

MC/18/2961

Date Received: 11 October 2018

Location: Land West Of Town Road Cliffe Woods Rochester Kent

Proposal: Construction of ninety-two residential dwellings comprising of thirteen 2-bedroomed, thirty-seven 3-bedroomed, thirty-one 4-bedroomed, three 5-bedroomed dwellings and four 1-bedroomed and four 2-bedroomed apartments (Class C3), provision of 737sqm of employment floorspace to include offices and a nursery (Classes B1 and D1) with associated access, parking, public open spaces (play area), landscaping, new vehicular/pedestrian access from Town Road, provision of a pedestrian crossing, associated drainage, pumping station and earthworks

Applicant Esquire Developments Ltd

Agent Miss Hardeep Hunjan The Observatory
Southfleet Road
Ebbsfleet
Dartford
DA10 0DF

Ward: Strood Rural Ward

Case Officer: Majid Harouni

Contact Number: 01634 331700

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 20th March 2019.

Recommendation - Approved Subject to:

- A. A Section 106 Agreement under the terms of the Town and Country Planning Act 1990 being entered into to secure the following developer's contributions:
 - i. A minimum of 25% (equal to 23) affordable dwelling houses.
 - ii. A contribution of £114,497.48 towards nursery school provision for one or more of Cliffe Woods Primary and/or St Helens at Cliffe.
 - iii. A contribution of £ 281,839.79 towards Primary school Hundred of Hoo Academy and /or a new free school in the area.

- iv. A contribution of £ 156,189.40 towards secondary school Hundred of Hoo Academy and /or a new free school in the area.
- v. A contribution of £ 21,857.36 towards new exercise studios for sports centre provision on Hoo Peninsula.
- vi. A contribution of £7,030.64 towards the provision of Youth Service to offer support for young people to access computer training for skill improvements which is vital to the youth community personal and social development and mental health.
- vii. A contribution of £56,768.60 towards support for the reconfiguration and equipping of premises that provide community health services, including but not limited to the Walter Brice Centre.
- viii. A contribution of £4,200 towards offsetting the increase footfall impact on the Public Rights of Way RS42 which is a popular path to the east of Cliffe Woods.
- ix. A contribution of £14,384.2 towards Waste and recycling to provide household containers for the collection of Recycling – use once bags and 240ltr wheeled brown bins to each property for the collection of food and garden waste.
- x. A contribution of £229,055.16 investment to improve open space facilities within the vicinity of the development including:

Cliffe Woods Recreation Ground, improve allotment provision in Cliffe Woods and improving sports provision in the area. Improvements to village community centre. As well as Great Lines Heritage Park to enhance open space facilities.
- xi. A contribution of £132,660.00 for a period of 5 years (equal to £26,532.00/ annum) to improve the frequency of bus service no 133.
- xii. A contribution of £8,500.00 toward bus shelter improvement at Cliff Woods in View Road (Chatham bound).
- xiii. A contribution of £22,053.32 towards bird mitigation measures

B. And the following conditions:-

- 1 The development hereby permitted shall be begun before the expiration of two 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:

01, 02, 10 Rev K, 11 Rev D, 12 Rev D, 13 Rev C, 14 Rev E, 15 Rev E, 16 Rev B, 17 Rev B, 20, Rev C, 21 Rev C, 22 Rev C, 24 Rev E, 25 Rev F, 27 Rev F, 28 Rev F, 29 Rev F, 30 Rev F, 31 Rev G, 32 Rev E, 33 Rev G, 34 Rev G, 35 Rev G, 36 Rev F, 37 Rev F, 38 Rev F, 39 Rev D, 40 Rev D, 41 Rev D, 42 Rev C, 43 Rev E, 44 Rev E, 45 Rev E, 46 Rev B, 47 Rev D, 48 Rev C, 49 Rev C, 50 Rev A, /51 Rev A, 52 Rev A, Tree Protection measure Plan TPP01, Rev B, T04 Rev P Access Design ref 131183- H01 P4, Ho2 P3, Ho3 P3, T06 Rev P2, T07 Rev P2, T08 Rev P2, H-02 Rev P3 and H-03 Rev P3 received on 11/10/2018, 13/12/2018, 20/12/2018, 28/01/2019, 18/02/2019, 19/02/2019 and 21/02/2019.

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

- 3 No development above ground floor slab level of any part of the development hereby approved shall commence until a schedule/sample of the materials and finishes to be used in the construction of the external walls, roofs, windows, doors and guttering of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

- 4 No development above ground floor slab level of any part of the development hereby approved shall commence until full details of both hard and soft landscaping for the site have been submitted to and approved in writing by the Local Planning Authority. Soft landscaping details shall include planting plans that should include planting of native species that help to enhance biodiversity and habitat; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation programme. Development shall be carried out in accordance with the approved details. The scheme shall include full details of all proposed boundary treatments (as shown in the drawing 23486B Rev E), all boundary treatment shall be hedgehog friendly and shall be designed using the principles established in the Council's adopted Landscape Character Assessment. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of each dwelling house or flat block buildings or completion of the development, whichever is the earlier. Any trees or plants which within 5 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

- 5 Prior to the commencement of any development, the approved Tree Protection Measures as defined by drawing TPP01 Rev B in accordance with BS5837 (2012) "Trees in relation to Construction Recommendations" shall be erected before any equipment, machinery or materials are brought onto the site and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed nor fires lit, within any of the area protected in accordance with this condition. The siting of barriers/ground protection shall not be altered, nor ground level changed, nor excavations made within these area without the written consent of the Local Planning Authority.

Reason: To Safeguard existing trees to be retained and to ensure a satisfactory setting and external appearance to the development in compliance with Policy BNE 43 and NPPF.

- 6 No development above ground floor slab level of any part of the development hereby approved shall commence until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, and SuD's areas have been submitted to the Local Planning Authority for approval in writing. The landscape and Sud's management plan shall be carried out as approved.

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

- 7 Prior to the commencement of the development hereby permitted a construction and environmental management plan, that should details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority:
- i. the parking of vehicles of site operatives and visitors
 - ii. the routing of construction traffic throughout the construction process and the mechanism for securing adherence to approved routes.
 - iii. loading and unloading of plant and materials
 - iv. storage of plant and materials used in constructing the development the erection and maintenance of security fencing
 - v. wheel washing facilities including removal of mud from the highway
 - vi. measures to control the emission of dust and dirt during construction
 - vii. details of the construction hours and noise control
 - viii. a scheme for recycling/disposing of waste resulting from the construction works

The development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety and amenity of the area and in compliance with Policies BNE2 and T1 of Local Plan.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) (Order) 2015 as amended no development within Schedule 2, Part 1, Classes A, B, C, D, E and F shall be carried out without the permission of the Local Planning Authority.

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

- 9 Prior to the commencement of any development, details shall be submitted to, and approved in writing by, the Local Planning Authority showing the existing and proposed site levels and the finished floor /slab levels of the buildings hereby permitted. The development shall be carried out in strict accordance with the approved details.

Reason: In the interest of visual amenity of the surrounding properties and in compliance with Policy BNE2 of the Local Plan.

- 10 No development shall take place until a scheme showing details of the disposal of surface water, based on sustainable drainage principles, including details of the design, phasing (where appropriate) implementation, maintenance and management of the surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.
Those details shall include (if applicable):
- i. a timetable for its implementation, and
 - ii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

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

- 11 Prior to occupation of the development, a signed verification report carried out by a qualified drainage engineer (or equivalent) must be submitted to and approved by the Local Planning Authority to confirm that the Sustainable Drainage System has been constructed as per the agreed scheme and plans.

Reason: This condition is sought in accordance with paragraph 163 of the NPPF to ensure that suitable surface water drainage scheme is designed and fully implemented so as to not increase flood risk onsite or elsewhere.

- 12 Prior to the commencement of any development details of ditch improvement/formalising works are to be submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority.

Reason: To ensure appropriate ditch formalising works are undertaken.

- 13 No development shall commence on site until blockages to the culvert at Buckland Road have been fully cleared and removed from the ditch to the satisfaction of the Local Planning Authority.

Reason: To ensure suitability of the downstream drainage system.

- 14 Prior to works commencing (including vegetation clearance) a detailed reptile mitigation strategy shall be submitted to and approved in writing by the LPA. The reptile mitigation strategy shall include the following:

- Walk over survey of the donor and receptor site
- Updated reptile surveys (if required)
- Over view of the proposed mitigation
- Map of the receptor site
- Details of any enhancements required to be incorporated in to the receptor site
- Methodology to implement the mitigation
- Timings of the proposed works
- Details of who will be implementing the works.
- No site clearance or construction works shall commence on site prior to the reptile translocation exercise.

The works must be carried out as detailed within the approved strategy and long term management of the receptor site.

Reason: In the interests or protection of wildlife and protected species and in compliance with Policies BNE37 and BNE39 of the Local Plan.

- 15 Within 3 months of works commencing on site a woodland creation and management plan for the proposed woodland compensation must be submitted to and approved in writing by LPA ; The plan must include the following:
Plan clearly showing the following:

- Woodland compensation area
- Woodland management Area
- Method statement for the creation and establishment of the woodland area
- Aims and objectives of the management plan over the next 25 years
- Management prescriptions for the management of the woodland (both existing and created)
- Details of on-going monitoring

The plan must be implemented as approved.

Reason: In the interest of maintenance and long term protection of local wildlife habitat and biodiversity and in compliance with Policies BNE37 and BNE39 of the local plan.

- 16 No tree felling/vegetation clearance works, or other works that may affect nesting birds, shall take place between 1 March and 31 August inclusive. In the event that works are required to be carried out during the nesting period, a prior survey to establish the absence/presence of nesting birds should be undertaken by an appropriately qualified ecologist. A report of the assessment, together with proposals for any required mitigation/ compensation shall be submitted to and approved in writing by the local planning authority prior to any works being undertaken. Thereafter, the works shall be carried out in accordance with any necessary mitigation/ compensation measures.

Reason: In the interests of wildlife habitats and in compliance with Policy BNE37 of the Local Plan.

- 17 No development above ground floor slab level of any part of the development hereby approved shall commence until details of the specification of bird and bat boxes on the buildings and their precise locations have been submitted to and approved in writing by the Local Planning Authority. The approved bird and bat boxes and position shall be erected/installed before the occupation of the individual buildings/dwelling houses are occupied and the boxes shall be retained in perpetuity.

Reason: In order to compensate for the present potential wild life and birds nest sites in accordance with Policy 37 of the Local Plan.

- 18 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

Reason: To safeguard the archaeological interest in the site in accordance with Policy BNE21 of the Medway Local Plan 2003

- 19 If, during development (including site clearance), contamination not previously identified, is found to be present on the development hereby permitted, then no further development shall be carried out until remediation works, in accordance with a Method Statement for remediation, including a timetable that has previously been submitted to and approved in writing by the local planning authority, have been completed and a verification report demonstrating completion of the works set out in the Method Statement has been submitted to and approved in writing by the local planning authority. The Method Statement shall detail how the unsuspected contamination shall be dealt with. The verification report demonstrating completion of the works set out in the Method Statement shall include results of any sampling and monitoring. It shall also include any plan for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the local planning authority.

Reason: In the interests of residential amenities of the future occupiers of the dwellings and occupiers of the surrounding properties and in compliance with Policy BNE2 of the Local Plan.

- 20 No dwelling or commercial building shall be occupied until that part of the estate road which provides access to it has been constructed in accordance with the approved plans.

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

- 21 Prior to first occupation of any of the commercial units or dwellings hereby permitted, visibility splays at the junctions of the application site with Town Road shall have been provided in accordance with the details provided in the Transport Assessment report . Once provided, the splays shall thereafter be retained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level.

Reason: In the interests of highway safety and in compliance with Policy T2 of Local Plan.

- 22 Prior to the first occupation of any of the dwelling houses or commercial units, details of the following mitigation measures, amongst other options to mitigate impacts on air quality shall be submitted to and approved in writing by the Local Planning Authority :

- All gas-fired boilers to meet a minimum standard of <40mgNO_x/kWh
- 1 Electric Vehicle rapid charge point per dwelling house(dwelling with dedicated parking) which shall include that the details of charging points for electric cars ensure that the accessible parking spaces have the wall mounted charging point.

The approved details shall be provided prior to the occupation of the dwellings or commercial units and subsequently retained for that purposes.

Reason: To mitigate the impact on air quality in compliance with Policy BNE24 of the Local Plan.

- 23 Prior to the first occupation of any of the dwelling houses hereby permitted details of information interpretation panel/scheme about the location and history of the Pillboxes just inside the western boundary of the application site (near plots 16 and 17) and a programme of maintenance in perpetuity of the interpretation panel shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out/implemented prior to the occupation of 70th dwelling and maintained in accordance with the scheme approved thereafter.

Reason: In the interest of retention and protection of the listed building and in compliance with Policy BNE18 of the Local Plan.

- 24 None of the dwellings or commercial units hereby permitted shall be occupied until the car parking, garaging and visitor spaces associated with that particular unit as shown on the drawing 23486B/12 Rev C have been constructed in accordance with the approved plans. The respective spaces shall thereafter be retained at all times for their designated purpose.

Reason: In the interests of residential amenities and highway safety and in compliance with Policies BNE2 and T13 of the Local Plan.

- 25 The commercial units (office and nursery buildings) hereby permitted shall only operate between the hours of 7am to 8pm Mondays to Fridays inclusive and between the hours of 7am to 6pm on Saturdays and none at all on Sundays and Public Holidays.

Reason: To ensure that the development does not prejudice the amenities of neighbouring property in accordance with Policy BNE2 of the Medway Local Plan 2003.

- 26 The construction of the commercial units (office and nursery buildings) shall commence prior to the occupation of the 50th dwelling and the commercial units shall be made available in their entirety (office and nursery buildings and associated car parking, bicycle sheds, refuse storage, lighting and car parking barriers and landscaping) prior to the occupation of the 75th dwelling.

Reason: In the interested of sustainability and to ensure that this mixed use development is delivered as proposed and in compliance with paragraphs 80 to 84 of the NPPF.

- 27 Prior to the installation of the children play area, details of play equipment and a scheme of maintenance in perpetuity shall be submitted to and approved in writing by the Local Planning Authority. The details should include the arrangements for its implementation. The children play area shall be laid out, surfaced, fenced, landscaped and completed with items of play equipment installed in accordance with the approved details and satisfaction of the Local Planning Authority prior to the occupation of the 40th dwelling house. The respective play area shall be maintained in accordance with the approved details thereafter.

Reason: To ensure that adequate provision is made for children's recreation in the interests of the occupiers of the new houses and to comply with Policy L4 of the Local Plan.

- 28 Prior to the first occupation of each individual dwelling or commercial units of the development hereby permitted, details of the refuse storage arrangements for that

building, including provision for the storage of recyclable materials, as shown in drawing 23486B/14 Rev E shall be submitted to and approved in writing by the Local Planning Authority. No building within the development shall be occupied until the approved refuse storage arrangements for each dwelling house and commercial unit are in place and all approved storage arrangements shall thereafter be retained.

Reason: In the interests of visual amenity and to ensure a satisfactory provision for refuse and recycling in accordance with Policy BNE2 of the Local Plan.

- 29 No development above ground floor slab level shall be carried out until details of an external lighting scheme for both residential and commercial sites comprising street lighting, lighting arrangement for the car park courts areas, central green walk and the play area, including its height, position, external appearance, any shielding, light intensity and spillage (such as light contour or lux level plans showing the existing and proposed levels), together with a report to demonstrate its effect on nearby residential properties and how this effect has been minimised shall be submitted to and approved in writing by the Local Planning Authority. The proposed lighting scheme shall be bats sensitive and have regard to the bats habitat in the locality, the approved lighting shall be installed prior to the first occupation of the dwelling houses and commercial units and associated car parking court area and shall thereafter be retained as such.

Reason: In the interests of the safety of the prospective residents and in order to limit the impact of the lighting on the nearby residents to accord with Policies BNE2 and BNE8 of the Local Plan.

- 30 None of the commercial units shall be occupied until details of management of the associated car parking spaces including any controlled barrier have been submitted to and approved in writing by the Local Planning Authority. The approved parking management scheme shall be implemented in full prior to the occupation of the commercial units and retained as such thereafter.

Reason: In the interests of residential of the adjoining properties and in highway safety and in compliance with Policies T13 and BNE2 of the Local.

- 31 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) all dwellinghouses herein approved shall remain in use as a dwellinghouse falling within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order amending, revoking and re-enacting that Order with or without modification) and no change of use shall be carried out 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 amenity, in accordance with Policy BNE2 of the Medway Local Plan 2003.

- 32 No development including any site clearance shall commence until the speed limit traffic sign has been relocated as shown in the drawing H-03 Rev P3 under the terms of S278 of the Highway Act.

Reason: In the interest of highway safety and in compliance with Policy T1 of the local plan.

- 33 No part of the development hereby granted, comprising both the residential and commercial, shall be occupied until the proposed controlled PUFFIN CROSSING as shown in drawing H-02 Rev P3 has been fully implemented and made operational under the terms of S278 of the Highway Act.

Reason: In the interest of highway safety and in compliance with Policy T3 of the local plan.

- 34 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) (Order) 2015 as amended all first floor windows serving bathroom or landing areas shall be non- openable a part from their top hung section and be obscure glazed.

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

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

Proposal

This is a full application for the erection of ninety-two residential dwellings comprising 1 and 2 bed flats, 2, 3, 4 and 5-bedroomed dwellings of which 13 will be 2 and 3 bedroom bungalow dwellings, provision of 737sqm of employment floor-space to include offices and a nursery (Classes B1 and D1) uses with associated access, 232 car parking spaces including 28 visitors parking spaces, public open spaces (play area), landscaping, new vehicular and pedestrian access from Town Road, provision of a pedestrian crossing across the Town Road, associated drainage, pumping station and earthworks.

Site Area/Density

Site Area: 4.4hectares (9.68 acres)

Site Density: 24.7 dph (9.8 dpa) (excluding the office and nursery land and associated car parking)

Relevant Planning History

Adjacent land

MC/19/0287 Outline planning application with some matters reserved (appearance landscaping layout and scale) for up to 225 residential dwellings including up to 25% affordable housing, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Town Road and associated ancillary works.

To be determined

MC/16/3669 Outline planning permission for up to 225 residential dwellings (including up to 25% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Town Road and associated ancillary works; all matters to be reserved with the exception of the main site access

Refused 21/08/2016

Appeal dismissed 8/11/2018

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.

30 letters of representation have been received raising concern about the followings:-

- There is inadequate infrastructure (schools, doctor surgery, roads) to cope with additional developments.
- The development will add to the volume of traffic, B2000 is very busy and the proposed egress is very close to the junction with View Road.
- The development will detract from the rural community.
- Additional traffic will impact on the air quality of the area.
- Loss of local habitat

Cllr John Williams has raised the following concerns

We already have severe traffic problems on the B2000 through Cliffe Woods, the road is very narrow and there are already numerous HGV's from Cliffe that come through the village and there is barely enough room for them to pass and in my opinion it is waiting for a bad accident to happen and any extra traffic from this proposed development would only exacerbate the problem.

It would also cause more problems locally with traffic wanting to go to the Hoo Peninsula and the Medway Tunnel and beyond having no access to the A289 and would have to go down Hollywood Lane causing even more congestion through Wainscott Village also adding to the serious traffic problems we already have at the Four Elms Roundabout.

It would be a shame to lose an area of mixed trees, bushes and scrubland on the edge of the village and the associated loss of Flora and Fauna.

Inadequate local infrastructures, doctor surgery, schools, public transport, flooding issues. If this is granted it will set a bad precedent.

Dickens Country Protection Society Object to the proposal and states;

- The site is outside the village established confines;
- The development involves a single point of access on to B2000 in a location where sightline visibility is limited. This scale development should be served by more than a single access point;
- The services in Cliff woods is not adequate to support the size of development proposed and
- The development will cause environmental issues similar to the dismissed appeal MC/16/3669.

Ramblers Association Has no objection provided the development does not impact on the public right of way RS72 that runs through the site.

Southern Gas Network States that a medium pressure gas mains runs through the site parallel with the existing public right of way and there should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system.

UK Power Network Has not raised any objection

Southern Water Has stated that a Public Foul Rising Mains crosses the eastern part of the site and no construction should take place over or within the stand-off distance of Public Foul Rising Mains.

Environmental Agency Has no objection subject to the appropriate wording of conditions relating to contamination issues and the site drainage.

Kent Wildlife Trust Has objected to the application and states; having had regard to the final design for the site, which results in loss of most of the habitats with the exception of some of the boundary areas, it is fairly clear that there will be significant biodiversity losses from the site. We consider the proposals to be an 'overdevelopment' of the site, and that either the number of houses needs to be reduced, or that replacement habitat needs to be provided nearby, in order for it to be consistent with the NPPF.

KCC Ecology Has stated that although there is no need for a breeding bird survey to be carried out, as a result of loss of existing landscape and limited landscaping proposed there will be some loss of suitable breeding bird habitat.

The development proposes new tree planting and creation of new habitat on the land to the north.

KCC ecology raises no objection provided the applicant enter into a legal agreement to deliver new tree planting and creation of habitat on the land to the north of the application site and subject to appropriate conditions with regard to reptile translocation, long terms management of the protected species and provision of birds and bat boxes in the new development.

Natural England Has no objection subject to appropriate contribution for mitigation measure being secured.

KCC Archaeology Has no objection subject to appropriate conditions

Cliffe Woods Parish Council is concerned about the impact of the development on Cliffe Woods. Although there is much to welcome in the design and mixed-use, there are issues that need to be addressed with the highway (B2000) and the site itself. The volume of vehicles that will potentially enter and leave the site may conflict with a large number (and size) of vehicles on the B2000 at that location. Pedestrian safety could still be compromised despite a crossing being provided. (The parish council does have a policy objection to any larger developments on that side of the B2000 for those reasons) Management and maintenance of any public open space and play areas need to be established in the long term.

A significant concern is the lack of an Environment Impact Assessment. Although a number of documents have been submitted, the size and nature of the site do appear to need a full study and further mitigation of those impacts. As an example, there is a public right of way across the site and it is used by a number of local residents - currently it is across a field and 'glade' and with the development will cross a housing estate.

Residents do have concerns about the impact on the local community facilities - doctors and schooling being primary concerns (despite a recent expansion of the local school to 2 forms of entry (FTE) there are still problems getting a space. The local Community Centre also has capacity issues and should be undergoing some significant improvements soon, but would like to make further changes to accommodate a wider range of users if funding was available.

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 2018 and are considered to conform.

Planning Appraisal

Background

The application site is an irregular 4.4 hectare land with a wooded area along its northern boundary and residential dwellings along its southern boundary. The site is overgrown and public right of way RS42 runs north to south through the site.

As indicated by Southern Water a Public Foul Rising Mains runs through the site. To ensure that the proposed development would not prejudice long term maintenance of the foul rising mains and a satisfactory high-quality layout design is achievable the proposal involves diversion of the existing foul rising mains further to the west within the site.

The site is enclosed by drainage ditches that divert the surface water away from the site. To ensure long term maintenance of these ditches a 2/3m wide buffer area would be retained around the perimeter of the site.

The site will be developed to provide a mixed-use scheme including C3 residential units, B1 (office use) and D1 nursery use. In addition, the proposal includes provision for internal roads and servicing areas, open space, garden and play area.

Members will recall that this committee in May 2017 refused Gladman's application for the development of the land to the west and southwest of the application site for the erection of 225 residential dwellings together with associated landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Town Road. That application was refused for the following reasons.

- 1- Cliffe Woods village is not considered to be a sustainable location for a single use development of this scale. Employment opportunity within the village is limited and the nature of facilities within the village will result in occupants of the development having to look outside the village for alternative provision. The site is not well related in terms of sustainable transport modes to surrounding Towns & villages and their facilities. The proposed development is not considered to be accessible by a realistic chance of access by a range of transport modes and will be highly reliant on the use of the private motor vehicle. Therefore this development amounts to an unsustainable form of development contrary to principles set out at paragraphs 7, 8, 14, 17, 34 and 70 of the National Planning Policy Framework and Policy BNE25(i) of the Medway Local Plan 2003.*
- 2- The development, if permitted, would have an adverse impact on the character and visual amenity of the local area, which is considered to be a 'valued*

landscape', contrary to Paragraphs 17 and 109 of the National Planning Policy Framework and Policies S1, S2 and BNE25(i) of the Medway Local Plan 2003.

Following a public inquiry, the appointed planning inspector recommended that the appeal be allowed, however, in September 2017 the appeal was recovered by the Secretary of State for determination. The SoS in his assessment of the case concluded that the proposed scheme is not in accordance with policies BNE25, S1 and S2 of the local plan. SoS considered these local Plan Policies are not fully consistent with the NPPF and that Policies S1 and S2 run counter to the objectives of the Framework to significantly boost the supply of homes, and that the weight that should be attached to Policies BNE25, S1 and S2 should be reduced to moderate weight and that the conflict with them in terms of protection of the countryside also carries moderate weight.

The SoS in his assessment of the case concluded that significant weight should be given to the housing benefits of the proposal and moderate weight to the economic benefits, however the SoS dismissed the appeal on 2 grounds. Firstly that although Medway could not demonstrate a 5 years housing land supply, the presumption in favour of sustainable development does not apply because of the effect of paragraph 177 of the NPPF and the need for an appropriate assessment to consider the impacts on nearby SSSI and European protection areas, Secondly, the SoS considered that the local bus service operated within hours that started too late and ended too early to make the bus service usable for potential commuters for work to the main town and London whether part time or full time and therefore did not offer a sustainable alternative to the private car. He considered the arriva click proposal put forward by the appellants at appeal but did not feel that had been fully thought through to deliver a workable solution.t.

Overall the SoS considered that there are no material considerations that indicate that the proposal should be determined other than in accordance with the development plan. He, therefore, concluded that planning permission should be refused.

On 20th Feb 2019 revised NPPF was published and paragraph 177 as amended states:

The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

In this instance (the current application) Natural England has undertaken an appropriate assessment of the impact of the proposed development on the habitats sites and has no objection subject to the financial contribution being made by the applicant in order to carry out mitigation measures to protect the habitat sites. The applicant has agreed to the contribution (see section 106 part of this report).

This then removes the first reason for the SoS dismissing the appeal leaving the second reason relating to sustainability and appropriate alternative to the private car through the provision of a bus service. This will be considered later in this report.

Principle

Paragraph 11 of the NPPF sets out a clear presumption in favour of sustainable development. For decision making this means approving development that accords with an up to date development plan or (paragraph 11d) where the policies in the development plan are out of date because the LPA cannot demonstrate a 5 year supply of deliverable housing sites, assessing proposed sites in terms of their sustainability.

Paragraph 8 of the NPPF sets out the 3 overarching objectives of sustainability – economic, social and environmental.

The application site is outside the built confines of Cliff woods and within the countryside. Policy BNE25 of the local plan is relevant. This policy in part seeks to control the supply of land for housing. Those elements of the policy which seek to control the supply of land for housing are considered to be out of date, as the LPA cannot demonstrate a 5 year supply of deliverable housing land. However, those parts of the policy which seek to set out particular landscape characteristics that should be protected relevant.

Also relevant are Policy S1 which seek to prioritise development within the existing urban fabric and Policy S2, which implements that strategy.

Taking the NPPF 3 objectives of sustainable development in turn:

Economic – the proposal will involve the erection of a new B1 office block and a nursery building. These elements together with the employment opportunities that will be generated during the construction period will generate job opportunities for the local residents (making the development more sustainable) and help boost the rural local economy. Also, additional spend by new residents will help to support existing services and facilities.

New nursery building would also generate a number of new jobs and ensure that local children are looked after locally and reduces long distance journeys.

Social – the NPPF confirms that social objective is: “to support, strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations, and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future need and support communities, health, social and cultural wellbeing”.

The proposal will provide a range of much-needed housing including bungalows and policy compliant affordable housing.

In addition the nursery facility in the village can act as a catalyst to bring people together and enhance social cohesion and sense of community. It is considered that a well-designed and healthy scheme is being proposed in this development, the details will be considered in later paragraphs.

Environmental – While the site is outside of the built-up area of Cliffe Woods, it is bounded from the south with the residential development in Town Road and houses in Mortimer road, from the north the site is enclosed by a small woodland and paddock. The wooded screen will be retained and enhanced as part of the wider ecology and landscape strategy.

In principle it is considered that the scheme could sit appropriately within its wider landscape setting, but the details of this will be considered later in this report.

In terms of the more traditional definition of sustainability, it was acknowledged by the SOS with regard to the Gladman's application that the village of Cliffe Woods has a range of shops, services and community facilities which are within walkable distance of the application site and which will be assisted in continued viability by the additional local spend the development will bring. While there is a local bus service (Bus 133), linking the village to the nearby towns of Rochester, Strood and Chatham and railway station, the sustainability merits of this will be considered later in this report.

Having regard to the surrounding uses, comprising residential dwellings, commercial and community uses nearby, it is considered that the proposed mixed-use development comprising, C3 (residential use), B1 (office use) and D1(nursery use) would be in conformity with Policies BNE1 and ED3 of the local plan and would be acceptable in principle.

It is therefore considered that having regard to the above, the proposal in this location is capable of forming a sustainable development that would be in accordance with NPPF guidance and is therefore acceptable in principle.

Layout, scale and Design

NPPF Chapter 12 'Achieving well-designed places' reinforces that design is a key aspect of sustainable development and indivisible from good planning and should contribute positively to making places better for people. Chapter 12 also confirms that high-quality design includes consideration of individual buildings, public and private spaces. Policies and decisions should ensure that development responds to local character and history and reflects the identity of local surroundings and materials, to create distinctive places, with a consistent and high-quality standard of design. However, the level of detail and degree of prescription should be tailored to the circumstances in each place and should allow a suitable degree of variety where this would be justified.

The number of dwellings per hectare proposed across the site is largely compatible with the nearby development (at a density of approx. 24.7 dwellings per hectare). It is considered that the proposed scheme makes an efficient use of the land.

The scheme has been designed to contain a mix of single, 2 and 2.5 storey high buildings which largely reflect the wider built context, particularly the development to the south of the site. It is considered that the scale of the development would not negatively impact upon the character and heritage feature (pillbox) of the site and the local landscape.

The proposed office building would be two storey with a pitched roof and elevational appearance of a barn style appearance. The main aspect of the building would front the estate road. The building would provide office space for upto 4 individual businesses. Parking associated with the office building would be to the rear.

The nursery building is designed as a “T” shape single storey building with associated garden play area. The nursery building and the adjoining land would be over 340msq with potential access to the wooded area to the north for educational purposes.

Car parking associated with the nursery is located to the west side of the building. Vehicular access to the woodland area to the north will be through the nursery drive and parking area.

The office and nursery buildings have been designed to relate to the wider context of the development and are located consciously along the east corner of the site close to the access junction with the Town Road in order to minimise the impact of the commercial use on the residential units and give the commercial units greater degree of legibility.

The mix of dwellings proposed includes a number of 2 and 3-bed bungalows which would assist with the diversity of age mix of the future occupiers on this site, as well as the opportunity for those local residents who live in large houses and wish to downsize and yet stay in their community.

The development would be largely screened from the north and south by the existing trees and residential properties but would be visible from the recreational ground to the east and countryside to the west.

The landscaping and tree planting proposed will screen the development and an appropriate landscaping condition is recommended to soften and minimise the development's visual impact.

The proposal is largely underpinned by the vision to create a residential development of high quality which provides a well-connected layout maximising the efficient use of the land whilst respecting the natural feature and character of the area.

Houses are largely arranged around the key east north-west spine road within the site and east-west road that also amalgamate the public right of way. This road is designed to be leafy and inviting. The layout would result in the creation of a clear hierarchy of streets and spaces with suitable differentiation between public and private spaces.

The dwellings are arranged in order to maximise the potential of the area of open space within the site, ensuring a high level of natural surveillance whilst also enhancing the street scene and creating a focal landmark. The layout also facilitates easy access for the maintenance of the woodland to the north and ditches around the site.

The proposed pond along the north boundary of the site would help to provide a surface water attenuation measure for the development, contribute to the local ecology and act as an important landmark and urban design feature for the development and the houses surrounding it.

The dwellings would include a mixture of 1, 2, 3, 4 and 5 bedroom units and incorporate a range of dwelling designs throughout the scheme. This would help in providing variety to the street scenes and local characters.

The affordable units would be spread out across the site and both market and affordable units would incorporate a range of dwelling designs and types.

The proposed housing mix proposed is as follows:

Market housing (75%)		Affordable housing (25%)	no dwellings
1- bed flat	0	4	4
2- bed flat	0	4	4
2-bed house	2	3	5
2bed bungalow	5	2	7
3-bed house	28	8	36
3-bed bungalow	2	0	2
4-bed house	29	2	31
5-bed house	3	0	3
Total	69	23	92

The street pattern would include residential cul-de-sacs with character areas defined by house types/design, external finished materials and landscaping areas.

Overall, it is considered that the scale, form, massing, layout and design are appropriate to the local setting. In this respect, the proposal would provide a continuation of the residential context in wider Cliffs Wood and enhance the local vernacular through the use of traditional materials, whilst enhancing the natural feature of the site.

On balance, the proposal would represent a complementary and satisfactory form of development in terms of its impact upon the character and appearance of the area. The layout and design of the development would create a high quality and distinctive streetscape and would accord with the provision of Policies S4, BNE1, H3 and H10 of the local plan and paragraphs 124 and 127 of the NPPF.

Residential Amenity

Policy BNE2 of the Medway Local Plan 2003 seeks to ensure an adequate level of amenity is afforded to the future occupiers of new development as well as protecting the amenities of existing surrounding residents. The main issue to consider for the future occupiers of the development is whether adequate space has been allowed for within the new dwelling houses. The Technical Housing Standards – nationally described space standard 2015 sets out the Government's internal standards for new residential development. This is used as a guide for assessment.

The proposed dwellings are all of a good size and above the Government space standards. As such the proposed development complies with the Nationally Described Space Standards and provides for a good standard of natural light, outlook, privacy and private amenity space.

With respect to outdoor garden space, the nationally described standard does not provide any guidance. However, the Medway Housing Design Standards 2011 document does provide guidance in this regard and recommends a garden depth of 10m. Each of the dwelling houses proposed would have a rear private garden depth of 10m or more.

Policy BNE2 of the local plan requires that there be no unacceptable loss of privacy from overlooking of adjoining houses and/or their gardens.

To ensure that none of the first-floor flank landing or bathroom windows detracts from the amenities of the adjoining properties, it is recommended that a condition is imposed requiring all such windows to be none opening, obscure glazed and only top hung to be openable type.

An assessment has been made of the impact of the proposed development on neighbouring properties. It is considered that having regard to the back to back distance of the proposed dwellings with the surrounding houses being in excess of 20m, there would not be any unacceptable overlooking, loss of light or loss of outlook.

It is not considered that the siting and massing of the nursery and office units would impact unacceptably on residential amenity but to ensure that the office and nursery uses do not impact on the amenities of the nearby residents conditions are recommended regarding opening hours and lighting scheme.

Subject to the recommended conditions it is considered that the development will not have an unacceptable impact on residential amenity and is in compliance with policy BNE2 of the Local Plan.

Landscaping

The application site is currently an overgrown area of land with a public right of way RS42 running through the site. To mitigate surface water issues on site it is necessary to raise

the site levels along the south-east and northern part of the site. As a consequence regrettably all the vegetation and trees within the site will need to be removed. However, tree planting and landscaping have been proposed throughout the site and along the site's perimeters. The landscaping along the boundaries would help to screen the development from outside the site boundary and enhance the views into the development.

Tree planting is proposed in various locations across the site including along the public space to the main avenue to the south of the site and around the surface water attenuation pond.

A play area is proposed to the east of the nursery building, the PROW and the estate road to the development. Also a large green buffer would be provided along the site frontage with the Town Road and the commercial units.

As part of ecology mitigation further tree planning and landscaping are also proposed within the woodland and paddock area to the north of the application site which would further screen the development and enhance the local biodiversity.

The landscape areas and play facilities will be managed and maintained by the applicant or their successor and will be funded by the future residents and occupiers of the commercial units.

Overall, it is considered that the landscaping proposed would meet the objectives of the local plan policy BNE6 by minimising the impact of the development on the wider area, and would provide extensive landscape buffer area resulting in the creation of an attractive high quality amenity area that would enhance the visual appearance of the site to the benefit of the development.

Highways and parking

In terms of highways issues, the proposed single point of vehicular access into and out of the site from the Town Road together with footway are considered to be acceptable.

Within the development and along the path of the existing PROW RS42 a new footway with extensive landscaping would be created to enhance the enjoyment of walking through the development and off- set the loss of country walk through the site.

A new footway along Town Road together with a new dropped kerb and controlled puffin crossing is to be installed across the Town Road to facilitate access from the application site to the recreational ground, other services in the village and the public transport (bus stop nearby). The new drop Kerb and Puffin crossing will be provided as part of section 278 of the highway Act and will be made available prior to the occupation of residential or commercial building on the application site.

To improve the existing bus service to and from the village to the nearby towns the applicant has agreed to fund for a period of 5 years an increase in the frequency of the bus service during the morning and evening periods. In addition, the applicant has also

agreed to fund the provision of a new bus shelter in the vicinity of the application site in order to provide shelter for the users of public transport. These provisions will be available to the all population of Cliffs Wood and are reflected in the terms of the section 106 legal agreement as are set out in this report.

A total of 276 car parking spaces including 54 garage spaces and 27 visitors (this would include 7 office car parking spaces to the northwest of the office building that would be available to visitors outside the office opening hours as shown by drawing 12 rev D).

This would represent 1.0 parking space for 1 bedroom dwelling, 1.5 parking spaces for 2 bedroom dwelling and 2.0 car parking space for 3, 4 and 5 bedrooms houses. This comprises both garage spaces, driveway parking, and bay/court parking. The office and nursery would have 28 and 14 spaces respectively.

In addition provision for cycle shelter/storage have been proposed for the flats and within the rear garden of the individual houses as well as for the commercial units.

The NPPF 2018 paragraph 110 (e) of the Frameworks requires that new development is designed to enable electric charging points to be provided in safe, accessible and convenient locations. To assist with keeping the air quality high, it is considered appropriate to impose a condition requiring the submission of the relevant details for approval by the Local Planning Authority and installation prior to the occupation of the relevant dwellings and commercial units.

It is considered that subject to the above the proposed development provides a safe means of vehicular access to the highway and safe means of pedestrian access to the development. There is no detrimental impact on highway safety in accordance with Policies T3, T4 and T13 of the Medway Local Plan 2003 and paragraphs 102, 104, 110 and 111 of the NPPF.

Drainage

Details of the existing and proposed site drainage have been submitted and no objection is raised to the surface water management and drainage scheme proposed subject to appropriate worded conditions.

The applicant has discussed the relocation of the existing rising foul water on site with the Southern Water. Subject to satisfactory relocation of the foul water system Southern Water has no objection.

Ecology

In terms of the effect of the proposal on ecology, an ecology survey and report was submitted with the application which has been considered by the KCC ecology officer. The report referred to the presence of protected reptiles and bats roosting on site and in the wooded area to the north.

Due to lack of on-site habitat, the applicant has undertaken to translocate the reptile population to an offsite reptile receptor site and appropriate conditions are recommended.

It is likely that this would be provided within the wooded area to the north and further trees planting will be carried out on the land to the north. The long term management/maintenance of the new habitat in the wooded area will be funded by the applicant or his successor.

To offset the loss of bats and bird habitat a condition is recommended seeking new birds and bat boxes be installed as well as a condition with regard to the submission of a bat-friendly lighting scheme.

It is considered that subject to the appropriate conditions are imposed the requirements of Policy BNE37 are met.

Archaeology

An archaeological report has been submitted with the application. The report has been assessed by the KCC archaeology officer and considered acceptable subject to appropriate condition.

Also, there is a pillbox heritage asset along the south-western boundary of the site and KCC Officer has recommended that a condition is imposed requiring the applicant to install an information board close to the Pillbox to provide background history of this WWII building. The applicant has raised no objection to the KCC archaeology officer's request.

Air quality

Town Road is a busy road and it is considered that an air quality report to consider the impact of the development should be submitted for the Council's consideration. It is considered that the principle of mitigating any air quality issues is achievable and acceptable.

Subject to the above condition the proposal is considered to be in compliance with policy BNE24 of the Local Plan.

Contamination

The history of the site does not show contamination on this site, however, a condition is recommended to deal with any contamination issue that might be found during the construction period.

S106 Matters

The Community Infrastructure Levy Regulations 2010 provide that in relation to any decision on whether or not to grant planning permission to be made after 6 April 2010, a

planning obligation (a s106 agreement) may only be taken in to account if the obligation is (a) necessary to make the development acceptable in planning terms;(b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development. The obligations proposed comply with these tests because without these contributions the development would unacceptably impact on the existing infrastructure.

i) A minimum of 25% (equal to 23) affordable dwelling houses.

ii) A contribution of £114,497.48 towards nursery school provision for one or more of Cliffe Woods Primary and/or St Helens at Cliffe.

iii) A contribution of £ 281,839.79 towards Hundred of Hoo Academy and /or a new free school in the area.

iv) A contribution of £ 156,189.40 towards Hundred of Hoo Academy and /or a new free school in the area.

v) A contribution of £ 21,857.36 towards new exercise studios for sports centre provision on Hoo Peninsula.

vi) A contribution of £7,030.64 towards the provision of Youth Service to offer support for young people to access computer training for skill improvements which is vital to the youth community personal and social development and mental health.

vii) A contribution of £56,768.60 towards support for the reconfiguration and equipping of premises that provide community health services, including but not limited to the Walter Brice Centre.

viii) A contribution of £4,200 towards offsetting the increase footfall impact on the Public Rights of Way RS42 which is a popular path to the east of Cliffe Woods.

ix) A contribution of £14,384.2 towards Waste and recycling to provide household containers for the collection of Recycling – use once bags and 240ltr wheeled brown bins to each property for the collection of food and garden waste.

x) A contribution of £229,055.16 investment to improve open space facilities within the vicinity of the development including:

Cliffe Woods Recreation Ground, improve allotment provision in Cliffe Woods and improving sports provision in the area. Improvements to village community centre. As well as Great Lines Heritage Park to enhance open space facilities.

xi) A contribution of £132,660.00 for a period of 5 years (equal to £26,532.00/ annum) to improve the frequency of bus service no 133.

xii) A contribution of £8,500.00 toward bus shelter improvement at Cliff Woods in View Road (Chatham bound).

xiii) A contribution of £22,053.32 towards bird mitigation measures

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 £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. 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 (SAMB) produced by Footprint Ecology in July 2014. The interim tariff stated above should be collected for new dwellings, either as new builds or conversions (which includes HMOs and student accommodation), in anticipation of:

- An administrative body being identified to manage the strategic tariff collected by the local authorities;
- A memorandum of understanding or legal agreement between the local authorities and administrative body to underpin the strategic approach;
- Ensure that a delivery mechanism for the agreed SAMB measures is secured and the SAMB strategy is being implemented from the first occupation of the dwellings, proportionate to the level of the housing development.

The applicant has agreed to pay this tariff and are in the process of submitting a unilateral undertaking. No objection is therefore raised under Paragraphs 175 and 176 of the NPPF and Policies S6 and BNE35 of the Local Plan.

Local Finance Considerations

None

Conclusions and Reasons for Approval

The proposal is considered to be in a sustainable location and the principle of the proposed development is acceptable. No objection is raised in terms of design, siting, appearance, impact on residential amenity, highways and parking, the impact on ecology, contamination and flooding are acceptable subject to appropriate conditions. Subject to the Section 106 contributions sought and the suggested conditions, no objection is raised under Paragraphs 47, 73, 78, 110, 111, 124, 127, 165, 175, 177 and 178 of the NPPF and Policies S6, BNE1, BNE2, BNE6, BNE23, BNE25, BNE35, BNE37, BNE39, BNE43, H3, H10, ED2, T1, T2, T3, T13 and of the Medway Local Plan 2003 and the application is recommended for approval.

The application would normally be determined under delegated powers but is being referred for Committee determination due to the number of representations received expressing a view contrary to officer's 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://publicaccess1.medway.gov.uk/online-applications/>