

MC/21/1383

Date Received: 12 May 2021
Location: Plot 2, London Medway Commercial Park James Swallow Way
Hoo St Werburgh Rochester
Ward: Peninsula Ward
Proposal: Development of Plot 2 for Class E(g)(iii) industrial processes/B2
general industrial/B8 storage and distribution uses, access,
parking, drainage, landscaping and associated works including
means of access.
Applicant Goodman Logistics Development UK Limited
C/O Agent
Agent Barton Willmore
Miss Molly How
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Kings Hill
West Malling
ME19 4AE
Case Officer: Karen Cronin
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 10th November 2021.

Recommendation - Approval with Conditions

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

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

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

Drawing numbers: 018791-RPS-2-XX-DR-A-9200 P01, 018791-RPS-2-XX-DR-A-9201 P01, 018791-RPS-2-XX-DR-A-9202 P01, 018791-RPS-2-XX-DR-A-9210 P01, 018791-RPS-2-XX-DR-A-9211 P01, 018791-RPS-2-XX-DR-A-9212 P01, 018791-RPS-2-XX-DR-A-9213 P01, 018791-RPS-2-XX-DR-A-9214 P01, 018791-RPS-2-XX-DR-A-9215 P01, 018791-RPS-2-XX-DR-A-9216 P01, 018791-RPS-2-XX-DR-A-9220 P01, 018791-RPS-2-XX-DR-A-9221 P01, 018791-RPS-2-XX-DR-A-9222 P01, 018791-RPS-2-XX-DR-A-9223 P01, 018791-RPS-2-XX-DR-A-9224 P01, 018791-RPS-2-XX-DR-C-0750 P01, 2115-21-01-B, 2115-21-02-B; received 12th May 2021

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

- 3 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.

- 4 No development shall take place until a Construction Environmental Management Plan (CEMP) that describes measures to control, amongst other matters, noise and vibration; working hours; dust minimisation; access point locations; wheel cleaning/chassis cleaning facilities; protection of surface and groundwater resources, including arrangements for the storage of oils, fuels or chemicals; waste disposal arrangements; pollution incident control; site illumination; and the location of construction compounds/laydown areas and offices, during the construction period for the proposed phase or sub-phase of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall only be undertaken in accordance with the approved CEMP.

Reason: Required before commencement of development in order to minimise the impact of the construction period on the amenities of local residents, the countryside, wildlife and habitat and with regard to Policies BNE2, BNE37, BNE39 and T3 of the Medway Local Plan 2003

- 5 No development shall take place until a scheme based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.

The scheme shall include (where applicable):

- i. Details of the design of the scheme (in conjunction with the landscaping plan where applicable).
- ii. A timetable for its implementation (including phased implementation).
- iii. Operational maintenance and management plan including access requirements for each sustainable drainage component.
- iv. Proposed arrangements for future adoption by any public body, statutory undertaker or management company.

The development shall be undertaken in accordance with the agreed scheme.

Reason: To manage surface water during and post construction and for the lifetime of the development as outlined at Paragraph 167 of NPPF.

- 6 Prior to occupation (or within an agreed implementation schedule) 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 agreed surface water system has been constructed as per the agreed scheme and plans. The report shall include details and locations of critical drainage infrastructure (such as inlets, outlets and control structures) including

as built drawings, and an operation and maintenance manual for the unadopted parts of the scheme as constructed.

Reason: This condition is sought in accordance with paragraph 168 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.

- 7 No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority in consultation with the LLFA. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

The approved CSWMP shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:

- i. Temporary drainage systems.
- ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses.
- iii. Measures for managing any on or offsite flood risk

The development shall be undertaken in accordance with the agreed details.

Reason: To manage surface water during and post construction and for the lifetime of the development as outlined at Paragraph 167 of NPPF.

- 8 No development shall take place until a Construction Ecological Management Plan has been submitted providing further details of the recommendations set out in the Middlemarch Environmental letter dated 23rd February 2021 (RT-MME-154066-03) in accordance with the Ecological Mitigation Strategy for the London Medway Commercial Park site (RT-MME-102011 Rev C). The Construction Ecological Management plan must be approved in writing by the Local Planning Authority and all works undertaken in accordance with the approved plan.

Reason: In order to protect and compensate for the present potential wildlife habitats of the sites in accordance with Policy BNE37 of the Local Plan.

- 9 Prior to works commencing on site the precautionary reptile mitigation approach must be carried out as detailed within the Middlemarch Environmental letter dated 23rd February 2021 (RT-MME-154066-03). The works must be carried out in suitable weather conditions and temperatures must be above 5 degrees Celsius overnight. On completion of the mitigation a letter must be submitted to the Local Planning Authority confirming that the mitigation has been completed.

Reason: In order to protect and compensate for the present potential wildlife habitats of the sites in accordance with Policy BNE37 of the Local Plan.

- 10 Prior to the first occupation of the development herein approved, full details of both hard and soft landscape works and a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. These details shall include existing and proposed finished ground levels; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; all paving and external hard surfacing; minor artefacts and structures (e.g., seating, refuse receptacles etc.). Soft landscape works shall include details of planting plans (noting a schedule of plant species, proposed densities/sizes/numbers). Specification of tree pits, supports and planting build-ups for establishment; written specifications (including cultivation and other operations associated with grass and plant establishment, aftercare and maintenance). The development shall be implemented in accordance with the approved details and 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.

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

- 11 Prior to the first occupation of the development herein approved, a landscape management plan, shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas (including hard and soft landscape treatments) for a minimum period of five years and arrangements for implementation. The development shall thereafter be implemented in accordance with the approved details.

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

- 12 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) and hours of use together with a report to demonstrate its effect on the landscaping of the site, 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 and wildlife and with regard to Policies BNE1, BNE5 and BNE39 of the Medway Local Plan 2003.

- 13 If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the

developer has submitted a method statement and obtained written approval from the Local Planning Authority. The Method Statement must detail how unsuspected contamination shall be dealt with.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 174 of the National Planning Policy Framework 2021.

- 14 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 2018 (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

- 15 The proposed commercial unit shall not be occupied, until details of the provision of the electric vehicle charging points (5% active and 5% passive) has been 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 112E of National Planning Policy Framework 2021.

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 for the development of Plot 2 at London Medway Commercial Park at Kingsnorth. The proposal comprises the construction of a warehouse building for Class E(g)(iii) industrial processes/B2 general industrial/B8 storage and distribution uses, access, parking, drainage, landscaping and associated works including means of access.

The proposal would provide 40,515 square metres of employment floorspace, comprising a single warehouse unit totalling 37,515 square metres with an adjoining ancillary office, sprinkler house and pump tank. The proposed warehouse building would have a waved roof form with a maximum height of 23.67 metres. The warehouse

is a standard design for the majority of distribution centres with a service yard, level entry and dock leveller loading door access. There will also be a single storey gatehouse and a substation at the entrance to the site. The proposal includes parking for 118 HGVs and 418 car parking spaces for employees plus cycle parking.

The parcel of land at plot 2 comprises an area of 8.68 hectares located on the eastern side of the London Medway Commercial Park site. London Medway Commercial Park is located to the north of the former Kingsnorth Power Station site and Damhead Creek Power Station. It falls within the Kingsnorth area that is allocated for industrial use in the Medway Local Plan 2003. The Commercial Park site has planning permission for construction of a business park development for business, general industrial and storage and distribution uses. The application site has also been previously granted full planning permission for the construction of a warehouse building with undercroft; first and second floor mezzanine levels for Class B1(c) light industrial/ B2 general industrial/ B8 storage and distribution uses.

Relevant Planning History

- | | |
|------------|--|
| MC/19/1785 | Construction of a HGV parking area for up to 30 HGVs together with the construction of an ancillary single storey amenity block, smoking shelter, 2.4m high paladin fencing, drainage and landscaping.
Approved with conditions
9th September 2019 |
| MC/19/1028 | Development of Plot 2B incorporating the construction of a warehouse building with undercroft; first and second floor mezzanine levels for Class B1(c) light industrial/ B2 general industrial/ B8 storage and distribution uses, access, parking, drainage, landscaping and associated works including means of access.
Approved with conditions
18th October 2019 |
| MC/18/1979 | Application for approval of reserved matters being appearance, landscaping, layout and scale with regard to outline planning permission MC/13/1594 (Variation of condition 51 to allow a minor material amendment to outline planning permission MC/08/0370 to allow B1(c) not exceeding 40,000 Sq. m of floor space when measured as gross internal area; B2 not exceeding 115,120 Sq. m of floor space when measured as gross internal area; B8 not exceeding 200,000 Sq. m of floor space when measured as gross internal area and total floor space not exceeding 250,992 Sq. m of floor space when measured as gross internal area) together with details pursuant to conditions 1 (reserved matters), 4 (materials/enclosure), 21 (soft landscaping), 22 (soft landscape |

management plan), 26 (flexibility of use), 27 (future proofing), 31 (cycle parking) , 32 (changing/shower facilities), 36 (vehicle parking/turning) and 52 (SUDS and Management).

Approved with conditions

10th October 2018

MC/18/1071

Application for approval of reserved matters being appearance, landscape, layout and scale with regards to outline planning permission MC/08/0370 which was varied by planning permission MC/13/1594 Variation of condition 51 to allow a minor material amendment to outline planning permission MC/08/0370 to allow B1(c) not exceeding 40,000 Sq. m of floor space when measured as gross internal area; B2 not exceeding 115,120 Sq. m of floor space when measured as gross internal area; B8 not exceeding 200,000 Sq. m of floor space when measured as gross internal area; and total floor space not exceeding 250,992 Sq. m of floor space when measured as gross internal area.

Approved with conditions

13th July 2018

MC/17/3235

Approval of reserved matters being details of appearance, layout, scale and landscaping pursuant to condition 1 of MC/13/1594 (a variation of condition 51 of MC/08/0370 - outline application for the construction of a business park development for business, general industrial and storage and distribution uses B1C, B2 and B8 with associated landscaping, ecology, parking and servicing areas and access and improvements to Ropers Lane and Stoke Road (alternative illustrative layout to planning application MC/2007/2264)) for development of Plot 1 consisting of the construction of warehouse with associated facilities and works, together with details submitted pursuant to conditions 4, 21, 22, 26, 27, 31, 36, and 52 of MC/13/1594

Approved with conditions

8th December 2017

MC/15/1658

Application for approval of reserved matters being appearance, landscaping, layout and scale with regard to outline planning permission MC/13/1594 (Variation of condition 51 to allow a minor material amendment to outline planning permission MC/08/0370 to allow B1(c) not exceeding 40,000 Sq. m of floor space when measured as gross internal area; B2 not exceeding 115,120 Sq. m of floor space when measured as gross internal area; B8 not exceeding 200,000 Sq. m of floor space when measured as gross internal area and total floor space not exceeding 250,992 Sq. m of floor space when measured as gross internal area) together with details pursuant to conditions 1 (reserved matters), 4

(materials/enclosure), 21 (soft landscaping), 22 (soft landscape management plan), 26 (flexibility of use), 27 (future proofing), 31 (cycle parking) , 32 (changing/shower facilities), 36 (vehicle parking/turning) and 52 (SUDS and Management).

Approved with conditions

9th July 2015

MC/13/1594 Variation of condition 51 to allow a minor material amendment to planning permission MC/08/0370 to allow B1(c) not exceeding 40,000 Sqm of floor space when measured as gross internal area; B2 not exceeding 115,120 Sqm of floor space when measured as gross internal area; B8 not exceeding 200,000 Sqm of floor space when measured as gross internal area; and total floor space not exceeding 250,992 Sqm of floor space when measured as gross internal area.

Approved with conditions

2nd October 2013

MC/10/1342 Application for approval of reserved matters following approval of outline application MC/08/0370 appearance, landscaping, layout and scale (outline application for the construction of a business park development for business, general industrial and storage and distribution uses B1C, B2 and B8 with associated landscaping, ecology, parking and servicing areas and access and improvements to Ropers Lane and Stoke Road (alternative illustrative layout to planning application MC/2007/2264) for construction of estate road and ground remodelling phase

Approved with conditions

12th January 2011

MC/08/0370 Outline application for the construction of a business park development for business, general industrial and storage and distribution uses B1C, B2 and B8 with associated landscaping, ecology, parking and servicing areas and access and improvements to Ropers Lane and Stoke Road (alternative illustrative layout to planning application MC2007/2264)

Approved with conditions

26th November 2009

Representations

The application has been advertised on site and by individual neighbour notification to the owners and occupiers of neighbouring properties.

Environment Agency, Natural England, KCC Ecological Advice Service, KCC Archaeology, Lead Local Flood Authority, Southern Water, SGN, ESP Utilities, EDF and Hoo Parish Council have also been consulted.

Environment Agency have raised no objection and refer to their standing advice and the advice of the Lead Local Flood Authority.

Lead Local Flood Authority have raised no objection subject to the imposition of conditions relating to a sustainable drainage scheme, verification report and construction surface water management plan.

KCC Ecological Advice Service have raised no objection subject to the imposition of conditions relating to reptile mitigation, construction environmental management plan and ecological enhancements.

SGN have provided a plan showing medium pressure gas mains in close proximity to the site. No mechanical excavations should take place within 0.5 metres of a medium pressure system. They also provide advice on safe digging practices.

UK Power Networks have provided a plan showing that there are no electrical lines or electrical plant within close proximity to the site.

ESP Utilities have confirmed that they have gas and electric assets within the vicinity of the site.

Southern Water has confirmed that there are no public foul or surface water sewers in the area to serve this development. They can facilitate water supply but require a formal application for a connection to the water supply. Suggested informative.

Hoo Parish Council objects to this application on the following grounds:

- There could be a considerable number of traffic movements, both cars and HGVs, on a road network Medway Council admit is already over capacity
- The nearest bus stop, ATM and shops are over 2.5 miles away encouraging vehicle transport
- There will be at least 800 vehicle movements a day
- There are not enough HGV parking spaces. HGVs cannot just be held outside the yard. This is already an issue with the Amazon site
- There is no mention of facilities for drivers or overnight on-site parking.
- The number of vehicle movements and lack of facilities for drivers will result in serious congestion, poor air quality and an increase in rubbish in the area.
- No local pick-up points suggested for the development bus service.
- This follows another massive application at Medway One with the same problems of increased transport movements through an existing AQMA. The

health of the local community is at risk from air pollution and transportation noise.

- This application is dependent on the HIF road changes being accepted, but this did not include HGV/commercial traffic and may not go ahead.
- This application does not meet the requirements of NPPF paragraphs 102, 103, 108 and 109 and should be refused.

No comments have been received from members of the public.

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 2021 and are considered to conform.

Planning Appraisal

Background

London Medway Commercial Park site has outline planning permission for construction of a business park development for business, general industrial and storage and distribution uses (B1(c), B2 and B8) with associated landscaping, ecology, parking and servicing areas and access and improvements to Ropers Lane and Stoke Road. This application was approved under reference MC/08/0370.

This was followed by a s73 application to vary condition 51 to allow a more flexible mix between B1, B2 and B8 uses. This application was approved under reference MC/13/1594. Reserved matters applications have been approved for the estate road infrastructure and a number of plots and businesses including Wincanton, Sicame and Amazon are already operational.

The current application is for full planning permission because the outline permission required reserved matters applications to be submitted within 5 years of the decision, which has now lapsed.

The outline permission set out built parameters for plot 2, which was split into units A and B, and indicated a combined floorspace of 79,896 sqm. The current application is reflective of the approved parameters.

An Environmental Statement was submitted with the outline planning application, and it is not considered that significant additional environmental analysis is required at this stage. The proposal does not depart from the previously assessed parameters.

Full planning permission has previously been granted under reference MC/19/1028 for the application site for the construction of a warehouse building with undercroft; first and second floor mezzanine levels for Class B1(c) light industrial/ B2 general

industrial/ B8 storage and distribution uses, access, parking, drainage, landscaping and associated works including means of access.

Principle

The principle of B1c (now E(g)(iii)), B2 and B8 use with ancillary office has been established in the consents granted under MC/08/0370 and MC/13/1594. Although the time period to submit reserved matters application(s) has lapsed, the proposal is in line with the parameters previously approved.

The site forms part of the London Medway Commercial Park, that is located within the Kingsnorth area that is allocated for industrial use in the Local Plan Proposals Map under Policies S12, ED5, ED7 and ED8.

Policy S12 states that B1(c), B2 and B8 uses will be permitted in Kingsnorth, as well as special industrial uses and others not in a use class, subject to access and environmental considerations.

Policy ED5 allocates Kingsnorth on the proposals map as a proposed employment area, subject to Policy S12.

The NPPF seeks to build a strong, responsive and competitive economy by creating the conditions in which businesses can invest, expand and adapt. Paragraph 81 states that significant weight should be placed on the need to support economic growth through the planning system.

The proposed development is in accordance with Policy S1, S12 and ED5 of the Medway Local Plan 2003 and paragraphs 8, 81, 82 and 83 of the NPPF.

Employment

The proposed building has no known end user at present and as such there are no definitive details regarding the number of jobs that will be created by this development. However, using the employment density assumptions set out in the North Kent Strategic Housing and Economic Needs Assessment we can attempt to translate the floorspace created by the proposal into job creation forecasts.

The below represents the potential number of jobs that could be generated by this development.

B1c/B2 – 36 sqm per employee – 40,515 sqm = 1125 jobs

B8 – 70 sqm per employee – 40,515 sqm = 578 jobs

The proposed development could potentially generate up to 1125 employment opportunities, at a range of skill levels, including industrial/warehouse staff, drivers, administrative staff and managerial positions.

The job creation opportunities created by the proposed employment site is in accordance with Policy S1, S12 and ED5 of the Medway Local Plan 2003 and paragraphs 8, 81, 82 and 83 of the NPPF.

Design

The applicant is seeking to provide a high quality, warehouse development within the context of the wider commercial park and adjacent to existing warehouse and distribution facilities.

The layout and design of the proposal is utilitarian and functional in appearance but is considered to be appropriate for the proposed use, the site and the wider commercial park. It is in keeping with the scale, design and appearance of the warehouse buildings constructed in the surrounding area. The materials used in construction and landscaping around the site will have a big impact on the appearance of the development.

The site has been designed to meet normal institutional standards for size and features such as a service yard, level entry and dock leveller loading door access, ancillary office and HGV parking spaces, as is operationally required by most distribution occupiers. However, it has been designed to be a flexible space that could be subdivided if necessary dependant on the end user.

The development area and height are reflective of the parameters set out in the outline planning permission. The maximum height to the ridge of the warehouse would be 23.67 metres, which is a similar height to other buildings already granted consent on London Medway Commercial Park.

Although the building would be taller than the height of the adjoining buildings at plot 1 and 5 it would not be significant or noticeable. The parameters set out in the outline planning permission allowed building of 20.5 metres in height and the previously approved scheme on this site allowed a building of 20.4 metres. The maximum height of the proposed scheme is 23.67 metres. It is considered that having building of different heights would add interest to the skyline and break up the mass of large warehouse developments across the site. The visual impact on the surrounding industrial area is limited and would not be considered significant even on the surrounding rural area outside of the site.

There has been an attempt to minimise the visual impact of the building from outside the site by using contrasting materials and colours of cladding to break up the mass of the building.

The proposed fencing around the perimeter would be plastic coated paladin fencing of 2.4 metres high, similar to the means of enclosure of surrounding sites.

The proposed design is in keeping with the scale, design and appearance of the surrounding industrial area and as such is in accordance with Policy BNE1 of the

Medway Local Plan 2003 and paragraphs 126 and 130 of the NPPF.

Amenity

The application site is situated in the middle of an existing commercial park within an industrial area and is well over 1 km from the nearest residential property and as such would not adversely impact on the residential or visual amenity of residential properties in the locality.

However, to minimise the impact of the development on residents during construction a condition is recommended for a Construction Environmental Management Plan to limit the hours of use of heavy plant, machinery and earth moving equipment. It is accepted that this site has been granted previous consents as a 24/7 operation so no further limits are suggested for hours of use.

The proposal is considered to be in accordance with Policies BNE2 of the Medway Local Plan 2003 and paragraph 174 of the NPPF.

Highways

The application is supported by a Transport Statement. A Transport Assessment and Travel Plan were previously approved for the whole Medway Commercial Park, that promotes public transport, cycling and car-sharing as the main initiatives as part of a package of sustainable transport measures in connection with the wider London Medway Commercial Park, this information has informed the Transport Statement on the current application.

The proposed layout provides a clear definition between commercial traffic and that of general staff and visitors to provide a safe working environment. The proposed vehicular access is a priority junction with a ghost right turn island on to the estate road, which would provide access to the HGV gatehouse and service area. HGVs must pass through the gatehouse control point helping to manage and contain the flow of traffic both into the site and back out onto the roads. A stacking area to hold waiting vehicles has been provided prior to the gatehouse to avoid potential overspill onto the estate road. A separate vehicular access is proposed into the car park via a simple priority junction on the estate road. The car park lies to the west and south of the building.

There is parking for up to 418 cars (including 20 accessible parking spaces), which is within the maximum standards as set out In Medway's Parking Standards. There is parking for up to 118 HGVs, which is above the minimum standards set out in the Local Plan, which requires a minimum of 1 HGV space per 500 sqm equating to a requirement for 81 HGV spaces for this development. It is therefore considered the site has provided sufficient parking both vehicular and HGV to not overspill onto the public highway.

The applicants have advised they would provide 5% active and 5% passive electric charging points within parking spaces. This can be secured by condition.

The proposed access and parking are considered to be acceptable with regard to highway safety and as such is considered to be in accordance with Policies T1, T2 and T13 of the Medway Local Plan 2003 and paragraph 111 and 112E of National Planning Policy Framework 2021.

Ecology

The wider site of London Medway Commercial Park is adjacent to the Medway Estuary Special Area of Conservation, Special Protection Area, Site of Special Scientific Interest and Ramsar site. An Ecology Assessment has been submitted as part of this application.

The Ecology Assessment notes the presence of three protected species on the site: reptiles, badgers and nesting birds. There are a number of recommendations of works and mitigation measures that should be undertaken to ensure the development would not have a harmful impact on protected species. These include not carrying out site clearance in the bird nesting season, badger surveys, reptile mitigation and biodiversity enhancements.

KCC Ecological Advice Service has requested conditions to ensure these recommendations are carried out. The recommendations can be incorporated into a construction ecological management plan that can be secured by condition. However, the works to provide reptile mitigation should be completed prior to commencement of development.

Subject to the imposition of conditions and carrying out appropriate mitigation to safeguard protected species on the site the development would be in accordance with Policy BNE37 and BNE39 of the Medway Local Plan 2003 and paragraphs 174 and 180 of the NPPF.

Flood Risk

The site is located in Flood zone level 3 on the Environment Agency flood map and as such Drainage Strategy has been submitted as part of this application that has been informed by the Flood Risk Assessment submitted with the outline application. The site also falls in an Environment Agency Flood Warning Area, and as such a Flood Warning and Evacuation Plan is in place to ensure the safety of staff and visitors.

The site has a low risk of surface water flooding. The proposed drainage strategy makes use of gullies, catchpits and separators that will drain into the existing attenuation pond before entering the River Medway.

The Lead Local Flood Authority are satisfied with the information submitted and have suggested conditions relating to disposal of surface water, verification report to confirm

that the sustainable drainage system has been constructed in accordance with the agreed scheme and construction surface water management plan.

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 167 and 168 of the NPPF.

Contamination

The issue of the contamination on the wider London Medway Commercial Park was dealt with at the outline stage. However, it is recommended that a condition be imposed to deal with any unexpected contamination that may arise during the process of the development. It is considered that subject to condition the proposal would accord with Policy BNE23 of the Local Plan.

Climate Change

The submitted proposal proposes measures in order to achieve an energy efficiency within the buildings. The following measures are envisaged:

- The buildings will be clad in 'A' rated coated steel faced composite cladding to ensure the energy efficiency of the development.
- Recycled finishes such as plasterboard with DSG cores, recycled yarn carpets and low toxicity wall finishes.
- Energy consumption will be reduced through energy saving devices.
- Increased windows with anti-sun double glazing to reduce need for lighting and air conditioning.
- Fixed light fittings will have energy efficient fittings.
- The use of energy efficient white goods to be A+ rated as far as possible.
- Taps, fittings and WCs to be low water consuming.
- All gas-fired boilers to meet a minimum standard of < 40 mg NO_x/kWh
- 41 Electric Vehicle charging points for vehicles.

In addition to the above, there is biodiversity net gain, increased landscaping and SUDs proposals.

Local Finance Considerations

There are no local finance considerations

Conclusions and Reasons for Approval

The proposal represents a major employment use within the London Medway Commercial Park, a strategic industrial site allocated for such use in the Local Plan.

It is considered that the proposal would result in a development that is appropriate for its context and is acceptable in terms of design and appearance, impact on residential amenity and highway safety. The development is considered acceptable for the reasons outlined above. It is therefore recommended that the proposal be approved subject to the imposition of appropriate conditions as set out above.

The proposal accords with Policies S1, S12, BNE1, BNE2, BNE23, BNE35, BNE37, BNE39, ED5, ED7, ED8, T1, T2, T4, T13 and CF13, of the Medway Local Plan 2003 and paragraphs of the 8, 81, 82, 83, 111, 112, 126, 130, 167, 168, 174 and 180 NPPF.

The application would normally be determined under delegated powers but is being reported to Committee due to an objection from the Parish Council.

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/>