

MC/18/0702

Date Received: 2 March 2018

Location: Land South Of Stoke Road Hoo St Werburgh Kent

Proposal: Application for approval of reserved matters being appearance, landscaping, layout and scale pursuant to planning permission MC/16/2837 - outline planning application with some matters reserved for up to 127 dwellings

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Ward: Peninsula Ward

Case Officer: Hannah Gunner

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Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 4th July 2018.

Recommendation - Approval with 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:

Drawing numbers: 6534/05 rev D, 6534/06 rev C, 6534/07 rev C 6534/10 rev B, 6534/13 rev B, 6534/14, rev B, 6534/15 rev B, 6534/16 rev B, 6534/18 rev B, 6534/19 rev B, 6534/20 rev B, 6534/21 rev B, 6534/22 rev B, 6534/23 rev B, 6534/24 rev B, 6534/25 rev C, 6534/26 rev B, 6534/27, 6534/30 rev B, 6534/32 rev A, 6534/50 rev B, 6534/51 rev B, 6534/52 rev B, 6534/53 rev B, 3434_101 rev E, 3434_102 rev E, 3434_103 rev E, 3434_104 rev E, 3434_105 rev A, 3434_106 rev

F, 3434_107 rev F, 3434_108 rev D, 3434_109 rev D, 3434_110 rev B, 3434_113, 9917-KC-XX—YTREE-TCP01 rev 0, 9917-KC-XX-YTREE-TPP02 rev 0, 4691-1505 rev P3, 4691-1506 rev P3 and 4691-1507 rev P4 received 2 March 2018; 6534/01 rev M, 6534/03, rev G, 6534/04 rev G, 6534/11 rec C, 6534/17 rev C, 6534/31 rev B, 6534/70, 6534/71 and 6534/72 received 18 May 2018; 6534/02 rev L received 8 June 2018 and 3434_105 rev A received 11 June 2018

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

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification) no development shall be carried out within Schedule 2, Part 1, Class B on plots 41 and 42 ONLY; of that Order unless planning permission has been granted on an application relating thereto.

Reason: To enable the Local Planning Authority to control such development in the interests of visual and neighbouring amenity in accordance with Policies BNE1 and BNE2 of the Medway Local Plan 2003.

- 4 Prior to the first occupation of any part of the development herein approved, a landscape management plan, shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas (except for small, privately owned, domestic gardens) for a minimum period of five years and arrangements for implementation. The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure a satisfactory external appearance and provision for landscaping in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

- 5 Prior to the commencement of the landscaping scheme throughout the site, details of the grass and wildflower mixes that are to be used shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and provision for landscaping in accordance with Policies BNE1 and BNE6 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

Application for approval of reserved matters being appearance, landscaping, layout and scale pursuant to planning permission MC/16/2837 – outline planning application with some matters reserved for up to 127 dwellings.

The proposal is made up of 4 x 1 bed flats, 20 x 2 bed houses, 63 x 3 bed houses and 40 x 4 bed houses. Of these units 32 are to be affordable homes.

The proposal incorporates a mix of house styles and sizes with variations in roof heights as well. In total there are 11 different house styles/types included in the scheme. The breakdown is as follows:

1BF	(1 bed, 2 person)	4 units - affordable
PA25	(2 bed, 3 person)	8 units
NA22	(2 bed, 4 person)	12 units - affordable
NT31	(3 bed, 4 person)	9 units
NA31	(3 bed, 4 person)	9 units
NA32	(3 bed, 4 person)	29 units
NB33	(3 bed, 5 person)	16 units - affordable
NT40	(4 bed, 5 person)	10 units
NT41	(4 bed, 5 person)	10 units
NT42	(4 bed, 5 person)	9 units
NA44	(4 bed, 6 person)	11 units
TOTAL		127 units

The houses are set out within the northern 2/3 of the site with the main entrance forming a wider main street into the scheme. Off this main street is a loop road with smaller turnings off it which lead to and form smaller enclaves of houses.

Within the housing area there are to be avenues of green routes that run through the site. The main street is tree lined on one side to provide an avenue feel with further green routes running from this main street down toward the open space. A LEAP is provided within the heart of the development which is to be formed of mainly timber play equipment.

Parking is provided for each of the proposed dwellings as well as there being an additional 43 spaces available for visitor use spread throughout the site.

Site Area/Density

OVERALL SITE

Site Area: 8.26 hectares (20.41 acres)

Site Density: 15.38 dph (6.22 dpa)

DEVELOPED AREA

Site Area: 3.53 hectares (8.72 acres)

Site Density: 35.98 dph (14.56 dpa)

Relevant Planning History

MC/16/2120 Screening Opinion under Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (as amended) for the construction of a residential redevelopment

Decision: EIA Not Required

Date: 27 May 2016

MC/16/2837 Outline planning application with some matters reserved for up to 127 dwellings

Decision: Approved with Conditions (subject to S106)

Date: 13 February 2017

MC/18/0703 Details pursuant to conditions 5, 6, 7, 9, 10, 13 & 19 on planning permission MC/16/2837 for outline planning application with some matters reserved (appearance, landscaping, layout and scale) for up to 127 dwellings

Decision: Pending Consideration

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 and Natural England have also been consulted.

7 letters have been received raising the following objections:

- This proposal brings an extra burden on the area
- This will put pressure on the sewerage system
- Public Transport here is insufficient
- There is insufficient retail to meet the needs of people living on the peninsular
- The water brook in the field is to be filled in (in part). Where is this going?
- The southern area is in the flood plain
- Given that some of the proposed houses will back onto existing properties it should have restrictions in place in relation to permitted development to avoid

dormers being formed in the roof which could overlook and impact privacy of neighbours.

The Environment Agency had no comment to make and Natural England have reiterated that the comments made in relation to the outline application applies equally here.

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

An application under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 was made for a screening opinion in relation to the construction of a residential development. It was concluded that an EIA was not required as the proposed development had been assessed against the criteria in Schedule 2 and 3 of the above regulations. The full findings of this are available to view within the case officer report and the decision notice for this submission (Ref no: MC/16/2120)

The site was originally subject to an outline application also in 2016. This was for: 'Outline planning application with some matters reserved for up to 127 dwellings.'

Since this original application discussion has taken place in relation to the details that needed to come through in the reserved matters application. This is now the subject of this application, and includes appearance, landscaping, layout and scale.

Principle

The principle of this application was considered in full at the outline application stage and it was concluded that this application was acceptable.

Overall it was considered that the development of the site is in principle acceptable in sustainability terms given the definition in the NPPF, the lack of a 5 year housing land supply and the balance of the relevant issues taking into account recent appeal decisions in Medway and the location of this site on the edge of the village but in close proximity to the village centre.

It was also considered that the development can be accommodated within the local landscape with limited adverse impact upon the wider landscape character and visual resources.

In relation to a few of the objections raised by neighbouring residents, it should be noted that the issues relating to the impact to the area, loss of open space and pressures on infrastructure were all considered at this outline stage and were felt to be acceptable.

The reserved matters are the main consideration here which will relate to the design, scale, layout and landscaping. These are dealt with accordingly below.

Design

This proposed scheme consists of a mix of 1, 2, 3 and 4 bed flatted, terrace, semi-detached and detached homes. This variety of provision means that the design and layout of the scheme is varied also. The whole scheme consists of 2 and 2.5 storey development which is considered to be in keeping with the wider surrounding area of Hoo St Werburgh.

The scheme is designed so that there are 3 different character areas, each created through consistent use of a selective pallet of materials. Each area is characterised in the following way:

AREA 1 summary - Predominately terraced and smaller semi-detached units, with a more formal layout along the main entrance street. Materials include buff brick and black boarding, with either red or grey roof tiles. This will contain sub-sections within it, being defined partially by roof colour, and also containing a small area with red brick dressing to the buff brick facades, as well as a specific area around the central play area.

Area 1 forms the main entrance into the site and as such has been designed to have a feel of openness from the Stoke Road junction. The road is only developed on one side of the road (the west) at the entrance, leaving open space between the entrance and the existing public right of way to the east. The road is to be tree lined on one side with the houses on this side of the road being set back and separated by a grass verge. It is considered that the layout is well structured and allows for views through the site from the first moment you enter off Stoke Road.

In terms of the housing within this first character area, the houses are all in a buff brick or buff brick with red brick dressing (apart from plots 1, 2 and 3 as you enter the site). Roof tiles are to be either orange or grey and any houses that are wrapped in cladding within this area are wrapped in a black colour boarding. The colour pallet is kept simple and differs from the other two areas. In terms of house sizes, this area is predominantly 2 and 3 bed houses, although there are 4 bed properties scattered through this section also. This section also includes 12 of the 32 affordable units, which are set out throughout a variety of house types and sizes (all 3 bed units).

The LEAP is located within this character area also. This is set out in more detail within the 'open space and play space provision' section.

It is considered that the general design of the houses and layout here are acceptable and the detailed design is also varied enough to provide a mixed street scene.

AREA 2 summary - Predominately terrace and smaller semi-detached units, maintaining some of the formality of character area 1, but with secondary streets and shared surface areas. Materials include red and red-brown bricks with grey colour boarding and brown roof tiles.

Area 2 is a 'buffer' between the properties and character at the entrance and along the main avenue and the less regular layout of the properties in area 3. This area has less public open space within it with any green space being within the front garden boundaries of individual properties.

The character of this area is characterised by the brown roof tiles and the mix of red or red and brown brick facades. The boarding that is to be featured on some of the houses here is to be grey in colour. This differs from the materials within the first character area whilst still being within a related palette to ensure that they contrast whilst appearing different.

20 of the 32 affordable homes are within character area 2 and consist of the 4 x 1 bed flats, 12 x 2 bed houses and 4 x 3 bed houses.

AREA 3 summary - Mostly larger detached units with a less regular layout, overlooking the larger area of open space and wider countryside, including the eastern site boundary. Roof forms will vary and the use of hips, and barn-hips will break up the rhythm along with the introduction of chimneys. Cottage style windows and front doors, along with variations on entrance canopies will also help differentiate this area from areas 1 & 2. Materials include red and red-brown brick, along with tile hanging, set below red or brown roof tiles.

This area of the proposal is predominantly made up of 4 bed houses. There are only 2 x 3 bed houses within this part of the scheme. Every house within this area is a detached property with all of them facing outward toward the proposed country park or existing public right of way. This element of the scheme has been designed to avoid high walls or fences abutting the public spaces so that the public spaces feel safer and the built form flows into the open spaces without conflict.

The materials palette here consists of a mix of red or red and red and brown brick housing with either orange or brown roof tiles. Any façade treatment in this area is shown to be hanging tile as opposed to boarding, which is proposed in the other two areas.

As stated in the summary, the focus on the design of this character area was to achieve a harmonious contrast between the built and open form. It was viewed important that the houses along this edge adopt a rural attitude to soften the way in which they meet with the open space that is to be provided. As a result there is a variety of houses provided here which whilst comprise a limited number of house types, are all different in many other ways including roof types, porch/canopy treatments, inclusions of gablets above first floor windows, bay window features and chimneys. In adopting this approach it ensures

that the appearance of the development from the countryside looks in keeping with the countryside edge and has the rural landscape as its major influencer. The lack of rear garden boundary treatments facing the open space helps to create this and really assists in a simple and acceptable transition.

In conclusion, it is considered that each of the character areas have a distinctive look using a different palette and variation of materials to achieve this. As a result the scheme is considered to comply with Policies S4, BNE1 and H10 of the Local Plan and Paragraphs 17, 50, 52, 56, 57, 63, 69, 70, 73 and 75 of the NPPF.

Landscaping

As shown and indicated on the outline permission for this site, there is a substantial amount of open space that forms part of this proposal (1.78 hectares of amenity green space and 2.36 hectares of parks and gardens). The public realm that is to be provided is to be of high quality, usable space with footpaths, woodland, meadow grasslands and amenity grassland (for recreational use) which will be available to not just residents of this proposal but for the general public to use.

It is proposed that within the large expanse of public open space there is to be a network of footpaths that equates to approximately 1.6km of mown and hard surfaced paths to encourage exercise on varying levels.

The planting that is proposed is shown to be varied yet native to the area and will be in keeping with the wider area. It is considered that within the landscaping scheme that has been proposed, the hard landscaping materials have also been carefully considered and selected to define the different areas well. This includes the colour tones that have been used, the knee rails and the post and rail fencing that is shown on the countryside edge.

There is a need for a Landscape Management Plan to be agreed and implemented to ensure that this open space continues to be a positive contributor to this overall scheme and to ensure that it will be an inviting space for people to use. The grass and wildflower mixes have also not been detailed at this stage and will need to be agreed prior to the landscaping being commenced.

Of the proposed landscaping details the only matter that needs to be looked at by the applicants further relates to the proposed *Fagus Sylvatica* (Beech), *Fagus Sylvatica* 'Purpurea' (Copper Beech) and *Betula Pendula* (Silver Birch) which are currently shown to be planted in low lying flood zone areas. It is considered that they are unlikely to grow in such conditions. This is conditioned to address this point.

Overall, the landscape proposals are generally satisfactory and well considered and there are no objections or concerns in relation to principle of this matter. They are considered to comply with Policy BNE6 of the Local Plan and Paragraphs 57 and 63 of the NPPF.

Open Space and play space provision

Within Character Area 1 is the proposed LEAP. This is proposed as a new natural play area which has been placed within the heart of the development and will be available for use by not only the new residents but by the wider community also. The LEAP is to be a 400m² space with 6 different types of play equipment within it as well as sleeper steps, landscaping and planting, glacial boulders and timber benches.

Amenity

The main issues for consideration relate to the amenity of the future occupiers as well as the amenity of the existing neighbouring occupants.

In terms of the future occupants, the dwellings that are proposed are considered to comply with National Housing standards in terms of the overall units sizes and the size of the bedrooms that are being provided.

<i>House Type</i>	<i>No of Bedrooms/ People</i>	<i>Overall floor area (m²)</i>	<i>Min floor area required (m²)</i>	<i>Bed 1 (m²)</i>	<i>Bed 2 (m²)</i>	<i>Bed 3 (m²)</i>	<i>Bed 4 (m²)</i>
1BF	1 bed, 2 person	51.20	50.00	12.10	-	-	-
PA25	2 bed, 3 person	62.80	70.00	12.20	9.10	-	-
NA22	2 bed, 4 person	79.00	79.00	13.90	13.00	-	-
NT31	3 bed, 4 person	94.00	84.00	16.90	9.30	7.90	-
NA31	3 bed, 4 person	89.02	84.00	14.50	8.80	8.50	-
NA32	3 bed, 4 person	89.02	84.00	14.90	8.80	8.10	-
NB33	3 bed, 5 person	99.00	93.00	23.40	12.10	7.70	-
NT40	4 bed, 5 person	113.90	97.00	15.40	10.70	7.60	7.50
NT41	4 bed, 5 person	113.90	97.00	15.40	10.70	7.60	7.50
NT42	4 bed, 5 person	107.40	97.00	14.40	9.30	8.70	8.70
NA44	4 bed, 6 person	127.07	106.00	16.60	11.90	9.80	10.00

As can be seen in the table above, all of the proposed units comply with National Housing standards and have rooms that also comply with the minimum room size requirements also. It is therefore considered that the dwellings that are being provided are all of a good standard in terms of size and provide a good quality of home.

In terms of amenity space, each of the houses has a private garden space attached to it. The size of the gardens does vary, however the minimum garden depth is approximately 9-9.5m deep. The minimum back to back distance of the closest houses measures at 20.5m. This is between plot 41m and existing properties in Butt Haw Close. Within the site, the closest back to back distance is 22m. In terms of back to flank distances, the closest properties are 10m apart (from back to flank of single storey garage) and 13.5m from the flank of the main house. These distances are considered to be acceptable and

as a result the amenity spaces provided for the proposed houses are all considered to be sufficiently private and of an acceptable size.

The flats that are proposed are located in the north west corner of the site and whilst having a shared amenity space at the rear, they are also considered to be close to the 'country park' open space (only 60m or so away). Considering these flats are only 1 bed and therefore not 'family' units, this amenity provision/access is considered to be suitable.

Overall, the amenity of the future occupiers is considered to be acceptable and it is considered that the unit sizes and amenity spaces allow for the occupants to have a good quality of privacy and are not in cramped accommodation. These elements therefore comply with Policies BNE1 and BNE2 of the Medway Local Plan 2003 as well as Paragraphs 17, 50, 58, 60, 69 and 70 of the National Planning Policy Framework 2012.

In terms of neighbouring amenity, the principle of these houses have already been debated and agreed during the outline planning application however the impact of the specific houses on the existing residents of Hoo can now be looked at in more detail given the layout is now set out. Overall, the distance of any of these proposed houses on the existing neighbouring houses is quite considerable with the back to back distances from houses on Stoke Road being approximately 40-45m away. The closest existing residents would be 32-37 Butt Haw Close which would be only 20.5m away, in places.

Two of the objections that have been received are from two of the houses here requesting that a restriction is placed on the proposed houses here to ensure that dormers are not able to be inserted under permitted development rights which could result in the loss of privacy to their existing gardens. No objection is raised regarding the housing in general, just in relation to intensification of use at a later stage. The request (for plots 41 and 42 only) is considered to be reasonable as it would only result in 2 units being restricted and would ensure that the existing privacy that is enjoyed at the houses in Butt Haw Close remains and is protected in the future. Policy BNE2 of the Local Plan and Paragraphs 17, 58, 61, 69 and 70 of the NPPF therefore apply here and are complied with.

Highways, Parking and Cycle Storage

Access, traffic impact, trip generation and sustainable travel to this site were all reviewed and agreed at the outline application stage. All of these aspects have been deemed suitable. The reserved matters for consideration therefore details the proposed road layout and parking as the main issues.

A total of 250 allocated parking spaces are proposed to be provided within this scheme, with each of the houses having 2 allocated spaces within the curtilage of the house and the 4 x 1 bed flats are to have 1 space each. In addition to this, there are an additional 43 spaces spread throughout the whole site that are to be allocated for visitor use.

Not included within the 2 cars per house allocation are a further 88 garages, which although do not meet the Medway Council Residential Parking Standards (which are

required to be a minimum of 7m x 3m) are still considered to be usable parking spaces if required. The garages that are proposed are all to be 6m x 3.5m so could be considered both valuable as additional parking or as storage/utility space.

It is considered that this scheme exceeds the Council's minimum parking standards and will make sufficient provision for visitors and overflow parking also. It should be noted that the scheme also provides a total of 254 cycle spaces throughout the development which are to serve the residential properties. This is also in excess of the minimum requirements and will help to promote sustainable modes of transport for users/occupants.

It is therefore considered that the overall provision for car parking is satisfactory, and no objection is raised in respect of Policy T13 of the Local Plan.

Waste and Refuse Storage

Every dwelling/plot has a designated space for waste in the form of a dedicated hardstanding within the rear garden. As with most residential properties, the occupants will be expected to present the waste to the kerbside of collection day. This arrangement is considered to be suitable.

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

The applicants have agreed to pay this tariff and this was incorporated within the S106 agreement that is agreed for this proposal. No objection is therefore raised under Paragraphs 109 and 118 of the NPPF and Policies S6 and BNE35 of the Local Plan.

Other Matters

Some of the neighbour objection has mentioned that there may be Japanese Knotweed on site. Whilst not a planning matter it should be noted that the knotweed is present on an adjacent site and not on this one. The neighbouring site owner is managing this issue but Taylor Wimpey have confirmed that they also have a management plan in place for their site which will be given to contractors so that they are aware of its presence. No works are to be undertaken within a 5m radius of the knotweed, unless agreed by Taylor Wimpey.

S106 Matters

The S106 in relation to this scheme was agreed at Outline Application stage. There is no further contribution required in relation to this scheme.

Local Finance Considerations

There are none considered relevant to this application.

Conclusions and Reasons for Approval

The proposed development is considered to be acceptable in terms of design, scale, layout and landscaping. The relationship with the village of Hoo St Werburgh is acceptable, and results in a natural expansion of the village without having a material impact on the wider area. The open space provision with expansive public footpaths along with the retention of existing public rights of way enhances the leisure opportunities within the area and further details in relation to the way in which this is to be landscaped will further make improvements to the local landscape character.

Subject to the above conditions and adequate reserved matters submission addressing outstanding matters, the proposal is considered to comply with the provisions set out under Local Plan Policies S4, BNE1, BNE2, BNE6, H10 and T13, and the provisions set out within the National Planning Policy Framework.

The application would normally be determined under delegated powers but is being referred to Committee for determination due to the number of neighbour objection received.

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/>