

MC/18/0997

Date Received: 28 March 2018

Location: Land At Chatham Docks Pier Road Gillingham

Proposal: Application for approval of reserved matters being appearance, landscaping, layout and scale pursuant to planning permission MC/11/2756 (Outline application with some matters reserved (appearance/landscaping/layout/scale) for a mixed use development comprising up to 179,297m² of floorspace, incorporating Employment Uses (B1 and B2), Residential (C3 - up to 950 units), Student Accommodation (Sui Generis), Hotels (C1), Leisure, Conference, Events and Education Facilities (D1 and D2), Retail Uses (A1-A5) including Superstore, an Energy Centre, Petrol Filling Station and associated open space, access, parking and infrastructure) for construction of a part seven storey part eight storey building comprising of 193 residential units (Class C3) including 1,074sqm ground floor retail and leisure floorspace, parking, landscaping and associated works

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Manchester
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Ward: River Ward

Case Officer: Tim Chapman

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 4th July 2018.

Recommendation - Approved Subject to S106:

- A. A unilateral undertaking (under S106) has been submitted in regards to the parking arrangements.
- B. And the following conditions:

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

- Site Location Plan (Ref: CHA_AHR_ZZ_ZZ_DR_A_PL_001);
- GA Site Ground Floor Plan (Ref: CHA_AHR_ZZ_ZZ_DR_A_PL_002);
- GA Site First Floor Plan (Ref: CHA_AHR_ZZ_ZZ_DR_A_PL_003);
- GA Ground Floor Plan (Ref: CHA_AHR_ZZ_ZZ_DR_A_PL_004);
- GA First Floor Plan (Ref: CHA_AHR_ZZ_ZZ_DR_A_PL_005);
- GA Second Floor Plan (Ref: CHA_AHR_ZZ_ZZ_DR_A_PL_006);
- GA Third Floor Plan (Ref: CHA_AHR_ZZ_ZZ_DR_A_PL_007);
- GA Fourth Floor Plan (Ref: CHA_AHR_ZZ_ZZ_DR_A_PL_008);
- GA Fifth Floor Plan (Ref: CHA_AHR_ZZ_ZZ_DR_A_PL_009);
- GA Sixth Floor Plan (Ref: CHA_AHR_ZZ_ZZ_DR_A_PL_010);
- GA Seventh Floor Plan (Ref: CHA_AHR_ZZ_ZZ_DR_A_PL_011);
- Roof Plan General Arrangement (Ref: CHA_AHR_ZZ_ZZ_DR_A_PL_012);
- West Elevations (Ref: CHA_AHR_ZZ_ZZ_DR_A_PL_050);
- East Elevations (Ref: CHA_AHR_ZZ_ZZ_DR_A_PL_051);
- North East and South West Courtyard Elevations (Ref: CHA_AHR_ZZ_ZZ_DR_A_PL_052);
- South East and North West Courtyard Elevations (Ref: CHA_AHR_ZZ_ZZ_DR_A_PL_053);
- Car Park Undercroft Elevations (Ref: CHA_AHR_ZZ_ZZ_DR_A_PL_054);
- North West Context Elevation (Ref: CHA_AHR_ZZ_ZZ_DR_A_PL_055);
- Bay Study 01 (Ref: CHA_AHR_ZZ_ZZ_DR_A_PL_100); and
- Bay Study 02 (Ref: CHA_AHR_ZZ_ZZ_DR_A_PL_101).
- Level 00 General Arrangement (Ref: PL1646.7.GA.100);
- Roof Garden General Arrangement (Ref: PL1646.7.GA.200);
- Level 00 Hardworks (Ref: PL1646.7.GA.101);
- Level 00 Softworks (Ref: PL1646.7.GA.102)
- Car parking plan M16029-03E
- Design and Access Statement (including Site Waste Management Plan and Telecommunications Statement) (Ref: CHA_AHR_ZZ_ZZ_RP_A_PL_100);
- Spatial Design Framework (Ref: PL.1646.8 Rev C);

Reason: for the removal of doubt and in the interests of proper planning.

2 The development hereby permitted shall not be commenced until such time as a scheme to ensure that a flood warning service as described in the Flood Risk Management Plan (dated October 2011) has been submitted to, and approved in writing by, the Local Planning Authority.

The approved scheme shall be fully implemented prior to first occupation of any unit and shall thereafter be maintained.

Reason: This condition is required to minimise the risk of occupants being flooded and to mitigate the risk to life and burden on emergency services.

- 3 Prior to the commencement of development a scheme for the provision and management of compensatory habitat shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be implemented in accordance with the approved scheme prior to first occupation and thereafter maintained.

Reason: In the interests of ecology

- 4 All designated car and cycle parking hereby approved shall be provided and retained for residents and visitors use only.

Reason: in order to accord with Policies T4 and T13 of the Medway Local Plan 2003.

- 5 The landscaping proposals approved under planning permission reference MC/17/2148 shall be provided and completed prior to first occupation of any unit or in accordance with an implementation plan approved in writing by the Local Planning Authority.

Reason: in the interests of good planning.

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

Proposal

The proposed development comprises the following:

- Development of a part 7 and part 8 storey building comprising 193 residential
- apartments, including:
- 64no. one-bedroom apartments (33.2%);
- 103no. two-bedroom apartments (53.4%); and
- 26no. three-bedroom apartments (13.5%).
- 4no. ground floor retail and leisure units (total GEA floorspace 1,074sqm);
- 117 on-site parking spaces (including undercroft parking), with access to 76 spaces on the adjacent temporary car park for residents, and 97 visitor parking (in combination with the approved X1 development).
- Landscaping works and associated works such as access, hardstanding and utilities.

This phase of residential development at Chatham Waters is a PRS (Private Rented Sector) development in conjunction with a specialist PRS investor. The PRS development will be owned and managed by a single institutional specialist, Long

Harbour, who will rent the apartments to individual tenants whilst operating an on-site management service.

The proposed development includes a mix of one, two and three bed apartment types which have been specifically designed for the PRS market. The proposed development comprises open plan apartments, double bedrooms with en-suite and the use of IT broadband technology.

The proposed development has been designed having regard to the overarching design principles contained within the approved Spatial Development Framework (SDF). The SDF establishes a spatial framework from the wider masterplanning principles to the detailed studies of specific character areas.

The proposed development includes ground floor retail and leisure floorspace which is designed to maximise the prominent waterfront location in accordance with the SDF.

A podium garden area will be included above the ground floor retail and leisure units, overlooking the waterfront promenade and will be accessible by residents of both the north and south apartment blocks.

The site will have vehicular access points on the south and east of the site, with pedestrian access achievable from all sides. The two access points are on South Side Three Road and Gillingham Gate Road respectively which in turn link to the A289 Pier Road (via the roundabout).

Site Area/Density

Site area: 0.64 hectares (1.58 acres)

Density: 302 dph (122 dpa)

Relevant Planning History

MC/14/0820 Details pursuant to conditions 20, 50 and 51 of planning permission MC/11/2756 - Outline application with some matters reserved (appearance/landscaping/layout/scale) for a mixed use development comprising up to 179,297m² of floorspace, incorporating Employment Uses (B1 and B2), Residential (C3 - up to 950 units), Student Accommodation (Sui Generis), Hotels (C1), Leisure, Conference, Events and Education Facilities (D1 and D2), Retail Uses (A1-A5) including Superstore, an Energy Centre, Petrol Filling Station and associated open space, access, parking and infrastructure
Decision Discharge of Conditions
Decided 07/08/2014

- MC/17/0697 Details pursuant to conditions 40 and 41 (for the Marstons pub only) of planning permission MC/11/2756 - Outline application with some matters reserved (appearance/landscaping/layout/scale) for a mixed use development comprising up to 179,297m² of floorspace, incorporating Employment Uses (B1 and B2), Residential (C3 - up to 950 units), Student Accommodation (Sui Generis), Hotels (C1), Leisure, Conference, Events and Education Facilities (D1 and D2), Retail Uses (A1-A5) including Superstore, an Energy Centre, Petrol Filling Station and associated open space, access, parking and infrastructure
Decision Discharge of Conditions
Decided 3 May, 2017
- MC/15/1864 Details pursuant to conditions 20, 31, 33, 34 36 and 62 on planning permission MC/11/2756 - Outline application with some matters reserved appearance/ landscaping/ layout/ scale) for a mixed use development comprising up to 179,297m² of floorspace, incorporating Employment Uses (B1 and B2), Residential (C3 - up to 950 units), Student Accommodation (Sui Generis), Hotels (C1), Leisure, Conference, Events and Education Facilities (D1 and D2), Retail Uses (A1-A5) including Superstore, an Energy Centre, Petrol Filling Station and associated open space, access, parking and infrastructure
Decision Discharge of Conditions
Decided 21 October, 2015
- MC/15/0394 Details pursuant to conditions 42 and 43 of planning permission MC/11/2756 - Outline application with some matters reserved (appearance/landscaping/layout/scale) for a mixed use development comprising up to 179,297m² of floorspace, incorporating Employment Uses (B1 and B2), Residential (C3 - up to 950 units), Student Accommodation (Sui Generis), Hotels (C1), Leisure, Conference, Events and Education Facilities (D1 and D2), Retail Uses (A1-A5) including Superstore, an Energy Centre, Petrol Filling Station and associated open space, access, parking and infrastructure
Decision Discharge of Conditions
Decided 15 June, 2015
- MC/14/3358 Details pursuant to condition 9 of planning consent MC/11/2756 -Outline application with some matters reserved (appearance/landscaping/layout/scale) for a mixed use development comprising up to 179,297m² of floorspace, incorporating Employment Uses (B1 and B2), Residential (C3 - up to 950 units), Student Accommodation (Sui Generis), Hotels (C1), Leisure, Conference, Events and Education Facilities (D1 and D2), Retail

Uses (A1-A5) including Superstore, an Energy Centre, Petrol Filling Station and associated open space, access, parking and infrastructure

Decision Discharge of Conditions

Decided 4 December, 2014

MC/13/2872

Details pursuant to conditions 29,30,40,41,46,47,65 and 75 of planning permission MC/11/2756 - Outline application with some matters reserved (appearance/ landscaping/ layout/ scale) for a mixed use development comprising up to 179,297m² of floorspace, incorporating Employment Uses (B1 and B2), Residential (C3 - up to 950 units), Student Accommodation (Sui Generis), Hotels (C1), Leisure, Conference, Events and Education Facilities (D1 and D2), Retail Uses (A1-A5) including Superstore, an Energy Centre, Petrol Filling Station and associated open space, access, parking and infrastructure

Decision Discharge of Conditions

Decided 16 September, 2014

MC/14/1783

Details pursuant to condition 44 of planning permission MC/11/2756 - Outline application with some matters reserved (appearance/landscaping/layout/scale) for a mixed use development comprising up to 179,297m² of floorspace, incorporating Employment Uses (B1 and B2), Residential (C3 - up to 950 units), Student Accommodation (Sui Generis), Hotels (C1), Leisure, Conference, Events and Education Facilities (D1 and D2), Retail Uses (A1-A5) including Superstore, an Energy Centre, Petrol Filling Station and associated open space, access, parking and infrastructure

Decision Discharge of Conditions

Decided 17 July, 2014

MC/11/2756

Outline application with some matters reserved (appearance/landscaping/layout/scale) for a mixed use development comprising up to 179,297m² of floorspace, incorporating Employment Uses (B1 and B2), Residential (C3 - up to 950 units), Student Accommodation (Sui Generis), Hotels (C1), Leisure, Conference, Events and Education Facilities (D1 and D2), Retail Uses (A1-A5) including Superstore, an Energy Centre, Petrol Filling Station and associated open space, access, parking and infrastructure

Decision Approval With Conditions

Decided 6 March, 2013

MC/11/1023

Town and Country Planning [Environmental Impact Assessment] [England and Wales] Regulations 1999 - request for a scoping

opinion for a mixed use development comprising of new employment accommodation (B1, B2 and B8); conference, leisure and university facilities (D1 and D2); residential accommodation comprising of apartments, family and affordable housing (C3); hotels (C1); retail floorspace including (A1, A2, A3, A4 and A5); associated open space, landscaping, car parking and infrastructure
Decision EIA Required
Decided 20 April, 2011

MC/17/2148

Landscaping to support a reserved matters application in respect of layout and landscaping for the public realm works around the proposed Phase 1 and Phase 2 residential developments. The proposed landscape scheme will deliver the following:

- Main street completion;
- First portion of the waterfront promenade;
- Provision of the east-west link;
- Public open greenspace; and
- Temporary car park.

The public realm works include the following:

- Road carriageway;
- Footpaths and crossings;
- On-street parking;
- Temporary car park area;
- Stepped waterfront promenade; and
- Hard and soft landscaping.

Decision: approval

Decided: November 2017.

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.

No objections have been received from residents

Natural England objects on the basis of that the proposal makes no provision for mitigations to SAMMS and SPA RAMSAR. If the Council have resolved to grant planning permission then Natural England are to be given 21 days notice before any decision is issued.

Southern Water has written advising that it has no comments.

Environment Agency are satisfied at this stage that the proposed development could be allowed in principle, however the applicant will need to provide further information relating to the proposals to an acceptable standard to ensure that the proposed development can go ahead without posing an unacceptable flood risk.

Highways Agency has written advising that it has no objection.

Kent Police advise that the proposal meets the requirements of Secured by Design.

Historic England has written advising that it has no comments.

KCC Ecology has advised that SAMMS and SPA RAMSAR mitigation required.

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

Principle

The principle of residential development of the application site has already been established through the granting of planning permission for the wider Chatham Waters site.

This section sets out the detail of the submitted reserved matters, assesses them against the relevant parameters and planning conditions associated with the outline planning permission and compliance with local and national planning policies and guidance.

Reserved matters

The application seeks approval of reserved matters details for the development of a 193 unit C3 apartment scheme (part 7, part 8 storeys) in the form of a single building, including 1,074sqm ground floor retail and leisure floorspace, parking, landscaping and associated works.

In accordance with conditions 3 and 6 of the outline planning permission, the reserved matters application has been prepared in accordance with the SDF. The SDF was first approved as part of the reserved matters application for the Asda superstore. This document was updated in May 2017 (as part of the reserved matters application for the X1 scheme) and subsequently in March 2018 to support this application.

Condition 63 (Energy Centre) does not apply to this phase of the development. In addition, standards relating to condition 22 (Life Time Home Standards) and condition 38 (Code for Sustainable Homes) have been withdrawn and no longer apply to new developments and thus there is no requirement for this application to demonstrate compliance.

The matters requiring approval are appearance, landscaping, layout and scale. Taking each matter in turn:

Appearance

The building is U-shaped in form and formed of two blocks of residential accommodation linked by a single storey podium level along the promenade frontage that contains the retail and leisure space. The southern block is to be 7 storeys high and the taller block to the north is to be 8 storeys.

The external design has been used to enhance the building's geometry and create sub elements by use of colour and texture. The building will embody a well-considered and high quality architectural approach that responds well to its context and will form a key part of the ongoing development and success of Chatham Waters.

The proposed development is considered to be of a high-quality design and make use of appropriate materials which make a positive contribution to the character and appearance of the immediate vicinity of the site and the skyline of the local area.

In accordance with condition 10, the application is accompanied by an appropriate set of architectural drawings (including elevations and sections) to demonstrate the quality of the proposed development in sufficient detail.

In accordance with condition 11, this application is accompanied by a suite of accurate visual renditions in the form of an updated Townscape & Visual Impact Assessment (TVIA). The TVIA shows views of the proposed development from identified key vistas.

It is considered that the scale of the proposed development is acceptable and will respect and enhance the character and appearance of the wider townscape.

Landscaping

The landscaping scheme complements both the site itself and the public realm works to create an attractive environment. As required by condition 12, this scheme sets out details of hard and soft landscaping works and typical landscaping treatment including areas of landscaping in and around the building/car parking areas where practicable.

A podium garden area will be provided above the ground floor retail and leisure units overlooking the waterfront promenade and will be accessible by residents of both the north and south apartment blocks. This location will benefit from views of the high-quality waterfront public realm which will envelope the site. It is considered that the podium garden will make a positive contribution to amenity.

Layout

Condition 6 of the outline planning permission requires the reserved matters details to be in accordance with the approved SDF. The Spatial Design Framework has been updated to ensure the Framework accurately reflects this application. The principles set out in the

second iteration of the SDF (Revision B May 2017) remain relevant and are unchanged as part of the current (third) update.

The general layout of the proposed development follows the principles of the illustrative masterplan with linear fingers of accommodation perpendicular to the waterfront. Furthermore, the building footprint of the proposed development remains unchanged from the previous SDF iteration.

The only changes made comprise a series of minor amendments to capture the detailed design of the public realm, namely:

- Entrance along South Side Three Road has been refined;
- Vehicular access of the Main Street co-ordinated with detailed architectural layouts;
- Additional crossing point added across South Side Three Road;
- Refinement of the proposed on-site courtyard parking of the application site; and
- Refinement of the roof garden space of the application site.

These changes have been submitted in the most recent iteration of the SDF.

Compliance with outline parameters and conditions

The proposed site layout has been designed to reflect the requirements of residential uses whilst ensuring the parameters set out by the outline permission are complied with, namely the permitted use classes and quantum of residential units and retail and leisure floorspace. The proposed layout falls with these parameters and has been designed to maximise the potential amenity space and retail and leisure floorspace on this part of the site whilst providing sufficient servicing and car parking to allow the various uses to operate effectively.

The SDF states that activation of the waterfronts is key to creating successful places. The Retail and leisure uses at ground floor level will activate streets and lead to a vibrant mixed-use community. The proposed retail and leisure uses at ground floor level will provide definition to the waterfront promenade and the opportunity for activity to spill out onto the public realm and in doing so contribute to an active frontage.

In accordance with conditions 54 and 55 of the outline consent, the proposed quantum of floorspace ensures that (other than the retail foodstore) the total retail floorspace across the masterplan area is less than 2,500sqm and the division of this floorspace ensures that no single A1 retail unit will be greater than 450sqm.

Conformity with design and amenity guidance

The SDF states that careful consideration of the residential design has been given to deliver a sophisticated residential community. Apartment types, orientation and massing have been carefully considered to maximise waterside views and daylight.

The proposed orientation maximises resident's views to the west across the water whilst

maintaining good levels of natural daylight.

As required by condition 23, all applications for reserved matters approval are required to include a statement detailing how the development meets the requirements of 'Secured by Design'. This has been done and the Police have confirmed agreement. Condition 24 requires all applications for reserved matters to be accompanied by an assessment of the proposals against the Building for Life Standards or any equivalent assessment. Again this has been done. In addition, as required by condition 25, all applications for reserved matters approval for residential development must accord with the Medway Housing Design Standards (2011) or any subsequent revision to that document. The development meets the required internal space standards and provides for appropriate external space either by way of balcony or the landscaped podium. As required by condition 26, a Daylight / Sunlight Assessment has been submitted, which shows the design of the development have maximised the amount of daylight available, the amenity value of the views and the penetration of daylight into each apartment. The level of daylight provided is significantly in excess of levels which would be expected in similarly dense urban development.

Design Review Panel

As required by condition 8 of the outline planning permission, each phase or sub-phase of development which comes forward (in excess of 750sqm in footprint) is subject to review from an independent body to review scheme design. While the scheme accords with the SDF, the original outline and subsequent phases, including the adjacent X1 scheme have been subject to design review. Members will recall that the original proposal for a Marston's pub on the site where the UTC now sits was refused on design grounds, following consideration by the design panel and this Committee and then dismissed on appeal. The UTC then came forward and is of a much more appropriate scale for that location while Marston's have come forward with a vastly improved design but of a scale more appropriate to the location where it has now been approved and built. The comments of the panel are not binding on the Planning Committee but are meant to be helpful to both the applicants in terms of finalising design and Committee consideration of the design aspects of the proposal.

In this respect the panel are supportive of the height and orientation of the proposal and the way it addresses the dock, but made some suggestions where they felt the scheme could be improved. These were considered by the applicants and the suggestions and applicant response are set out below.

DSE Comment	Developers response	Change
Not enough communal space considering the proposal is PRS	Concierge facilities plus shared roof top garden	None
Architecture could be anywhere	Disagree. Design takes cues from maritime location and complements	None

	the approved X1 scheme adjoining the site	
Number of units accessed from a single core is excessive	Single core required as part of the PRS economic model. Two lift provided	None, several examples of approved single core PRS developments provided.
Less parking would be supported	Noted. Parking in line with previous approved parking strategy	None.
Should have housing and more activity at ground floor	Need to avoid flood risk at ground floor. PRS model does not include ground floor residential. Communal entrances and ground floor retail units are proposed at ground floor.	None.

On the basis of the general support for the proposal and consideration of the applicant's responses to the suggestions, it is considered that the scheme has been well designed and should be supported.

Access, parking and servicing

Vehicular access is taken from the south and east of the site. These two access points link to Pier Road to the south (via the roundabout) which, amongst others, provides connections to the nearby Asda superstore and the centres of Chatham and Gillingham.

Pedestrian access is provided on all sides of the building. The main building entrance is located on the south elevation with direct access to the central and undercroft parking areas provided from the ground floor areas.

External parking for residents runs along the south and east boundaries whilst within the building footprint, parking is provided in the central 'courtyard' area and undercroft parking. In total, there will be 117 parking spaces provided on site, with the remaining 76 spaces provided in the temporary car park immediately east of the site. This ensures that parking has been provided on a 1:1 basis. This exceeds the suggestions of the design panel, but reflects the Committee's consideration of the X1 scheme and it is in line with accepted parking standards for the development as a whole and the adjoining Victory Pier Scheme. A condition is recommended to ensure the parking, both on and off-site – is provided and retained for its agreed purpose. Cycle parking is also provided on a 1:1 basis with secured cycle parking/storage located on the ground floor, towards the southern elevation.

As required by condition 67, full details of refuse collection and servicing are set out in the Waste Management Strategy. Vehicle tracking plans appended to the submitted Access & Parking Strategy confirm that a maximum legal articulated vehicle can sufficiently

manoeuvre in and out of the site. The vehicle tracking plans also confirm that vehicles can sufficiently access/egress the site and manoeuvre within the internal courtyard.

Scale

The proposed development will sit in the south west corner of the Chatham Waters site and the majority of the site will be covered by the building, parking and areas of hardstanding.

The proposed part 7, part 8 storey building falls within the consented parameters which permits a maximum of 16 storeys in this part of the masterplan area. It also complies with the consented Use Zoning Plan which permits only A1/A2/A3/A4/A5, C1/C3 and D1/D2 (student accommodation only) uses in this part of the masterplan area. Furthermore, the quantum of residential units and retail and leisure floorspace falls within the parameters of development required by condition 7 of the approved outline planning consent.

Energy and sustainability

As required by condition 37, an Energy Strategy Statement has been submitted with this application. The Statement concludes the following:

'Where appropriate the development will call on Low or Zero Carbon Technology and/or renewable fuel systems and shall be constructed to maximise passive methods to condition the buildings thermal and visual environment. These technologies will provide the requirement to achieve the 20% reduction in carbon emissions over Part 2002 edition. By utilising these technologies and achieving compliance with the current 2013 edition of the Building Regulations Part L, the buildings carbon emissions will have reduced by a minimum of 46% from the 2002 regulations.'

The Statement concludes that, through a minimum 46% reduction in the building's carbon emissions, this is well in excess of the 20% carbon emission reduction target set out in the Medway Local Plan and thus accords with condition 37 of the outline permission.

Telecommunications

Condition 69 requires all reserved matters applications to be accompanied by a telecommunications strategy to demonstrate that such equipment is an integral part of the design of the development. These details confirm that the proposed development will be an extension to the proposed site-wide telecommunication network which will serve the serve Chatham Waters.

Ecology

The outline planning application was supported by a full EIA which included in depth ecology work. Since this work has been undertaken the site has been cleared and therefore the position, in terms of ecology, remains the same.

Details of the proposed soft landscaping scheme, including planting species, are set out in the Design & Access Statement and in the landscaping scheme. These details demonstrate that the species have been selected to maximise biodiversity and habitat creation. While the proposed public realm is not considered a suitable location for new bat roosting opportunities, wider ecology strategies across the site as a whole are contained within the SDF.

Bird Mitigation

As the application site is within 6km of the North Kent Marshes SPA/Ramsar 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)/Ramsar sites from recreational disturbance on the over-wintering bird interest. Natural England and KCC Ecology have advised that an appropriate tariff of £239.61 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. Given Natural England's specific objection, should the Committee resolve to grant planning permission, Natural England will be given 21 days notice of that resolution, before a decision notice is issued.

The Applicants rightly contend that the matter of impact on ecology was fully considered at the time of the outline planning permission, which granted consent for significant residential development at this site. This application is for reserved matters pursuant to that outline permission and therefore there is no requirement for the contribution.

Conclusions and Reasons for Recommendation

The proposed reserved matters have been carefully designed to fully accord with the parameters of the outline planning permission and the SDF. The design of the proposed development will ensure a high-quality residential development with ancillary ground floor retail and leisure space is delivered at Chatham Waters, setting the tone for future development. The proposal therefore accords with the aims of Policies S1, S2, S4, BNE1, BNE2, BNE6, BNE8, H4, H5, T1, T2, T4, and T13 of the Medway Plan 2003 and accords with the aims of Sections 6 and 7 of the NPPF 2012.

The application would normally be determined under delegated powers but is being reported to Committee for consideration at the request of members following consideration of the outline application and reflecting the scale and sensitivity of the development which is most appropriately determined by Committee.

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://publicaccess1.medway.gov.uk/online-applications/>