

MC/19/3275

Date Received: 18 December 2019

Location: Berengrave Nursery Berengrave Lane Rainham Gillingham

Proposal: Construction of 60 dwellings, together with associated parking, landscaping and infrastructure. Representing a net increase of 18 new dwellings over and above 121 dwellings granted under outline application MC/17/3687

Applicant Linden Homes,

Agent DHA Planning  
Miss Rebecca Foad Eclipse House  
Eclipse Park  
Sittingbourne Road  
Maidstone  
ME14 3EN

Ward: Rainham North Ward

Case Officer: Majid Harouni

Contact Number: 01634 331700

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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 Subject to;**

A. A Section 106 Agreement under the terms of the Town and Country Planning Act 1990 to secure the following developer's contributions:

- i) 25% Affordable Housing on-site = to 5 dwellings. To comprise 3 units (60%) rented and (2Units) 40% shared ownership.
- ii) To improve facilities and equipment at Rainham Library. £2,972.70
- iii) Public Right of Way - improvement GB5 and GB6 £ 934.50
- iv) Green space £6,694.21
- v) Youth provision in Rainham Area £1,409.76
- vi) Waste and recycling £3,114.90
- vii) Nursery One or more of Thames View, St Thomas of

Canterbury, a new free school in the area	£24,821.64
<b>viii)</b> Primary One or more of: Thames View, St Thomas of Canterbury, a new free school in the area	£19,148.07
<b>ix)</b> Secondary One or more of The Howard, Rainham Girls, Rainham Mark Grammar, Robert Napier, a new free school in the area	£48,273.48
<b>x)</b> Sixth Form one or more of The Howard, Rainham Girls, Rainham Mark Grammar, Robert Napier, a new free school in the area	£ 9,076.63
<b>xi)</b> To improve sustainable transport infrastructure	£ 6,694.21
<b>xii)</b> NHS Thames Ave Surgery	£11,382.48
<b>xiii)</b> Birds Disturbance Mitigation	£ 4,418.28
<b>xiv)</b> To provide off-site ecological improvements at Berengrave Nature reserve park	£15,619.83
<b>xv)</b> Great lines Heritage Park	£ 498.00
<b>xvi)</b> Towards design improvements to improve highway capacity at A2/Birling Ave and/or A2/Bloors Lane junctions	£ 2,231.40

B. And the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 18 months from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Drawing numbers PL\_101 Rev H, PL\_106 Rev A, PL\_107, PL\_110 Rev A, PL\_111 RevB, PL-112 Rev A, PL\_113 Rev A, PL\_114 Rev B, PL\_115 Rev B, PL\_116 Rev A, PL\_117 Rev A, PL\_118 Rev A, PL\_119 Rev A, PL\_120 Rev A, PL\_121, PL\_BLOC Rev B, PL\_LOC\_1 Rev A, 1200 Rev P2, 1202 Rev P2, 1203 Rev P2, edp3943\_d014c sheets 1 to 8, received 18/12/2019 and 24/03/2020.

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

- 3 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 in writing by the Local Planning Authority to confirm that the Sustainable Drainage System has been constructed as per the agreed scheme and plans. This should also include details of whom will be undertaking the management and maintenance of all SuDs features.

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.

- 4 No development above ground floor slab level of any part of the development hereby approved shall commence until details of the specification of the following have been submitted to and approved in writing by the Local Planning Authority:
- i. Provision of bat boxes within new buildings and;
  - ii. Provision of bird boxes on new buildings.

The approved bird and bat boxes 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.

- 5 No development above ground floor slab level of any part of the development hereby approved shall commence until details with respect to the electric charging points as shown in drawing PL\_107 received 24/93/2020 have been submitted to and approved in writing by the Local Planning Authority. The approved charging points shall be installed and made operational prior to the occupation of the respective dwelling and thereafter maintained, entirely in accordance with the measures set out in the approved details.

Reason: To ensure that provision is made for the parking and charging of battery powered cars in compliance with Policy BNE24 of the Local Plan and paragraph 110 of the NPPF.

- 6 Car parking and garaging shown on drawings PL\_103 received on 24/03/2020 shall be made available prior to the occupation of the individual dwelling and shall be maintained as such thereafter.

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

- 7 No development above slab level shall take place until details and samples of all materials to be used externally have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented 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 Medway Local Plan 2003.

- 8 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.

- 9 No dwelling shall be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been 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 relevant dwelling it serves is 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.

- 10 Prior to the first occupation of any dwelling herein approved details of the refuse storage arrangements for the dwellings including provision for the storage of recyclable materials, shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the approved refuse storage arrangements for that dwelling 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 Medway Local Plan 2003.

- 11 Prior to the installation of any external lighting on the site, details of such lighting shall be submitted to and approved in writing by the Local Planning Authority. Details shall include height, position, external appearance, any shielding, light intensity, colour, spillage (such as light contour or lux level plans showing the existing and proposed levels) together with a report to demonstrate its effect on the landscaping of the site local wildlife and nearby residential properties, bats (including reference to the recommendations of the Bat Conservation Trust)] and of how this effect has been minimised. Any external lighting shall be implemented in accordance with the approved details.

Reason: In order to limit the impact of the lighting on the landscaping of the site, the surrounding landscape features, nearby residents and wildlife] and with regard

to Policies BNE1, BNE2, BNE5, BNE12, BNE14, BNE34 and BNE39 of the Medway Local Plan 2003.

- 12 The landscaping scheme as shown in the drawings edp3943\_d014c (1 to 8) hereby approved shall be implemented in full prior to the occupation of the dwellings.

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

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

### **Proposal**

This application is to re-arrange and reconfigure the layout of the southwest corner and western part of the Berengrave Nursery site (excluding the affordable dwelling houses on plots 46, 47 and 48 as approved under ref MC/18/3442) to replace the approved 4 and 5 bedroom dwelling houses with 1, 2 and 3 bedroom dwellings thus increasing the number of dwellings within the application site from 42 dwellings to 60 dwellings. An increase of 18 dwellings from that approved. As a result the proposal would increase the total number of the dwellings at Berengrave Nursery site as a whole from 121 to 139 dwellings.

As part of this increase in the number of dwellings, the proposal would provide a total of 133 car parking spaces for the 60 dwellings, comprising 118 allocated parking spaces, a disabled parking space (this is equal to two parking spaces per dwelling house and 2 bed-flat and 1 parking space for the one-bed flat) and 14 visitor parking spaces for the future residents and visitors.

### **Site Area/Density**

Site Area: 1.8 hectares (4.45 acres)

Site Density: 33.3 dph (13.4 dpa)

Density in respect of wider Berengrave Nursery site

Site Area: 5.83 hectares (14.40 acres)

Site Density: 23.84 dph (9.65 dpa)

### **Relevant Planning History**

MC/19/0167 Details pursuant to conditions 15, 16 and 22 of planning permission MC/17/3687 - Outline planning application with some matters reserved (appearance, landscaping, layout and scale) for demolition of existing structures and construction of up to 121 residential dwellings including new vehicle access, internal roads, car parking,

open spaces, sustainable urban drainage systems, earthwork's and associated landscaping and infrastructure.

**Approved**

MC/18/3448

Details pursuant to conditions 9, 11 and 13 of planning permission MC/17/3687 - Outline planning application with some matters reserved (appearance, landscaping, layout and scale) for demolition of existing structures and construction of up to 121 residential dwellings including new vehicle access, internal roads, car parking, open spaces, sustainable urban drainage systems, earthwork's and associated landscaping and infrastructure.

**Approved**

MC/18/3323

Details pursuant to condition 26 of planning permission MC/17/3687 - Outline planning application with some matters reserved (appearance, landscaping, layout and scale) for demolition of existing structures and construction of up to 121 residential dwellings including new vehicle access, internal roads, car parking, open spaces, sustainable urban drainage systems, earthwork's and associated landscaping and infrastructure.

**Approved**

MC/18/3239

Details pursuant to condition 19 of planning permission MC/17/3687 - Outline planning application with some matters reserved (appearance, landscaping, layout and scale) for demolition of existing structures and construction of up to 121 residential dwellings including new vehicle access, internal roads, car parking, open spaces, sustainable urban drainage systems, earthwork's and associated landscaping and infrastructure.

**Approved**

MC/18/3240

Details pursuant to condition 25 of planning permission MC/17/3687 - Outline planning application with some matters reserved (appearance, landscaping, layout and scale) for demolition of existing structures and construction of up to 121 residential dwellings including new vehicle access, internal roads, car parking, open spaces, sustainable urban drainage systems, earthwork's and associated landscaping and infrastructure.

**Approved**

MC/18/3442

Application for approval of reserved matters being appearance, landscaping, layout and scale pursuant to planning permission MC/17/3687 - Outline planning application with some matters reserved (appearance, landscaping, layout and scale) for demolition of existing structures and construction of up to 121 residential dwellings including new vehicle access, internal roads, car parking,

open spaces, sustainable urban drainage systems, earthwork's and associated landscaping and infrastructure

**Approved 20/03/2019**

MC/17/3687

Outline planning application with some matters reserved (appearance, landscaping, layout and scale) for demolition of existing structures and construction of up to 121 residential dwellings including new vehicle access, internal roads, car parking, open spaces, sustainable urban drainage systems, earthwork's and associated landscaping and infrastructure

**Approved 15/03/2018**

## **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.

*It appears that most residents have misunderstood the proposal and have written in thinking that the proposal would result in the construction of an additional 60 new dwellings over and above the 121 dwellings previously approved at Berengrave Nursery site.*

**15 letters** of representation have been received from the local residents. Making the following comments:-

- More impact on the current infrastructure. The area lacks adequate GP and hospital facilities, schools provision, and inadequate sewerage capacity.
- More cars and traffic accessing Bereengrave Lane, Lower Rainham Road and A2 will add to the already congested roads, the traffic situation.
- More impact on the countryside and the loss of more green space
- More cramped form of development.
- Impact on the local air quality

**Local MP Rehman Chishti** has written in and objected to the application and stated that he reiterates the points raised in his previous letters about the development of this site.

**Southern Water** advise that their initial investigations indicate that they can provide foul sewage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

**Southern Gas Network** has no objection

**UK Power Network** has no objection

**Natural England** advises that this application will result in a net increase in residential accommodation, impacts to the coastal Special Protection Area(s) and Ramsar Site(s) may result from increased recreational disturbance.

Subject to the appropriate financial contribution being secured, Natural England is satisfied that the proposal can be mitigated.

As part of the outline permission, a developer contribution towards Birds Disturbance Mitigation of £27,053.18 was secured and further £4,418.28 contribution is being sought in response to the additional 18 dwellings proposed.

## **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*

An outline and reserved matters planning permissions for the residential development of up to 121 dwellings were granted under ref MC/17/3687 and MC/18/3442 respectively.

The Reserved Matters layout contained the following house mix within that part of the site area the subject of this application:

No of dwellings houses	No bedroom per house
1	2
15	3
20	4
6	5
Total 42	

The revised house mix for the 60 units (an uplift of 18 dwellings) proposal would comprise:

- 26no two-bedroom houses;
- 32no three-bedroom houses;
- 1no two-bedroom flat; and
- 1no one-bedroom flat

However, notwithstanding the increase in the net number of dwellings within the current application site from 42 to 60, the proposal would result in a net loss of 6no bedrooms within the development site, as follows:



Currently Approved House mix within MC/20/3275 application area	No bedrooms created	Proposed House Mix within MC/20/3275 application area	No bedroom created
6no x 5 bedroom houses	30	0	0
20no x 4 bedroom houses	80	0	0
15no x 3 bedroom house	45	32x 3 bedroom dwellings	96
1no x 2bedroom house	2	27x 2 bedroom dwelling	54
0no flats	0	1 x 1 bedroom flatted dwelling	1
Total no of resulting bedrooms	157		151

The proposal will increase the number of affordable dwellings within Berengrave Nursery site from 30 dwellings to 35 dwellings thereby maintaining the 25% provision over the entire site.

The application is for the erection of 60 dwellings on the area that already has permission for the erection of 42 dwelling houses, as such the principle of residential of the development of the site has already been established.

The outline permission defined the upper limits of the number of dwellings within the Berengrave Nursery site to 121 dwellings. This application will change this to 139 dwellings.

The application site would not encroach on the already approved green landscape area along the southern part of the site adjacent to the railway embankment or the green amenity space and surface water pond to the north-western part of the Berengrave Nursery development site.

#### *Appearance, Layout and Scale*

The NPPF in paragraphs 124, 128 and 130 sets out the importance of design in the consideration of planning applications and in particular, paragraph 124 states that “Good design is a key aspect of sustainable development, creates better places in which to live and work and make the development acceptable to communities...”.

Policies S4 and BNE1 of the Medway Local Plan 2003 emphasise the importance of achieving a high-quality design that results in safe and attractive environments.

The proposed layout for the 60 dwelling scheme broadly follows that of the approved Reserved Matters layout scheme already approved.

The layout will continue to create a clear hierarchy of streets and spaces with suitable differentiation between public and private spaces.

The proposal would retain the strong linear route through the site with subservient links providing access to other areas of a different character. The access road would remain as approved at Reserved Matters stage and runs southeast to northwest and act as the highly legible spine road with extensive landscaping and tree planting which would give the road a semi boulevard and leafy appearance and feel.

All the dwelling houses would be two-storey and follow similar elevational design principle and proportion as the houses approved at Reserved Matters stage.

In the interests of continuity and adherence to the wider development character and appearance, all external finish materials will also be in keeping with the external finish details approved for the rest of the Berengrave development.

The proposed two-storey flatted building would be to the north-west corner of the application site and comprise a 1 and 2-bed apartment with front doors on separate elevations. The ground floor unit would be designed to suit wheelchair use.

The proposed dwelling houses face onto the proposed road network, the green amenity area and play area and would encourage natural surveillance. Individual properties would have private gardens of a good size that would serve future occupants.

The dwellings would include a mixture of 1, 2 and 3 bedroom units and incorporate a range of dwelling designs throughout the scheme. The variation in house design and use of external finish material would give variety and interest to the street scenes and local characters.

The table below shows the resulting housing mix of dwellings, market and affordable across the wider site.

	Market housing (75%)	Affordable housing (25%)	no dwellings
1- bed flat	0	13	13
2- bed flat	0	11	11
2-bed house	30	2	32
3-bed house	39	7	46
4-bed house	29	2	31
5-bed house	6	0	6
Total	104	35	139

A large percentage of the dwellings within the application site will be semi-detached houses. They have been designed to incorporate a variety of external finish detailing and articulated elements that will help provide a visual relief and ensure that attractive elevational treatments are achieved. A mix of roof design and gables will also add variety to the roofscapes.

In terms of the layout, scale and appearance the development offers architectural character, adding quality and aesthetic enhancement to the immediate vicinity, whilst not adversely impacting on the wider environment.

While the proposal would result in a higher density per hectare compared with the rest of the site, overall the proposal would increase the density of the Berengrave Nursery site by less than 2%, to over 23.8 dph and this does not represent urban cramming and is considered to be acceptable in this location.

Given the above, the development would integrate well into wider site context and re-enforce the local characteristics of the area in accordance with paragraphs 124, 128 and 130 of the NPPF and Policy BNE1 of the local plan.

#### *Impact on Amenity*

Policy BNE2 states that all development should secure the amenities of the future occupiers and protect those amenities enjoyed by nearby and adjoining properties. The design of development should have regard to privacy, daylight and sunlight.

The proposed dwellings are all of a good size that complies with the Nationally Described Space Standards and provide for a good standard of natural light, outlook, privacy and private amenity spaces proportionate to the garden size of the houses on the rest of the development at Berengrave Nursery site.

The proposal is considered to be acceptable and in compliance with Policy BNE2 of the Local Plan.

#### *Landscape*

The proposal would not impact on the landscape or play area already approved as part of the wider site. However, to offset the additional footfall from the extra dwellings, the applicant has agreed to make the additional contributions identified.

The already approved landscaping scheme for the wider site meets the objectives of local plan policy BNE34 by softening and minimising the impact of the development on the wider surroundings. By providing an extensive landscape buffer area this results in the creation of an attractive high-quality amenity that would enhance the visual appearance of the site to the benefit of the development and amenities of the future residents as well as wider land and landscape. This is in accordance with Policies BNE1, BNE2 and BNE6 BNE34 of the Medway Local Plan and NPPF 2018.

#### *Highways and Parking*

Given that the original approvals considered the sustainability of the site and the access to the highway, the applicant's Transport Statement has focused on the traffic generated by the additional new dwellings and the minor amendment to the internal layout.

The 18 additional dwellings would generate 10 additional two-way vehicle movements in both highway peak hours with 20% of these travelling to and from the north (Lower Rainham Road) and 80% travelling to and from the south (London Road). In terms of the proportional increase in traffic flows on the highway network, the applicants submission indicates that this would be an approximately 2.1% increase at the site access junction, approximately 1.7% at the Berengrave Lane railway bridge traffic signals and less than 0.4% at junctions along the London Road corridor. It is considered the impact would not be considered to be severe and therefore no objection is raised. However, it is considered that contributions should be sought towards the highway improvements identified in the outline approval and this is reflected in the S106 asks.

In terms of amended layout, the applicants have provided a revised swept path analysis to demonstrate that vehicles/trucks can negotiate the site.

### Parking

A total of 133 car parking spaces are proposed to serve this development (the 60 dwellings). These comprise 118 allocated spaces, 14 visitor park spaces and 1 disabled car parking space. This provision is in line with Medway's Interim Parking Standards.

In addition, the drawing PL\_107 make provision for electric charging points in compliance with paragraph 110(e) of the NPPF 2019. An appropriate planning condition is recommended to ensure these electric charging points are provided.

Given that Rainham Town Centre is within reasonable walking distance with access to a range of amenities and public transport (buses and railway) no objection would be raised subject to the condition that the proposed parking spaces are provided prior to the occupation of the dwellings.

In addition, provision for cycle storage has been proposed within the rear gardens of the individual houses.

It is considered that the additional dwellings would not result in a significant increase in traffic generation and as such, there is no detrimental impact on highway safety and the development would be 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 site surface water drainage system have been submitted pursuant to condition 22 of the outline permission which has been approved and the proposed development would not significantly alter the overall surface water management of the site. The details submitted comprise permeable paving across the proposed driveways, parking bays, soakaways, rainwater harvesting where appropriate and swales.

To deal with the foul water on this site a pumping station is proposed which will be constructed towards the northern end of the Berengrave Nursery site. The Foul water system on this site will be connected to the sewerage system in Berengrave Lane. Southern Water has not raised objection to the proposal, however, the developer will need to work with the Southern Water in order to deliver the required sewerage infrastructure.

The foul and surface water drainage system including infiltration basin will be maintained by a private company on this site.

### *Ecology*

The proposal will not cause any adverse impact on the previously approved ecology for the wider site.

Details pursuant to the conditions 24, 25, 26, 27 of the outline permission relating to ecological enhancements to the wider Berengrave Nursery site have already been approved. No further ecological conditions are required.

### *Refuse Storage*

The proposal layout has been designed to facilitate access to the rear of the property to allow refuse bins to be stored in the rear garden areas and brought forward for collection.

The applicant has provided refuse vehicle swept path tracking around the proposed site. The tracking demonstrates the refuse vehicle can travel around the site with no significant issues.

It is considered that the proposed arrangement would not cause any amenity or highway issues and is considered to be acceptable.

### *Climate Change*

The applicant has indicated that all materials will meet the requirements of the latest building regulations and in particular Part L (Energy Use). Their intention is to install energy efficient lighting system and water saving taps. All the dwellings will be fitted with efficient boilers and electric charging points will be fitted to every house to reduce level of CO<sub>2</sub> produced on this site per household.

Energy consumption will be reduced through energy saving devices. Fixed light fittings will be energy efficient types. Also taps, fittings and WCs to be low water consuming will also be delivered as part of this application.

### *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 £245.56 per dwelling (excluding legal and monitoring officer's costs, should be collected to fund strategic measures across the Thames, Medway and Swale Estuaries. The strategic measures are in the process of being developed, but are likely to be in accordance with the Category A measures identified in the Thames, Medway & Swale Estuaries Strategic Access Management and Monitoring Strategy (SAMM) produced by Footprint Ecology in July 2014. The 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 SAMM measures is secured and the SAMM strategy is being implemented from the first occupation of the dwellings, proportionate to the level of the housing development.

The applicants have agreed to pay this tariff. No objection is therefore raised under Paragraphs 175 and 176 of the NPPF and Policies S6 and BNE35 of the Local Plan.

### *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) 25% Affordable Housing on-site = to 5 dwellings. To comprise 3 units (60%) rented and (2Units) 40% shared ownership.
- ii) To improve facilities and equipment at Rainham Library. £2,972.70
- iii) Public Right of Way - improvement GB5 and GB6 £934.50

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xvi) Towards design improvements to improve highway capacity at A2/Birling Ave and/or A2/Bloors Lane junctions	£ 2,231.40

#### *Other issues*

As the application site forms part of wider Berengrave Nursery development site the issues associated with archaeology, contamination, tree protection measures, and ecology mitigation measures have already been dealt with as part of outline and reserved matters applications mentioned above.

#### *Local Finance Considerations*

None

### **Conclusions and Reasons for Approval**

The details submitted largely follow the principles within the Reserved Matters scheme regarding layout, scale, appearance and landscaping and are considered acceptable having regard to the context of the site and would make an efficient, effective and sustainable use of the site.

The design of the dwellings reflects the design and character of the wider Berengrave Nursery site.

The proposal would fit in well with the already approved landscaping, surface water management and ecology scheme for the wider site.

The proposal makes adequate on-site car parking provision of future residents and visitors.

The application is therefore in compliance with relevant policies of the Medway Local Plan and the NPPF as set out above and is recommended for approval subject to the conditions.

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/>