

Please ask for: Kemi Erifevieme
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Our Ref: MC/21/3235
Date: 10 June 2022



Mr Iain Warner
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Dear Mr Warner

REFERENCE: MC/21/3235

PROPOSAL: Details pursuant to condition 4 (Landscaping), condition 6 (Landscape Management Plan), condition 7 (Nature Reserve Connection) and condition 8 (LEAP Details) on planning application MC/20/1800 for Full planning consent for 79 dwellings, including affordable housing together with access, open space, landscaping and associated infrastructure works
LOCATION: Land Off Lower Rainham Road, Rainham, Gillingham, Medway

Condition 4 - Landscaping

Based on the submitted landscaping plans, there is a solid retaining wall proposed along the stretch of the southwestern boundary of the site along with landscape embankment at a 1 in 3 max gradient buffer with the neighbouring existing residential estate. On the basis of the plan submitted, there is no link proposed along this boundary and Officers have sought the view of residents on the adjacent development if they would prefer a solid separation as proposed or a link in form of a pedestrian access.

A special consultation was carried out initially on 2 December 2021, however it was considered that the level of the consultation and information contained was not satisfactory to inform residents on the reason for the notification exercise.

A further consultation was carried out on 9 May 2021, which was sent to 245 residents on Macklands Way, Lambourne Place, Ellison Way, and Cobdown Grove.

The consultation letter presented residents of the estate with two options for the treatment along this (south western) boundary of the Bellway development site.

Option A sought opinion on the provision of an access to link both estates; and

Option B sought opinion on no access along this boundary and retain the solid wall land embarkment to keep both estates separate.

A total of 81 response was received, with 4 supporting Option A and 77 supporting Option B. On this basis, there is a majority in support (Option B) of the retaining wall remaining in place, without a pedestrian link, to separate the residential estates along with the embarkment as shown on the proposed landscaping plan.

The submitted detail is therefore considered to be satisfactory to meet the requirement of the condition.

The developer shall ensure that the development is 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.

Condition 7 - Nature Reserve Connection

The plan submitted indicates that the new development would maintain and not obstruct access to the Nature Reserve. This is considered to be acceptable and satisfactorily meets the requirement of the condition.

The pedestrian link to the nature reserve as shown on the submitted plan and hereby approved shall be provided prior to the occupation of the 10th dwelling.

Conditions 6 and 8 are still awaiting comments.

Yours sincerely

Kemi Erifevieme
Planning Manager