

MC/21/1287

Date Received: 4 May 2021

Location: Land At Town Road Cliffe Woods
Rochester Medway

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

Applicant Redrow Homes
Ms Josephine Baker

Agent DHA Planning
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Eclipse House
Eclipse Park
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Ward: Strood Rural Ward

Case Officer: Oliver Ansell

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 9th February 2022.

Recommendation - Approval with Conditions

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

Received 24/1/22;

2968-LA-03 P6 Detailed general arrangement plans for public open space sheet 02

2968-PP-02 P5 Detailed planting plans for public open spaces sheet 02

2968-PP-05 P5 Detailed planting plans for public open spaces sheet 05

2968-LA-07 P6 Landscape masterplan for public open space

Received 6/12/21;

18953 1 of 4 Rev A Hard Landscape Proposals-Sheet 1 of 4

18953 2 of 4 Rev A Hard Landscape Proposals-Sheet 2 of 4

18953 3 of 4 Rev A Hard Landscape Proposals-Sheet 3 of 4

18953 4 of 4 Rev A Hard Landscape Proposals-Sheet 4 of 4

2968-LA-02 P5 Detailed general arrangement plans for public open space sheet 01
 2968-LA-04 P5 Detailed general arrangement plans for public open space sheet 03
 2968-LA-05 P5 Detailed general arrangement plans for public open space sheet 04
 2968-LA-06 P5 Detailed general arrangement plans for public open space sheet 05
 2968-LA-07 P6 Detailed general arrangement plans for public open space sheet 06
 2968-PP-01 P4 Detailed planting plans for public open spaces sheet 01
 2968-PP-03 P4 Detailed planting plans for public open spaces sheet 03
 2968-PP-04 P4 Detailed planting plans for public open spaces sheet 04
 18953 1 of 4 Rev B Soft landscaping 1 of 4
 18953 2 of 4 Rev B Soft landscaping 2 of 4
 18953 3 of 4 Rev B Soft landscaping 3 of 4
 18953 4 of 4 Rev B Soft landscaping 4 of 4
 House Type Brochure Cliffe Woods Rev C
 A / 937 / 55 Rev C Street Scenes AA-CC
 A / 937 / 56 Rev C Street Scenes DD-EE
 A / 937 / 3 Sheet 1 Rev K Planning Layout
 A / 937 / 3 Sheet 2 Rev K Planning Layout
 A / 937 / 5 Rev D Material Plan
 A / 937 / 6 Sheet 1 Rev C Enclosure Plan
 A / 937 / 6 Sheet 2 Rev C Enclosure Plan
 A / 937 / 7 Rev B Massing Plan
 A / 937 / 8 Sheet 1 Rev C Parking Plan
 A / 937 / 8 Sheet 2 Rev C Parking Plan
 A / 937 / 9 Rev B Occupancy Plan
 A / 937 / 10 Rev B Affordable Plan
 A / 937 / 11 Rev C Refuse Plan
 A / 937 / 12 Rev D Apartment Floor Plans
 A / 937 / 13 Rev D Apartment Elevations
 A / 937 / 50 Rev A Character Area Plan
 A / 937 / 71 Snowdon Special Plans
 A / 937 / 72 Snowdon Special Elevations
 4005-CON-00-XX-DR-C-371 Rev P01 Main s278 works and proposed site layout overlay
 2968-LA-08 P7 Landscape Strategy

Received 06/09/21;

2695-CON-00-XX-DR-C-510 P02 Drainage Layout Sheet 1 of 16
 -CON-00-XX-DR-C-511 P02 Drainage Layout Sheet 2 of 16
 2695-CON-00-XX-DR-C-512 P02 Drainage Layout Sheet 3 of 16
 2695-CON-00-XX-DR-C-513 P02 Drainage Layout Sheet 4 of 16
 2695-CON-00-XX-DR-C-514 P02 Drainage Layout Sheet 5 of 16
 2695-CON-00-XX-DR-C-515 P02 Drainage Layout Sheet 6 of 16
 2695-CON-00-XX-DR-C-516 P02 Drainage Layout Sheet 7 of 16
 2695-CON-00-XX-DR-C-517 P02 Drainage Layout Sheet 8 of 16
 2695-CON-00-XX-DR-C-518 P02 Drainage Layout Sheet 9 of 16

2695-CON-00-XX-DR-C-519 P02 Drainage Layout Sheet 10 of 16
2695-CON-00-XX-DR-C-520 P02 Drainage Layout Sheet 11 of 16
2695-CON-00-XX-DR-C-521 P02 Drainage Layout Sheet 12 of 16
2695-CON-00-XX-DR-C-522 P01 Drainage Layout Sheet 13 of 16
2695-CON-00-XX-DR-C-523 P01 Drainage Layout Sheet 14 of 16
2695-CON-00-XX-DR-C-524 P01 Drainage Layout Sheet 15 of 16
2695-CON-00-XX-DR-C-525 P01 Drainage Layout Sheet 16 of 16

2695-CON-00-XX-DR-C-530 P01 Drainage Details Sheet 1 of 2
2695-CON-00-XX-DR-C-531 P01 Drainage Details Sheet 2 of 2

2695-CON-00-XX-DR-C-532 P01 Drained Area Analysis Sheet 1 of 2
2695-CON-00-XX-DR-C-533 P01 Drained Area Analysis Sheet 2 of 2

2695-CON-00-XX-DR-C-1870 P03 Vehicle tracking refuse 1 of 2
2695-CON-00-XX-DR-C-1871 P03 Vehicle tracking refuse 2 of 2

2695-CON-00-XX-DR-C-1880 P03 Visibility splays 1 of 2
2695-CON-00-XX-DR-C-1881 P03 Visibility splays 2 of 2

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

- 2 Notwithstanding the approved drawings and anything that could be undertaken under permitted development, at no time during or after the development shall a formal pedestrian or vehicular access to either Mortimers Avenue or Ladyclose Avenue from the application site be formed without the prior formal approval in writing of the Local Planning Authority

Reason: In the interests of highway safety and the residential amenity of occupiers of adjacent properties

- 3 Prior to the first occupation of any of the dwellings hereby approved, full details including distribution, of the proposed Homeowners Packs, as detailed within the submitted ecological mitigation and enhancement strategy shall be submitted to and approved by the Local Planning Authority. The approved homeowners pack shall be provided to every new occupier (the first new occupier for each dwelling unit) on the first day of their occupation

Reason: To protect and enhance the natural environment in accordance with section 15 of the National Planning policy Framework

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

Proposal

The proposed development is a reserved matters application for 184 dwellings (including 46 affordable dwellings) with access onto Town Road. The access to the site has been approved as part of the outline application. The matters for

consideration as part of this application therefore relate to appearance, landscaping, layout and scale.

The proposal will comprise on-site open space, children's play space, surface water attenuation and ancillary works, landscape buffer along the sites eastern and southern boundaries, pedestrian link to the adjoining footpath to the north of the site.

To the north of the site a separate full application for allotments has been submitted and is being considered alongside this application on this agenda.

The site plan shows the built form and open space would correlate with the parameter plans that were submitted and approved as part of the outline application.

Relevant Planning History

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

Approved February 24 2021

MC/16/3669 Outline planning application with some matters reserved (appearance, landscaping, layout and scale) for up to 225 residential dwellings including 25% affordable housing) including structural planting and landscaping, informal open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Town Road and associated ancillary works

Decision Refused 5 May 2017
Appeal Dismissed 8 November 2018

Site Area/Density

Site Area: 11.26 hectares (27.82 acres)
Site Density: 16.34 dph (6.61dpa)

Representations

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

32 letters were received to the initially submitted plans expressing concerns about the following issues:

- Proposed access to Mortimers Avenue and Ladyclose Avenue
- Neighbour impact from proposed apartments
- Height of apartment blocks proposed
- Vehicular access from B2000
- Inadequate parking
- Insufficient village amenities
- Distribution of affordable housing
- Ecological impact

58 letters were received to revised plans submitted in September 2021 raising the following issues:

- Impact on existing trees
- Proposed access to Mortimers Avenue and Ladyclose Avenue
- Height and location of apartment blocks proposed
- Potential overlooking and loss of light from apartment blocks
- Highway safety of access onto B2000
- Insufficient existing services in village
- Distribution of affordable housing

20 letters were received to the currently proposed drawings submitted in December 2021 expressing concerns around the following issues:

- Highway impact from additional development
- Insufficient services in the area
- Proposed access to Mortimers Avenue and Ladyclose Avenue
- Loss of agricultural land
- Potential overlooking and loss of light from apartment blocks
- Height and location of apartment blocks proposed
- Inadequate onsite parking

Kelly Tolhurst MP has objected to the application on the following grounds:

- Impact of additional 225 houses on village and surrounding area
- Need for more surgeries, schools, better roads and services
- Loss of greenfield land
- Extra pollution
- Traffic issues
- Impact on public transport in the future
- Need for Local Plan to show where housing need should go and no large approvals until plan in place.

Dickens Country Protection Society comment that they consider the density to be too high, the 3 storey apartments are out of character and the site should not extend to Buckland Road as there needs to be a buffer of agricultural land

Cliffe and Cliffe Woods Parish Council have made the following comments:

- Have followed the proposals on this site over the years and taken part at the Inquiry into the appeal.
- Feel let down by the planning process
- Residents have concerns regarding the adequacy of the community infrastructure, surgery, education, roads
- Want re-assurance re the crossing of the B2000
- Concerned over design of 3 storey apartments
- Emphasise importance of design which is reflected in draft neighbourhood plan and design code
- Need for fence around play area.

The Ramblers Assoc have commented that they do not object to the application but want the existing public footpaths (RS72) maintained

The trustees of Cliffe Woods Academy Trust object to the application as the school is oversubscribed, the existing village infrastructure is insufficient and services are over stretched.

KCC Ecology has reviewed the submitted landscaping plans and are satisfied that the mitigation and ecological enhancements detailed within the Ecological Mitigation and Enhancement Strategy (Aspect Ecology; September 2021) can be implemented within the open space and buildings. They have no comments on the proposed layout.

The ecological mitigation and enhancement strategy has recommended that a homeowner pack is provided to ensure all residents are aware of the sensitivity of the Chattenden Woods and Lodge Hill SSSI SSSI and stated the following: It is intended that the detailed content of the Homeowner Pack can be produced subject to a suitably worded condition. We advise that there is a need for the homeowner pack to be produced and we advise that Medway Council must be satisfied that there is a mechanism for the packs to be produced.

Sport England has no comment to make on the application

Kent Police comment requesting signage for visitor parking, controlled access for the apartment blocks along with CCTV recommendations and recommend secure by design initiative for the proposal.

Natural England

In our previous advice letters dated 3 June 2021 (our reference 353283) and 14 September 2021 (our reference 367117), Natural England sought clarity on the measures that would be implemented to avoid impacts to the Chattenden Woods and Lodge Hill Site of Special Scientific Interest (SSSI) from the proposal.

At the outline application stage, a significant dense, thorny thicket of scrub was to be planted along the eastern and southern boundaries of the application to provide a barrier for cats which may impact the population of nightingales within the SSSI was agreed. It was on the basis that this mitigation was to be implemented in full that Natural England raised no objection to the granting of permission.

Whilst it is acknowledged that the updated December 2021 Ecological mitigation and enhancement strategy, prepared by Aspect Ecology, confirms an area of scrub is now to be planted in the southeastern corner of the site, this is not as extensive as the ecological mitigation agreed previously. In addition, the current Ecological mitigation and enhancement strategy does not provide any information on why the previously agreed mitigation measures are not to be implemented in full.

Given the significant reduction in area, the amended plans provided in support of this reserved matters application do not appear to include the full mitigation measures that were previously agreed to avoid impacts to the SSSI. As such Natural England's advice in our letters of the 3 June 2021 and 14 September 2021 remains. *(Note - amended plans have been received subsequent to this comment and the scheme now meets Natural England requirements)*

Gravesham Borough Council object to the proposal as a result of the developments location adjoining the Gravesham Green Belt and its impact on the local landscape, potentially resulting in pressure for the development of Green Belt land within Gravesham if the current development were to be permitted.

Highways England have no objection to the reserve matters application

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

In May 2017 Medway Council refused an outline application for the development of the application site for the erection of up to 225 residential dwellings together with

associated landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Town Road. That application was refused for the following reasons.

1. *Cliffe Woods village is not considered to be a sustainable location for a single use development of this scale. Employment opportunity within the village is limited and the nature of facilities within the village will result in occupants of the development having to look outside the village for alternative provision. The site is not well related in terms of sustainable transport modes to surrounding Towns & villages and their facilities. The proposed development is not considered to be accessible by a realistic chance of access by a range of transport modes and will be highly reliant on the use of the private motor vehicle. Therefore, this development amounts to an unsustainable form of development contrary to principles set out at paragraphs 7, 8, 14, 17, 34 and 70 of the National Planning Policy Framework and Policy BNE25(i) of the Medway Local Plan 2003.*
2. *The development, if permitted, would have an adverse impact on the character and visual amenity of the local area, which is considered to be a 'valued landscape', contrary to Paragraphs 17 and 109 of the National Planning Policy Framework and Policies S1, S2 and BNE25(i) of the Medway Local Plan 2003.*

Following a public inquiry, the appointed planning inspector recommended that the appeal be allowed. However, the Secretary of State (SoS) had called in the appeal for his determination.

The SoS in his assessment of the case concluded that the proposed scheme was not in accordance with policies BNE25, S1 and S2 of the local plan. The SoS considered these local Plan Policies are not fully consistent with the NPPF and that Policies S1 and S2 run counter to the objectives of the Framework to significantly boost the supply of homes, and that the weight that should be attached to Policies BNE25, S1 and S2 should be reduced to **moderate weight** and that the conflict with them in terms of protection of the countryside also carries **moderate weight**.

The SoS in his assessment of the case concluded that **significant weight** should be given to the housing benefits of the proposal and **moderate weight** to the economic benefits.

However, the SoS dismissed the appeal on 2 grounds:

Firstly, that although Medway could not demonstrate a 5-year housing land supply, the presumption in favour of sustainable development did not apply because of the effect of paragraph 177 of the NPPF and the need for an appropriate assessment to consider the impacts on nearby SSSI and European protection areas,

Secondly, the SoS considered that the local bus service operated within hours that started too late and ended too early to make the bus service usable for potential commuters for work to the main town and London whether part-time or full time and therefore did not offer a sustainable alternative to the private car. He considered the

Arriva click proposal put forward by the appellants at appeal but did not feel that had been fully thought through to deliver a workable solution.

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

Since that decision, the NPPF has been changed which has meant that the first reason for dismissing the appeal no longer applies provided that an appropriate assessment is undertaken (in liaison with Natural England) and a contribution to SAMMS is made.

The revised application – MC/19/-287 - provided for an appropriate assessment and SAMMS contribution. The second reason for the dismissed appeal related to sustainability and an appropriate alternative to the private car through the provision of a bus service. This was considered by officers and Committee members and a financial contribution to fund a new bus service was agreed. On that basis, recognising that the original Inspector had recommended approval and the 2 reasons the SoS had dismissed the appeal had been addressed, the Committee had no alternative but to approve the outline application subject to conditions and a S106.

Principle

The principle of the development has been established by the granting of outline planning permission under application ref: MC/19/0287 for up to 225 dwellings.

This application seeks approval of all reserved matters, except access, for 184 dwellings.

The matters requiring approval are appearance, landscaping, layout and scale.

Appearance

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

The streets surrounding the development site are of a varied character with examples of more traditional properties offset with those of more modern design. The scale of properties within the immediate area is predominantly single storey in their design with some properties having utilised roof spaces for accommodation. There are examples

of two-storey dwelling particularly within the adjoining Esquire site to the northeast. Within Cliffe Woods as a whole, 2 storey development is very much the usual form.

A variety of different house types, sizes and tenures including 25% affordable dwellings is proposed to be provided within the development to create a diverse and mixed community. The dwellings have a variation in their scale, form and massing that would provide a diverse and attractive street scene. Dwellings houses would have a variation in their design to create a varied roof line across the development which adds visual interest to the street scene.

Two apartment blocks are proposed within the northeast of the site which have been designed with a more traditional emphasis to their elevational treatment. The scale of the apartment blocks have been reduced from that originally proposed (which was 3 storeys) and are now two and a half storeys. The design of the apartment blocks is coordinated with that of the rest of the development and would aid in seeking to create an overall attractive scheme. In addition, the siting of the blocks has been amended to move them away from the adjacent existing single storey properties. The combination of the reduction in height, the design and the relation of the units now makes the appearance of the blocks acceptable.

The proposed dwellings are of a suitable size and scale with designs that would be in keeping with the mixed character of the area. The layout would reflect the spatial pattern of built form and provides a visual interest in the form of street hierarchies.

Having regard to the above it is considered that the site would be capable of satisfactorily accommodating the number of dwellings proposed and the development would relate acceptably to the character, density and appearance of the wider surrounding. Therefore, the development is considered to comply with Policy BNE1 of the Local Plan.

Landscaping

The landscaping scheme complements both the site itself and the wider landscape to create an attractive environment. The scheme sets out details of hard and soft landscaping works and typical landscaping treatment including areas of landscaping in and around the building/car parking areas where practicable.

The landscaping is split to four key areas including the green/blue central spine, rural edge, village gateway and community green to the north. The rural edge runs to the west and south of the site and incorporates the existing vegetation alongside additional planting to great a green buffer to the development. The green/blue spine runs north/south through the eastern side of the site incorporating SUDs features, a play area and pathways. Planting in the form of trees are strategically placed to aid wayfinding through the development. The village gateway wraps from the south to the east fronting town road. Dwellings are set back to allow for open space along the approach to Cliffe Woods with the existing vegetation enhanced. Lastly the Community

green to the north of the site provides a parkland area transitioning from the residential development to the countryside. An attenuation pond serves a dual function providing a SUDs feature alongside visual amenity. Further north, allotments are to be provided under application MC/21/3045 (also on this agenda).

Layout

The general layout of the proposed development, when considered in relation to the outline application, largely follows the development framework that was set out at that time. Some amendments have been made to the overall layout as a result of discussions with the Council, including the removal of pedestrian connections through to Ladyclose Avenue and Mortimers Avenue and the loosening of the western boundary. Whilst the styles linking through to Ladyclose and Mortimers are still shown on some documents, this is erroneous, and a condition is recommended to ensure there is no connection. The overall layout of the development is considered to be acceptable and would provide an attractive development aided by the different street hierarchies proposed.

Scale

The development proposes two storey dwellings with some single-storey garages. To the north of the site two apartment blocks are proposed to be two and a half storeys. These have been amended during the course of the application to reduce the height down from three storeys and to amend their positioning within the site. Given their siting to the centre of the northern edge of the site the visual impact of their height would be reduced when viewed from the surrounding areas. Given this and the reduction in height, the development is considered to be of a suitable scale that would comply with Policy BNE1 of the Local Plan.

Conclusion to reserved matters

In conclusion, it is considered that the appearance of the proposed development is acceptable and will respect the character and appearance of the wider area. The proposed dwellings and apartment blocks are of a suitable size and scale with a design that would be in keeping with the mixed character of the area. The proposal is in accordance with the outline parameters and with Policy BNE1 of the Local Plan and paragraphs 126 and 130 of the NPPF.

Access, parking and servicing

Vehicular access is taken from Town Road with the access having been approved under the outline application.

In line with Medway Interim Parking Standards, 1 car parking space should be provided for every 1 bedroom dwelling, 1.5 parking spaces for every 2 bedroom dwelling and 2 spaces for every 3+ bedroom dwelling. Based on the information

provided within the application form, this will lead to a requirement of 392 parking spaces (including visitor spaces). The proposed development complies with the parking standards. In addition to this, a further 173 spaces are provided within private garages but because it is common for occupiers not to use garages for cars, the applicants have not included the garages in their parking space calculation.

The applicants have provided swept path analysis for larger vehicles, demonstrating that these can track through the site with no issues.

The application is considered to be acceptable in respect of the transport and parking policies T1, T2 and T13 of the Medway Local Plan 2003 and paragraph 109 of National Planning Policy Framework 2018.

Amenity

There are two main amenity considerations, firstly the impact of the proposed buildings on neighbours and secondly the living conditions which would be created for potential occupants of the development itself. Policy BNE2 of the Local Plan and paragraph 130 (f) of the NPPF relates to the protection of these amenities.

Neighbouring Residential Amenity

The nearest residential properties to the site are along the eastern boundary and northeast corner of the site. With regards to privacy, outlook, sunlight and daylight the scheme, by virtue of the siting, size and scale of the development and the distance and relationship to neighbouring properties, the development would not result in an unacceptable loss of privacy, overlooking, loss of light or overbearing to neighbouring occupiers. The potential impact from noise and dust during construction is previously dealt with by a condition for a Construction Environment Management Plan (CEMP).

Future Occupier Amenities

The proposed dwellings have been considered against the Technical housing standards - nationally described space standard dated March 2015 (the national standard) and are considered to be acceptable. All double bedrooms meet the national standards area and width requirements, and all habitable rooms would also be provided with suitable outlook. As guidance, the Medway Housing Standards (interim) November 2011 (MHDS) states that gardens should ideally be 10m in depth and 7m when constraints exist. The proposed depth of the gardens would measure between approx. 8m and 13m and therefore no objection is raised.

The proposed development is considered acceptable in terms of the impact on the amenity of the future occupiers of the proposed dwellings in terms of daylight, sunlight, outlook and privacy and as such the application accords with Policy BNE2 of the Medway Local Plan 2003 and paragraph 17 of the NPPF.

Climate change and energy efficiency

The applicant has indicated that a fabric first strategy has been developed in line with all the relevant Part L Building Regulations and the UK Government's approved energy calculation methodology to reduce energy consumption in use. They also highlight that the proposed building layouts, orientation and form were developed with the aim of optimising the building footprint, providing adequate daylight.

Secured bike storage is to be provided within the site within sheds or garages for dwellings and secure cycle buildings for the apartment blocks. As such the development offers the opportunity for a sustainable transport solution.

Ecology

The application also seeks to discharge condition 15 of the outline application. Condition 15 related to the submission of a detailed ecology mitigation and enhancement strategy.

The submitted information has detailed that the majority of habitats with the greatest ecological interest are the site boundaries, the majority of which are to be retained had enhanced. The submitted information has detailed that the site has potential for breeding birds, reptiles, amphibians, bats and badgers to be present within the site and KCC Ecology are satisfied with the precautionary mitigation proposed to avoid a negative impact on the designated sites. As such it is considered that condition 15 can be formally discharged.

The strategy has recommended that a homeowner pack is provided to ensure all residents are aware of the sensitivity of the Chattenden Woods and Lodge Hill SSSI. A condition is recommended that details of the homeowner pack are agreed in advance with the LPA and provided to all first homeowners upon occupation.

Natural England have commented on the application noting that the previously agreed densely planted thorny thicket of scrub, to be planted on the eastern and southern boundaries of the site has been reduced. The applicants have amended the landscaping drawings to include the required scrub area by Natural England which is considered to be acceptable.

Subject to the recommended conditions, no objection is raised under Policy BNE37 of the Local Plan and paragraph 175 of the NPPF.

Conclusions and Reasons for Approval

The proposed residential scheme would create an attractive development that would reflect the character and appearance of the wider area and provide an acceptable level of future occupier amenity. The proposal would not result in a detrimental impact to neighbouring residential amenities or highways safety. The proposal is in accordance

with Policies BNE1, BNE2, T1, T2 and T13 of the Medway Local Plan 2003 and paragraphs 111, 112(e), 126, 130, 130(f) of the NPPF.

The application would normally be determined under delegated powers but is being referred for Committee determination due to the number of representations received expressing a view contrary to officer's recommendation.

Background Papers

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

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