uncontrolled crossing points. The existing Public Right of Way RS106 connects Chattenden Lane with Peninsula Way and runs along the southern boundary of the site. This footpath would provide an important link with the wider area. The pedestrian and cycle routes through the site have been linked to the Public Right of Way RS106, which will become a hoggin footpath, and to the wider area.

Policy T13 sets out the Vehicle Parking Standards for all new development. Medway Council Residential Parking Standards sets out that 2 bedroom dwellings should have 1.5 car parking spaces, 3 bedrooms and above should have 2 car parking spaces plus 0.25 visitor parking spaces per dwelling. This development should provide 271 car parking spaces. The Parking Plan shows the location of all allocated parking spaces, driveways, garages and visitor parking spaces throughout the development. There are 54 allocated parking spaces, 109 allocated driveway parking spaces, 105 allocated garage parking spaces, 13 unallocated parking spaces and 37 visitor spaces. A total of 318 parking spaces through the site, which more than meets the requirements of Policy T13 of the Medway Local Plan 2003. All new dwellings should have 1 cycle parking space.

The proposed development provides a safe means of vehicular access to the highway and safe means of pedestrian access to the development from the wider area. There is no detrimental impact on highway safety in accordance with Policies T1, T2, T3, T4 and T13 of the Medway Local Plan 2003 and paragraphs 29, 30, 32, 35, 36, 38 and 39 of the NPPF.

S106 matters

A section 106 agreement was negotiated as part of the outline permission to which this reserved matters application related. This being the case, there is no mechanism to pursue further contributions or requirement as part of this reserved application. The s106 agreement secured the following:

- i) 25% affordable housing
- ii) Off site provision of Outdoor Open Space – £777 per person (£249,378.20).
- iii) Great Lines Heritage Park - £102 per person (16,368.45)

- iv) Nursery Provision - £8, 320 per pupil (£119,8913.20)
- v) Primary Education - £8,320 per pupil place (assuming accommodation within existing schools) or £11,700 (where accommodation will be provided in a new school) (£294,278.40)
- vi) Secondary Education (including sixth form) - £11,960 per pupil place (assuming accommodation within existing schools) (3/5th full - £225,613.44; 4/5th full - £300,817.92; Full - £376,022.40)
- vii) Healthcare – Improvements to local GP Surgeries based on £191 per person (£61,301.45)
- viii) Community Facilities – £55.80 per person (£17,909.01)
- ix) Habitats Regulations (Mitigation against Wintering Birds) £223.58 per unit (Total 29,288.98).

Local Finance Considerations

There are no local finance considerations.

Conclusions and Reasons for Approval

The proposed development has a fairly simple, traditional design with some modern additions that is sympathetic to the character and appearance of the surrounding area and is appropriate in terms of layout, scale and appearance. Overall, the design is well considered and the proposal would result in an attractive housing development on the site. It respects the scale, appearance and location of surrounding buildings and the visual amenity of the surrounding area. The landscaping will enhance the character and appearance of the site and the locality.

The proposed development would not have a detrimental impact on amenity of current neighbouring or future occupiers in terms of daylight, sunlight, outlook and privacy. The proposed development would also not have a detrimental impact on flood risk and surface water management, crime prevention, waste and refuse, biodiversity, air quality, noise or highways safety.

The details submitted with this reserved matters application in relation to layout, scale, appearance and landscaping of outline planning permission MC/15/3104 are acceptable in accordance with Policies S4, BNE1, BNE2, BNE3, BNE6, BNE8, BNE24, BNE34, BNE37, H3, H10, T1, T2, T3, T4 and T13 of the Medway Local Plan 2003 and paragraphs 17, 29, 30, 32, 35, 36, 38, 39, 56, 57, 58, 60, 61, 62, 69, 94, 99, 100, 102, 103, 109, 114, 117, 118, 123 and 124 of the NPPF

The application would normally be determined under delegated powers but is being referred to Committee for determination due to the extent of the representations received expressing a view contrary to the recommendation.

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/>