

**MC/19/0493**

**Date Received:** 21 February 2019

**Location:** Rochester Riverside Rochester Kent ME1 1NH

**Proposal:** Reserved matters application for the construction of a 2 storey 1-form entry primary school and nursery school with 2- form entry core facilities together with a multi-use games area and sports facilities; temporary landscaping; transport infrastructure and access roads

**Applicant** Countryside Properties (UK) Ltd and The Hyde Group,  
Countryside Properties (UK) And The Hyde Group

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**Ward:** River Ward

**Case Officer:** Karen Cronin

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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 29th April 2020.**

**Recommendation - Approval with Conditions**

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

Drawing numbers:

Proposed Road Plan Geometry & Visibility	11438-00-7005-P2
Typical Road Construction Details	11438-00-7010-P1
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Proposed Lower Ground Floor Plan	P1031 BBA ZZ LG DR A 2201 P06
Proposed First Floor Plan	P1031 BBA ZZ 01 DR A 2201 P06

Proposed Roof Plan	P1031 BBA ZZ RF DR A 2201 P06
Proposed Ground Floor GA Floor Plan	P1031-BBA-00-ZZ-GF-DR-A-2201 P06
Proposed Elevations	P1031 BBA ZZ ZZ DR A 3201 P06
Proposed Elevations	P1031 BBA ZZ ZZ DR A 3202 P06
Proposed Building Section	P1031 BBA ZZ ZZ DR L 4501 P06
Existing Site Plan	P1031 BBA ZZ ZZ DR L 1001 P01
Proposed Site Plan	P1031 BBA ZZ ZZ DR L 1007 P04
Site Section	P101 BBA 00 ZZ DR L 4201 P04
Proposed Sections	P101 BBA 00 ZZ DR L 4202 P01
Colour Landscape Masterplan (Lower)	6542-LD-PLN-SCH-1000 P6
Colour Landscape Masterplan (Upper)	6542-LD-PLN-SCH-1001 P6
External Works Phasing Plan	6542-LD-PLN-SCH-1002 E
Landscape Proposals Upper Ground Floor (1 of 3)	6542-LD-PLN-SCH-1010 P6
Landscape Proposals Upper Ground Floor (2 of 3)	6542-LD-PLN-SCH-1011 P6
Landscape Proposals Upper Ground Floor (3 of 3)	6542-LD-PLN-SCH-1012 P7
Landscape Proposals Lower Ground Floor (1 of 2)	6542-LD-PLN-SCH-1015 P5
Landscape Proposals Lower Ground Floor (2 of 2)	6542-LD-PLN-SCH-1016 P6

Received 13th March 2020

Location Plan	P1031-BBA-00-ZZ-DR-L-1001 01
Foul & Surface Water Drainage Strategy	19080-PAR-ZZ-XX-DR-C-8000 P03
Target Road Levels	11438-00-7002-P3
Limits of Adoption	11438-00-7004-P3
Proposed Road Plan Geometry & Visibility	11438-00-7005-P3
Adoptable Kerbing & Surface Materials	11438-00-7006-P3
Retaining Walls	11438-00-7007-P4
Typical Road Construction Details	11438-00-7010-P1

Received 8th April 2020

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

- 2 Within six months of the date of this decision notice a plan indicating the positions, design, materials and type of boundary treatment to be erected around the listed wall will be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved details before the building is first occupied and shall thereafter be retained.

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

- 3 Prior to occupation, a Sustainable Drainage management and maintenance plan for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority

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 as outlined at Paragraph 165 of NPPF.

- 4 Prior to first occupation, a signed verification report carried out by a qualified drainage engineer (or equivalent) must be submitted to and approved in writing 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 165 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.

- 5 No development shall take place until protective fencing has been erected around the listed wall, in a manner to be agreed with the Local Planning Authority; and no works shall take place within the area inside that fencing without the consent of the Local Planning Authority.

Reason: To ensure that important heritage assets and archaeological remains are not adversely affected by construction works.

- 6 Within 6 months of the date of this permission, details of the methodology for conservation work to the listed roman wall, in accordance with the recommendations set out in the Conservation Management Plan dated March 2020 and Schedule of Works and Specification dated April 2020, including a schedule of works, shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details of the works to the listed roman wall, pursuant to this condition, shall be implemented prior to the first occupation of the school and shall thereafter be retained and maintained in accordance with the approved details.

Reason: To avoid any irreversible detrimental impact on the listed building in accordance with Policy BNE17 and BNE18 of the Local Plan 2003.

- 7 The proposed development shall not be occupied, until the area shown on the submitted layout as vehicle parking space has been provided, surfaced and drained in accordance with details submitted to and approved in writing by the Local Planning Authority. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to hazardous on-street parking and in accordance with Policy T13 of the Medway Local Plan 2003

- 8 No part of the development shall be occupied until a Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Parking Management Plan shall contain details of how staff parking shall be managed on site and how they will be deterred from parking on street. The Parking Management Plan shall be implemented in accordance with the approved details prior to the first occupation of the development and shall thereafter be retained.

Reason: to ensure satisfactory off-street parking in accordance with Policy T13 of the Medway Local Plan 2003.

- 9 No part of the development shall be occupied until the implementation of the Traffic Regulation Orders (as set out within the Transport Assessment)

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to hazardous on-street parking and in accordance with Policy T13 of the Medway Local Plan 2003

- 10 Prior to the occupation of the development, details of the provision of 2 electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the location, charging type (power output and charging speed), associated infrastructure and timetable for installation. The development shall be implemented in accordance with the approved details and shall thereafter be maintained.

Reason: In the interests of sustainability in accordance with paragraph 110E of National Planning Policy Framework 2019.

- 11 Prior to the commencement of the development hereby permitted, a scheme for protecting the proposed development from noise that implements the measures described in the noise assessment dated January 2018 shall be submitted to and approved in writing by the Local Planning Authority. This should include an addendum to the existing noise assessment to include the multi-use games area, omitted from the original document. All works which form part of the approved scheme shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

- 12 Full details of a scheme of mechanical ventilation in accordance with the recommendations set out in the air quality assessment dated November 2018 and noise assessment dated January 2018, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation on site. The approved scheme shall be completed before any part of the development is

occupied and shall thereafter be maintained in accordance with the approved details.

Reason: To ensure the development is satisfactory in terms of visual and residential amenities 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 reserved matters application for the construction of a 2 storey 1 FE (form entry) primary school and nursery school, with 2 FE (form entry) core facilities together with a multi-use games area and sports facilities; temporary landscaping; transport infrastructure and access roads. This application reflects the location shown for the school on the masterplan approved as part of the hybrid application.

The 1 FE primary school will provide spaces for 210 pupils, 26 full time nursery spaces and 16 jobs for staff. When the school is extended to 2 FE it will provide space for 420 pupils and 26 members of staff.

It is proposed that 24 car parking spaces be provided for staff and 14 bays for drop offs and pickups.

The proposal also includes a multi-use games area (MUGA) that will be available for community use outside school hours.

The application site covers 0.91 hectares of the wider Rochester Riverside development and is located in the north western corner, north of Gas House Road. The site is bounded by the River Medway to the north, a railway viaduct to the south west, Gas House Road to the south and Castle View Business Centre to the east of the site. The eastern boundary is a new access road to the proposed residential development and the existing Acorn Ship yard. The site will be adjacent to later phases of the proposed residential development. This site was last in use as a car park and coach park. The site also contains a section of Rochester city wall, a grade I listed structure. Vehicular access is from Gas House Road.

The site is in the level 3 flood zone as specified on the Environment Agency Flood Map.

This application is the first submission of reserved matters for Rochester Riverside and relates to the discharge of conditions for the school site only as follows: condition 4 (approval of reserved matters), condition 9 (sunlight/daylight), condition 10 (heritage statement), condition 11 (travel plan) and condition 60 (detailed school assessments).

This reserved matters application seeks approval of the layout, scale, appearance, access and landscaping of the proposed primary school in accordance with condition 4 of the outline permission. The proposed application will allow for potential future expansion of the primary school as core 2 form entry facilities are proposed such as the school hall, MUGA and parking provision.

The application has been prepared in accordance with the parameters of development agreed in the hybrid permission.

### **Relevant Planning History**

MC/17/2333            Hybrid planning application seeking outline permission for the erection of up to 1,400 no. dwellings including a primary school and nursery (D1 use), up to 1,200sqm of commercial floorspace (A1/A2/A3/A4/B1/D1 and D2 uses) together with a pedestrian footbridge, parking, open space and landscaping. Full permission for phase 1, 2 and 3 of the development consisting of the erection of 489 no. dwellings (of the 1,400 no. total), the provision of a hotel (use Class C1), 885sqm of commercial floorspace (A1/A2/A3/A4/B1/D1 and D2 uses) along with site access/spine road, parking, open space and landscaping

Approved subject to s106 - 01.02.2018

There is a long and extensive planning history on this site and numerous conditions relating to the above application have been discharged.

### **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, Natural England, Highways England, KCC Archaeology, NHS, EDF, SGN, Southern Water** and **Lead Local Flood Authority** have also been consulted.

**3 letters** have been received raising the following objections:

- Increased traffic and parking issues
- Highways and pedestrian safety issues
- Disruption to the businesses at Castle View Business Centre
- Pollution and air quality impact concerns from traffic

**Natural England** has raised no objection to this application

**Highways England** are satisfied that the proposal will not materially affect the safety, reliability and operation of the strategic Road Network.

**Southern Gas Networks** advise that the site is in the vicinity of a low pressure mains. There should be no mechanical excavations taking place within 0.5m of a low/medium pressure system. You should, where required, confirm the position using hand dug trial holes.

**Southern Water** advise that there are public sewers and water mains crossing the site. They set out advisory notes relating to tree planting, excavation and watercourses. Network reinforcement may be required as a result of the development. Condition suggested. Southern Water require a formal application for a connection to the public sewer. Informative suggested.

**Lead Local Flood Authority** raise no objection because there are suitable potential sustainable urban drainage schemes that could be used. Suggest condition relating to surface water disposal, sustainable drainage maintenance and management and a verification report.

**Historic England** raised an objection relating to the impact on the listed roman wall in the school grounds.

The applicant submitted amended plans and an updated heritage assessment to address these concerns.

Historic England continue to have concerns about this application, however they are happy with a number of the changes made to the scheme. They have agreed to the outstanding issues being dealt with via condition.

**KCC Archaeology** have raised an objection to this application relating to the impact on the listed wall and impact on potential nationally important archaeology on the site. The submitted information was considered to be insufficient to enable an assessment of the impact on significant archaeology on the site. Further information and trial trenching was requested prior to the determination of the application.

The applicant submitted amended plans and an updated archaeology assessment to address these concerns.

KCC Archaeology continue to have concerns about this application, however they are happy with a number of the changes made to the scheme. They have agreed to the outstanding issues being dealt with via condition.

## **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 2019 and are considered to conform.

## **Planning Appraisal**

### *Background*

The proposed development forms part of the wider Rochester Riverside development where planning permission was granted under reference MC/17/2333 for a hybrid planning application seeking outline permission for the erection of up to 1,400 no. dwellings including a primary school and nursery (D1 use), up to 1,200sqm of commercial floorspace (A1/A2/A3/A4/B1/D1 and D2 uses) together with a pedestrian footbridge, parking, open space and landscaping. Full permission for phase 1, 2 and 3 of the development consisting of the erection of 489 no. dwellings (of the 1,400 no. total), the provision of a hotel (use Class C1), 885sqm of commercial floorspace (A1/A2/A3/A4/B1/D1 and D2 uses) along with site access/spine road, parking, open space and landscaping.

Condition 4 of the hybrid application requires reserved matters applications to be submitted to the Council for each phase or sub phase of the outline permission. This application is the first submission of reserved matters for Rochester Riverside. As such, this application seeks approval of the layout, scale, appearance, access and landscaping of the proposed primary school.

The s106 agreement on the hybrid application required the delivery of a primary school prior to the occupation of the 359<sup>th</sup> unit. It is proposed that the primary school would be available for use by September 2022. The Pilgrim Multi Academy Trust will be the school provider.

### *Principle*

The application site is one of the most important regeneration sites in Medway for which the principle of development to accommodate up to 1,400 no. dwellings including a primary school and nursery, was established in the hybrid planning application for the whole site under reference MC/17/2333 and the Rochester Riverside Development Brief and Masterplan 2014. The approved parameter plan set out the location of the school site. The principle of the development is also set out in a number of Local Plan policies and the NPPF as set out below:



Policy S7 of the Local Plan designates the whole Rochester Riverside site as an Action Area for comprehensive regeneration over the next 10 years. It states that the Action Area is expected to provide a number of things including a new primary school.

Policy CF6 requires land for a primary school to be safe guarded as part of the development of Rochester Riverside. These requirements are broadly in accordance with NPPF Paragraph 70 requirement to plan positively for social, recreational and cultural facilities to meet community needs.

The Rochester Riverside Masterplan and Development Brief 2014 provides further detail stating that a new 1 or 1.5 Form Entry (FE) primary school and nursery should be accommodated on the site. It is also states that 'additional community facilities including health facilities should be provided in line with existing policy requirements and be designed to accommodate a wide range of future uses'.

Paragraph 94 of the NPPF states that Local authorities should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications. There is a significant need for additional school places to serve this development and the wider Rochester area.

The proposed provision of a new primary school within the Rochester Riverside development is accepted in principle in accordance with Policies S7 and CF6 of the Local Plan and Rochester Riverside Masterplan and Development Brief, as well as Paragraph 94 of the NPPF.

### *Design*

The school was shown in this location on the masterplan approved as part of the hybrid application, however details of layout, scale, appearance and landscaping are to be determined as part of this reserved matters application. ESFA school design guidance documents have been used to inform the design. The school has a 2FE core for further expansion in a modular design. The school contractor Mid Group has a proven track record for school delivery.

The proposed school building has been designed having regard to the overarching design principles established within the outline planning permission. The design has a vertical emphasis that takes inspiration from the Castle and Cathedral. The school building has a strong public frontage and entrance that is welcoming and inclusive as well as safe and secure. The building will be a functional and practical learning environment with plenty of natural light. The long strips of glazing proposed are a reflection of the architecture in Rochester. The building has been designed internally and externally to be useable to a range of intergenerational users as it is intended for the school to also be used for community purposes, particularly the hall and MUGA.

The L-shaped layout has been amended through the application process to maximise the use of the site and improve the relationship with the listed roman wall. The layout, orientation and organisation of the site, the school building, external facilities and sports

pitches now makes the most efficient use of the land and reduce costs for the department of education. The school building has been sensitively sited in response to the constraints within the site and to minimise impacts within the wider locality.

The building massing is 2 storeys, sitting on a deck with undercroft parking below. This is considered to be an appropriate scale to sit within this residential location. Although the scale of the surrounding residential development is to be determined under a separate reserved matters application the rest of the Rochester Riverside development is predominately low rise, between 2-3 storeys and this end of the site is slightly elevated and works with the topography of the land. The main entrance is located on a higher level than the rear of the building, which accommodates the undercroft parking. The scale, bulk and massing of the school will also protect key views of the Castle and Cathedral. The lower ground floor would consist of 29 staff car parking spaces, lobby, staff room, PE store, toilers, refuse and plant. The upper ground floor will provide the main entrance, office, assembly hall, kitchen, sick room and classrooms. The first floor will provide a staff room, classrooms, stores, toilets. An internal lift will be include to serve all floors. Key school facilities are provided to match the department for education requirements.

The building is to be faced in a light grey brick cladding with mortar to match. Fibre cement cladding enhances the core of the elevations with feature colour painted render to highlight the entrance and other features of the design. All metal work will be polyester powder coated galvanised steel. Materials can be controlled by condition.

The landscaping has been designed to enhance the entrance to the site and the surrounding residential area. Tree and planting species will reflect the palette used across the rest of the site for continuity and to connect the school to the surrounding area.

The NPPF attaches great importance to the design of the built environment. Paragraph 124 advises that good design is a key aspect of sustainable development, creates better places to live and work and helps make development acceptable to communities. Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Policy BNE1 of the Local Plan is a general, criteria based policy for all development. It seeks appropriate design in relation to the character, appearance and functioning of the built and natural environment.

The proposal is considered to have a high quality, contemporary design and as such the development would be in accordance with Policy BNE1 of the Medway Local Plan 2003 and paragraphs 124, 127, 128 and 130 of the NPPF.

#### *Impact on Listed Roman Wall*

Within the eastern part of the school site is the remains of the Grade I listed Roman wall. This wall has historic significance because it was part of the historic remains of the original city wall. The wall measures approximately 55 metres in length, including modern capping at the northern end. The southern part of the wall appears to be near original with much of the remaining length having many, different phases of rebuilding with modern

brickwork and render throughout. The wall is currently in a fairly poor state of repair and will require long term maintenance. There is potential for the school to have an impact on the setting of this listed wall. A Heritage Assessment, Conservation and Management Plan, Roman Wall Survey and Repair Schedule have been submitted as part of this application to assess the impact and consider its long term protection. Policy BNE18 of the Local Plan states that development which would adversely affect the setting of a listed building will not be permitted.

Historic England have raised concerns about this application relating to the impact on the listed wall. There was a particular issue with the location of the 2FE element of the school in close proximity to the listed wall, which is considered to cause significant harm to its setting and the fence around the listed wall. The outline application included a condition that required a heritage assessment considering the impact of the proposed development on the heritage asset and its setting, providing details of how the Roman Wall will be conserved and measures for its long term protection which had not been adequately addressed. Additional information has been provided by the applicant to address these concerns, including changing the layout so that the school building is moved further away from the listed wall. Historic England have agreed to the outstanding issues being dealt with via condition and have requested conditions relating to the means of enclosure around the wall and a scheme for its long term maintenance.

Paragraph 195 of the NPPF states that where a proposed development will lead to substantial harm (or total loss of significance) of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Although it is noted that the proposal will potentially affect the listed wall, it is not considered that this proposal will result in significant harm to this designated heritage assets. The proposed school layout has been amended to move the building away from the listed wall and efforts have been made to lessen the impact and allow it to sit within its setting. Providing a school will also bring significant public benefits that would outweigh any potential harm. The development would be in accordance with the requirements of the Planning (Listed Building and Conservation Area) Act 1990, Policies BNE18 of the Medway Local Plan 2003 and paragraphs 189, 192, 195, 196 and 200 of the NPPF.

### *Archaeology*

The application site is located close to a number of heritage assets and contains the remains of the listed city wall, as such there is potential for significant buried archaeological remains at the site. An Archaeological Assessment has been submitted as part of this application and there have been previous archaeological studies in this area. The assessment has established that there is high potential for Roman remains on site.

The school site is probably the most archaeologically sensitive part of the entire Rochester Riverside site. Previous archaeological investigations at the site have demonstrated the presence of well-preserved archaeological remains associated with the

city wall, including buried sections of wall, a bastion and remains of a defensive ditch. There is also evidence for earlier Roman earth work defences that pre-date the stone built wall. These archaeological remains should be given the same significance as a scheduled ancient monument. There is high potential for other archaeological remains on the site, including a Roman harbour and a large customs warehouse.

KCC Archaeology have raised concerns about this application relating to the impact on the listed wall and impact on potential nationally important archaeology on the site. The submitted information was considered to be insufficient to enable an assessment of the impact on significant archaeology on the site. Further information and trial trenching were requested prior to the determination of the application. The applicant submitted amended plans and an updated archaeology assessment to address these concerns. KCC Archaeology have agreed to the outstanding issues being dealt with via condition.

Policy BNE21 of the Local Plan states that development affecting potentially important archaeological remains will not be permitted. The presence, location and significance of any buried archaeological remains within the site cannot currently be confirmed, however small scale site investigations have not revealed any archaeological evidence. There is a need for further investigations on site.

Given the close proximity of the site to the River Medway and Rochester Town Centre and numerous heritage assets means care will need to be taken during the demolition and construction phases of the development to ensure that the any archaeological remains are protected and this may shape the layout of the site if anything is found. Subject to the imposition of conditions the development would be in accordance with Policy BNE21 of the Medway Local Plan 2003 and paragraph 184 and 196 of the NPPF.

### *Amenity*

The proposed school building has been sensitively sited in order to minimise any impacts upon nearby residential properties. In consideration of the scale of the site and distance from neighbouring households, the development would have no detrimental impact on neighbouring amenity in terms of loss of daylight, privacy and outlook. In accordance with the conditions set out in the original application a Daylight/Sunlight Assessment has been submitted that shows that there will be no impact from the school to neighbouring properties.

There is potential for noise and dust disturbance during construction, and as a result a Construction Environmental Management Plan (CEMP) is required to manage the construction phase of the proposed development in terms of amenity and wildlife protection. A CEMP is required before each phase of the development under the original permission. The development is considered to be in accordance with the objectives of paragraph 17 of the NPPF and Policy BNE2 of the Local Plan.

### *Noise*

The main source of noise to the site is from the railway line to the east of the site. An Acoustic Assessment has been submitted as part of this application as required by conditions on the original hybrid application. The acoustic assessment is acceptable and has demonstrated that acceptable internal noise levels are likely to be achieved with suitably specific glazing and means of ventilation. Further details can be covered by a condition on any permission. It will also be necessary to impose conditions to ensure implementation of the mitigation measures in the acoustic report. A further noise assessment will be required for the MUGA, which has not been included in the current assessment.

Subject to the imposition of the recommended conditions the development would be in accordance with Policy BNE2 of the Medway Local Plan 2003 and paragraph 170 and 180 of the NPPF.

### *Air Quality*

The site falls within the Central Medway Air Quality Management Area, which has been declared for exceedances of the NO<sub>2</sub> annual mean objective since June 2010. An Air Quality Assessment has been submitted as part of this application as required by conditions on the original hybrid application. The submitted assessment concluded that air quality around the school will not exceed the relevant air quality objectives and as such the location is considered suitable for the proposed use without the inclusion of protective mitigation methods. It has also screened out the requirement for further detailed assessment of rail emissions, as background pollution levels do not exceed the Defra screening criteria. However, it is known that air pollution particularly affects young children, especially in terms of lung development. It is recommended that the ventilation system provide for the school buildings includes suitable particulate and nitrogen dioxide filtration and as such a condition will need to be imposed for a further air quality assessment and emissions mitigation assessment to secure the submission of a mitigation scheme to meet damage costs.

Subject to the imposition of condition the development would be in accordance with Policy BNE24 of the Medway Local Plan 2003 and paragraph 170 and 181 of the NPPF.

### *Highways*

The location of the school and impact on the highway network was considered and agreed at the time of the hybrid application. A Travel Plan has been submitted as part of this application. The Travel Plan uses travel data from similar new primary schools and the Council's Sustainable School Travel Strategy to estimate the impact of the development. This school would be accessed mostly by people from within the Rochester Riverside site and as such will not be wholly reliant on travel to and from the site by car.

The development would have one vehicular access entering and exiting the site via a new spine road off of Gas House Lane. It would be 4.8 metres in width allowing two way traffic and would also provide a pedestrian connection to the site. A crossing point was considered under previous condition discharge determined by the Planning Committee but it was discounted as causing too many problems on the highway network on Corporation Street. The access has been assessed via a Stage One Safety Audit which did not raise any issues.

The development proposes 24 staff car parking spaces and 24 drop off points for parents and 2 disabled spaces. The development would require 2 electric car charging points. These can be secured by condition. The development proposes 20 cycle spaces within the undercroft parking area as well as areas within the public realm for staff and school users.

With regards to the staff parking, concerns were raised at the original submission regarding the parking provision. The Council's Parking Standards indicate a provision of one space per staff member, 10% visitor parking and a drop-off area, however it is noted that this is a sustainable location that can be assessed by other means and many of the users will come from within the Rochester Riverside development. The applicants have provided further details to overcome these concerns. The parking ratio is set out as 0.85 spaces per teacher and 0.45 spaces per support staff. The staff roles/numbers have been clarified by Medway Councils Education Department for the different 1FE/2FE scenarios, which would require 24 staff parking spaces for 1FE and 39 for 2FE.

A parking option for 1FE is therefore indicated in the plans, reflecting the original layout, with 24 spaces in total. A parking option for 2FE can be achieved with tandem parking provided along the southern edge and additional parking to the western edge, with two spaces east of the access road, with 40 spaces in total. Whilst tandem parking would not normally be considered acceptable, given the site constraints, it is considered that in this instance it would be acceptable. It is noted that school staff would not be permitted parking permits within the Rochester Riverside Control Parking Zone.

In relation to school drop off/pick up the submitted plans indicate that there is sufficient kerb length to accommodate 24 parked vehicles. The parking area would be managed by the school, ensuring it remains open during drop-off/pickup times only, likely enforced by the use of a removable bollard (undertaken by school caretaker). This will ensure that the area can continue to be used by refuse/delivery vehicles, managed to occur outside of school drop-off/pick-up times. Furthermore the TRO will need to be amended to make sure that the spaces identified are available during the school drop off and pick up period and therefore these details need to be carried out in accordance within the Travel Plan.

A condition is recommended for a parking management plan to be provided to the local authority prior to occupation to formalise the details as discussed above, as well as how staff will be deterred from parking on street.

In terms of cycle and scooter storage, the applicants indicate that initially 20 spaces would be allocated and this will be assessed yearly whether this provision needs to be increased, therefore no objection is raised in terms of this provision.

The proposal has been considered in the light of the level of proposed parking provision, the access and egress in relation to the existing access arrangement and highway and pedestrian safety generally. No objection to the principle of this development have been raised in the light of this highway consideration, especially due to the location of the site in close proximity to the town centre, bus station and railway station, which permits a reduction to the Council's minimum parking standards. Paragraph 109 of the NPPF states that development should only be refused on highways grounds if there is an unacceptable impact on highways safety. Whilst it is considered that the development would result in an impact on the network, it is not considered to result in a severe impact that would be sufficient to warrant refusal of the application.

The proposal will not result in any detrimental increase in risk to highways or pedestrian safety and is considered to be acceptable in terms of Policies T1, T2 and T13 of the Medway Local Plan 2003 and paragraphs 102, 103, 109 and 110 of the NPPF. The proposal has the provision of secure cycle storage in accordance with policy T4 of the Local Plan.

#### *Flood risk*

The site is located in Flood zone level 3 on the Environment Agency flood map and as such a Drainage Statement has been submitted as part of this application. The Drainage Statement is in accordance with Medway's Strategic Flood Risk Assessment 2011 and site specific (masterplan) Flood Risk Assessment 2017. The Drainage Statement identified a medium risk of flooding. There is no residential accommodation on site and the school building will be raised to minimise the risk. The surface water runoff will be managed through sustainable means. The waste water from the site will outfall to the existing public foul water sewer. All risks associate with drainage and flood management have been identified and mitigated therefore the risk associated with flooding at the site is deemed acceptable.

Southern Water raise no objection to the application but have stated that there may be a requirement for network reinforcement. Southern Water and the developer will need to work together to deliver any such reinforcement.

The Lead Local Flood Authority have suggested conditions relating to sustainable urban drainage systems and verification report to confirm that the sustainable drainage system has been constructed in accordance with the agreed scheme.

Subject to the imposition of conditions and carrying out appropriate management of surface water, ground water and foul water storage and disposal the development would

be in accordance with Policy CF13 of the Medway Local Plan 2003 and paragraphs 149, 155, 163 and 165 of the NPPF.

### *Climate Change and Energy Efficiency*

The applicant has indicated that all materials will be used to exceed the requirements of the latest building regulations and in particular Part L (Energy Use) and will utilise materials that meet the BRE Green Guide A+ rating. (Materials which have the lowest overall environmental impact over the lifecycle of a product as calculated by BRE Environmental Assessment Method).

All new windows are to be double-glazed windows which will significantly reduce noise and improve heat insulation. Low NOx boilers and electric car points will also be provided, while all hard standings will be self-draining.

The close proximity of amenities including public transport, public park, leisure facilities, businesses and shopping facilities from the proposed development mean the length of journey is minimal promoting walking and making it not essential to own a car. Secured bike storage can be provided within the secured rear private gardens or within garages, as such the development offers the opportunity for a sustainable transport solution.

### *Local Finance Considerations*

There are no local finance considerations

## **Conclusions and Reasons for Approval**

The application site is one of the most important regeneration sites in Medway for which the principle of redevelopment to accommodate up to 1,400 no. dwellings including a primary school and nursery, was established in the hybrid planning application and the Rochester Riverside Development Brief and Masterplan 2014. The need for a primary school on the site was established and approved in this application and is supported in both local and national planning policy. There is a demonstrable need for a primary school on site to provide education to those living within the development site and the wider Rochester area. There is a significant need for additional school places in Rochester.

The proposed development has a modern, contemporary design that is sympathetic to the character and appearance of the surrounding area and does not cause significant harm to the setting of the Grade I listed roman wall.

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



The proposal is considered to be in accordance with paragraphs 14, 17, 18, 56, 72 and 74 of the NPPF and Policies BNE1, BNE2, BNE25, BNE37, BNE39, BNE43, L3, CF2, T1, T2, T3, T4, and T13 of the Medway Local Plan 2003.

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.

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## **Background Papers**

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection in the Planning Offices of Medway Council at Gun Wharf, Dock Road, Chatham ME4 4TR and here <http://publicaccess1.medway.gov.uk/online-applications/>