

MC/24/2463

Date Received: 5 December 2024

Location: Land south of Berwick Way, East of Frindsbury Hill and North and West of Parsonage Lane (known As Manor Farm), Frindsbury, Rochester Medway

Proposal: Reserved matters application relating to appearance, layout, scale, access to and landscaping pursuant to outline planning permission MC/22/2839 for construction of up to 181 market and affordable dwellings with associated access, roads, open space, drainage and other works together with the discharge of conditions 4 (LEMP) 75 (CEMP) 83 (SuDs) 87 (Ev Charging) 88 (Travel Plan) 92 (Landscape details) 93 (Trees) 94 (Parking Strategy) 101 (Climate Change) and 102 (BNG).

Applicant Richard Smith
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Ward: Strood Rural

Case Officer: Hannah Gunner

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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 4 June 2025.

Recommendation - Approval with Conditions

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

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31068A_01 D1 - Existing site location plan 01,
31068A_02 D1 - Existing block plan,
31068_50 - Proposed Street scenes AA and BB,
31068_51 - Proposed Street scenes CC and DD,
31068_70 - Proposed sections,

31068A_104 D1 - Antelope,
31068A_105 D1 - Apollo,
31068A_106 D1 - Atlas and Apollo,
31068A_107 D1 - Atlas,
31068A_108 D1 - Beehive detached,
31068A_109 D1 - Beehive semidetached,
31068A_110 D1 - Bridge semidetached,
31068A_111 D1 - Bridge Terrace of 3,
31068A_112 D1 - Bridge Terrace of 4,
31068A_113 D1 - Cormorant and Kingfisher,
31068A_114 D1 - Cormorant terrace if 3,
31068A_115 D1 - Cormorant terrace of 4,
31068A_116 D1 - Crown detached,
31068A_117 D1 - Crown Semidetached,
31068A_118 D1 - Elk,
31068A_119 D1 - Forrester brick,
31068A_120 D1 - Forrester tile,
31068A_121 D1 - Globe brick,
31068A_122 D1 - Globe weatherboarding,
31068A_123 D1 - Kingfisher terrace,
31068A_124 D1 - Mars elevations,
31068A_125 D1 - Mars plans,
31068A_126 D1 - Orion elevations,
31068A_127 D1 - Orion plans,
31068A_128 D1 - Panther semidetached,
31068A_129 D1 - Phoenix detached brick,
31068A_130 D1 - Phoenix detached weatherboarding,
31068A_131 D1 - Phoenix semidetached,
31068A_132 D1 - Proposed plans and elevations quarry weatherboarding
semi-detached,
31068A_133 D1 - Proposed plans and elevations quarry semidetached,
31068A_134 D1 - proposed plans and elevations quarry terrace of 3,
31068A_135 D1 - Proposed Rose elevations,
31068A_136 D1 - Proposed Rose plans,
31068A_137 D1 - Proposed plans and elevations Siren semidetached,
849-ALA-ZZ-ZZ-D-L-0012 P03 - Boundary treatment plan 1 of 2,
849-ALA-ZZ-ZZ-D-L-0013 P03 - Boundary treatment plan 2 of 2

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31068A_100 D1 - Albatross detached brick,
31068A_101 D1 - Albatross detached weatherboarding,
31068A_102 D1 - Albatross semidetached brick,
31068A_103 D1 - Albatross terrace,
31068A_138 D1 - Proposed plans and elevations Siren terrace of 3,

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31068A_10 D2 - proposed layout plan,
31068A_11 D2 - proposed coloured site layout plan,
31068A_12 D2 - proposed diagram parking,
31068A_13 D2 - proposed diagram tenure,
31068A_14 D2 - proposed diagram housing mix,

31068A_15 D2 - proposed diagram refuse,
 31068A_16 D2 - proposed diagram fire,
 31068A_17 D2 - proposed diagram movement,
 31068A_18 D2 - proposed diagram secured by design,
 31068A_19 D2 - proposed diagram building heights,
 31068A_20 D2 - proposed diagram materials,
 31068A_21 D2 - proposed diagram EVCP,
 31068A_22 D2 - Proposed diagram cycle storage,
 849-ALA-ZZ-ZZ-D-L-0001 P05 - Landscape Masterplan,
 849-ALA-ZZ-ZZ-D-L-0007 P04 - Planting plan trees and seeding 1 of 5,
 849-ALA-ZZ-ZZ-D-L-0008 P04 - Planting plan trees and seeding 2 of 5,
 849-ALA-ZZ-ZZ-D-L-0009 P04 - Planting plan trees and seeding 3 of 5,
 849-ALA-ZZ-ZZ-D-L-0010 P04 - Planting plan trees and seeding 4 of 5,
 849-ALA-ZZ-ZZ-D-L-0011 P04 - Planting plan trees and seeding 5 of 5,
 849-ALA-ZZ-ZZ-D-L-0014 P04 - Planting plan amenity woodland and hedges
 1 of 5,
 849-ALA-ZZ-ZZ-D-L-0015 P04 - Planting plan amenity woodland and hedges
 2 of 5,
 849-ALA-ZZ-ZZ-D-L-0016 P04 - Planting plan amenity woodland and hedges
 3 of 5,
 849-ALA-ZZ-ZZ-D-L-0017 P04 - Planting plan amenity woodland and hedges
 4 of 5,
 849-ALA-ZZ-ZZ-D-L-0018 P04 - Planting plan amenity woodland and hedges
 5 of 5,
 849-ALA-ZZ-ZZ-D-L-0020 P04 - Planting plan land north of barn,
 849-ALA-ZZ-ZZ-D-L-0019 P04, - Planting Schedules
 085342 CUR ZZ ZZ D C 9200 P05 - Proposed drainage strategy sheet 1 of 3,
 085342 CUR ZZ ZZ D C 9201 P03 - Proposed drainage strategy sheet 2 of 3,
 085342 CUR ZZ ZZ D C 9202 P03 - Proposed drainage strategy sheet 3 of 3

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849-ALA-ZZ-ZZ-D-L-0002 P05 - Landscape general arrangement 1 of 5,
 849-ALA-ZZ-ZZ-D-L-0003 P05 - Landscape general arrangement 2 of 5,
 849-ALA-ZZ-ZZ-D-L-0004 P05 - Landscape general arrangement 3 of 5,
 849-ALA-ZZ-ZZ-D-L-0005 P05 - Landscape general arrangement 4 of 5,
 849-ALA-ZZ-ZZ-D-L-0006 P05 - Landscape general arrangement 5 of 5,
 ALA849SP01A, - Landscape NBS Specification
 849-ALA-ZZ-ZZ-D-L-0101 P01 - Typical soft landscape details 1 of 2,
 849-ALA-ZZ-ZZ-D-L-0102 P01 - Typical soft landscape details 2 of 2,
 849-ALA-ZZ-ZZ-D-L-0103 P01 - Typical tree pit in soft details - type 1A,
 849-ALA-ZZ-ZZ-D-L-0104 P01 - Typical tree pit in soft details - type 1C,
 849-ALA-ZZ-ZZ-D-L-0105 P01 - Paving materials palette

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

Proposal

This application is a Reserved matters application relating to appearance, layout,
 scale, access to and landscaping pursuant to outline planning permission
 MC/22/2839 for construction of up to 181 market and affordable dwellings with

associated access, roads, open space, drainage and other works together with the discharge of conditions 4 Landscape and Ecological Management Plan (LEMP) 75 Construction Environmental Management Plan (CEMP) 83 Sustainable Drainage Systems (SuDs) 87 (Ev Charging) 88 (Travel Plan) 92 (Landscape details) 93 (Trees) 94 (Parking Strategy) 101 (Climate Change) and 102 Biodiversity Net Gain (BNG).

The current proposal builds upon the principles established as part of the outline approval, design development and review of the heritage context. The proposals accord with the principles established by the approved parameter plans.

As part of the design process placemaking has been an integral part of the discussion, building on the established parameter plans from the outline stage. This has resulted in the proposals displaying 4 distinct character areas which are as follows:

1. **The Lookout** - positioned alongside the Maritime Academy this character area utilises robust materials with well-defined boundary treatments. The buildings are a mixture of terraces and apartment blocks that respond to the scale of the adjacent school building.
2. **The Forest** - overlooking the wider Hog Marsh Valley, this part of the site features more naturalistic materials and boundary treatments. The dwellings are predominately arranged as detached and follow the sites topography.
3. **The Quarry** - located on the former quarry, this part of the site largely features unique housing typology with an uncomplicated palette of materials, focusing on colour and texture for variation.
4. **The Farm** - influenced by the adjacent historic agricultural buildings, this part of the site is characterised by agricultural themes.

The design and distinctiveness of each of the above character areas is set out in more detail within the design section of this report.

In terms of the breakdown of units being provided, there are to be 140 houses (2, 3 and 4 bed) and 41 flats (1 and 2 bed). These break down in the following way in terms of unit sizes and tenure:

Shared Ownership	
2 Bed Apartment	3
2 Bed Houses	6
2 Bed M4(3) Apartment	1
3 Bed Houses	6
Total Units	16
Affordable Rent	
1 Bed Apartment	11
1 Bed M4(3) Apartment	1
2 Bed Apartment	13
3 Bed Houses	3
4 Bed Houses	2
Total Units	30

Market Houses	
1 Bed Apartment	1
2 Bed Apartment	11
2 Bed Houses	7
3 Bed Houses	90
4 Bed Houses	26
Total Units	135

Site Area/Density

Whole Site

Site Area: 17 hectares (42 acres)

Site Density: 10.65 dph (5.6 dpa)

Reserved Matters Residential Site ONLY

Site Area: 6.61 hectares (16.33 acres)

Site Density: 27.4 dph (11.1 dpa)

Relevant Planning History

MC/22/2839 Variation of condition 1 (approved drawings) to allow a minor material amendment to MC/21/0302 for relocation of multi-use games area, minor changes to various windows on main teaching block, changes to the heights of the feature brick work and main entrance curtain walling on the sports block, relocation of cycle parking, reconfiguration of the external dining area and play area and variation of condition 45 (surface water drainage) to allow changes to the drainage design, condition 47 (plant noise) to amend the description of the approved condition and condition 55 (landscaping) revised landscaping scheme to screen the relocated multi use games area.

Decision Approval with conditions
Date 02.03.2023.

MC/21/0302 Hybrid application seeking:

Full planning permission for the construction of a new three-storey secondary school with sixth form and sports block with vehicular and pedestrian access from Frindsbury Hill, together with associated car parking and drop off area, multi-use games area, sports pitches, landscaping and other associated works.

Full planning permission for the part conversion and extension of Grade I Listed Manor Farm Barn and change of use to a wedding venue and conference facility, including conversion and extension of former cattle byres to provide overnight accommodation, construction of single storey detached building for management facilities and construction of a new building to provide additional tourist accommodation with vehicular and

pedestrian access from Berwick Way, car parking, landscaping and other associated works.

Outline permission (with Frindsbury Hill access-detailed as part of the full planning permission for the school element) to be considered in detail and all other matters reserved for future consideration for the construction of up to 181 residential dwellings, together with Parsonage Lane access, parking, landscaping and associated works.

Decision	Approval with conditions
Date	17 December 2021

Representations

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

Historic England, Kent police, Natural England, KCC Biodiversity, National Grid, SGN, UKPN and Sothern Water Services have also been consulted.

11 letters have been received by neighbouring residents objecting to the application on the following grounds:

- Surface water drainage in Parsonage Lane is inadequate – will this be worsened.
- Is the new access road to the development where the soakaway is located?
- Will larger bore pipes be used for surface water collection?
- Development results in increased road/traffic pressures to surrounding areas.
- Do not have sufficient infrastructure to deal with this development.
- Parsonage Road will be ruined.
- Doctors and dentists' surgeries cannot cope with increased numbers.
- There is not enough affordable housing for those that really need it.
- The density of development to parking does not seem like there is to be enough.
- The diversion of the PROW is not acceptable.
- The number of units being provided should be reduced.

Frindsbury Extra Parish Council have also commented with the below points:

- Design should be redesigned to adopt a lower density to align better with the surrounding area.
- Lacks consideration of the listed barn.
- Three storey buildings are disrespectful and inappropriate.
- Houses lack fenestration details.
- Plans differ from the consent and show a through road.
- Parking is not compliant with parking standards.
- Traffic impact - particularly egress from Parsonage Lane.
- Contractor traffic during construction should not be outside of the site itself.

- Land erosion of properties in Frindsbury Hill and Parsonage Lane is a concern.
- Strict working hours should be imposed to restrict disturbance to surrounding neighbours.
- The restoration of the barn should be ensured and should be prioritised as this development comes forward.

Historic England are largely satisfied with the approach to landscaping between the barn and the development. It has been understood from the outline application that appropriate buffering and planting was key to mitigate the urbanising effect of development and preserve the natural setting to the barn. It has been suggested that boundary treatment is looked at closely to ensure the traditional and rural feel is not detracted from.

Whilst some minor improvement suggestions for some plot boundaries have been put forward by the applicants, these have been reviewed, and the proposal is considered to be in alignment with Historic England's comments.

Kent Police have asked that applicants consult The Designing out Crime Officers to address CPTED and incorporate Secured by Design. Recommendations have been made for the layout and design of the scheme to address SBD.

Natural England make no comment on the application.

KCC Biodiversity have stated that they consider that sufficient information has been provided for the reserved matters application. Comments relating specifically to the discharge of conditions are dealt with further within the report.

National Grid confirm that an assessment has been carried out with respect to NGET apparatus and the proposed work location. Based on the search area entered in the LSBUD system for assessment the search area has been found to not affect any NGET apparatus.

SGN have provided mapping of the mains record for the area which shows that there are no gas mains within the proposed development site. It is noted that privately owned gas pipes would not be mapped.

Southern Water have not made representations in relation to this proposal.

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 2024 (the NPPF) and are generally considered to conform. Where non-conformity exists, this will be highlighted and addressed in the appraisal section below. The Medway Landscape Character Assessment, 2011 (the MLCA) is also applicable.

Planning Appraisal

Background

Outline permission for the construction of up to 181 residential dwellings, together with Parsonage Lane access, parking, landscaping and associated works was originally approved as part of a hybrid application in December 2021.

Since the original permission was granted, the school has been completed and has been operational since September 2024.

The barn aspect of the site is still in the process of coming forward with works to get the buildings that are to adjoin the barn coming forward first (cow shed and link building).

The original hybrid consent was approved with a series of parameter plans for the outline residential aspect, including:

- Land Use
- Ground Levels and Building Heights
- Residential Character Zones
- Landscape Masterplan
- Landscape Parameter Plan
- Access Strategy

Principle

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

The application is on a significant site in Medway for which the principle of development to accommodate up to 181 no. dwellings was established in the hybrid planning application for the whole site under reference MC/21/0302.

In determining whether the principle of this proposal was acceptable, it was important to assess the matter of sustainability within the planning balance giving significant weight to the benefits the proposal brings to the delivery of much needed housing to contribute towards the five-year land supply, the delivery of a new educational facility and securing the long-term future of a Nationally important Grade I Listed heritage asset.

Taking into account the policies and decisions/documents set out in the hybrid application in detail, it should also be noted that the principle of the development has been assessed and agreed as part of the outline/hybrid application in 2021, which fully assessed the proposals in relation to the use of this land including the quarry infill, sustainability and housing need within Medway.

Site and Surroundings

The application site comprises the former quarry which is currently in the process of restoration and served by a dedicated access from Berwick Way to the north (pursuant to permission MC/10/2068) and a grassland scrub field. The Site comprises 17 hectares of land bound by Frindsbury Hill, Parsonage Lane and the further development associated with the extant planning consent for the wider site Ref. MC/22/2839.

There are several listed buildings located around the Site including the Grade I listed Barn (part of the original hybrid consent) located 30m northeast of the site, Vine Cottage (Grade II listed) and Cypress House (Grade II listed) located 38m north west of the Site, Red House (Grade II listed) located 85m to the west, Old Parsonage (Grade II listed) located 25m to the south west, Parish Church of All Saints (Grade II* listed) located 67m to the south west which includes a collection of Grade II listed tombs, headstones and monuments associated with the church.

The site is within the Frindsbury & Manor Farm Conservation Area. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard be paid to the desirability of preserving, among other things, the setting of listed buildings. Whilst no statutory protection is afforded to the setting of Conservation Areas, paragraphs 202 and 203 of the NPPF require an assessment of the particular significance of any heritage asset that may be affected by a proposal, including by development affecting its setting.

The Secondary School approved as part of this application is now in place on site which stands to the northeast of the site. This three-storey brick building now sits off Frindsbury Hill and whilst visible within the street scape, sits comfortably within the wider area. Phase one of the development sits on the other side of the access road by the school and should be read in conjunction with the form and scale of the school buildings.

Design and Appearance

Policy BNE1 of the Local Plan requires the design of development to be appropriate in relation to the character, appearance and functioning of the built and natural environment and states that development should be satisfactory in terms of scale and mass and should respect the visual amenity of the surrounding area. The Government attaches great importance to the design of the built environment. Paragraph 131 of the NPPF emphasises the importance of good design and paragraph 135 is key to achieving well designed places.

The proposed scheme comprises 181 residential dwellings, split between 1 and 2 apartments and 2-, 3- and 4-bedroom houses. In total there are 41 apartments and 140 houses, including a proportion of affordable rent and shared ownership homes. The buildings proposed are all either 2, 2.5 or 3 storeys in height, in accordance with the approved parameter plans.

The wider layout plan has been designed to ensure visual corridors have been retained throughout the site in order to retain views into and out of the open space and views of the barn.

A variety of house typologies are provided throughout the scheme to add variance and interest. Some plots have been designed with wider frontages in order to terminate key views and turn corners where appropriate, whilst providing further natural surveillance where possible. In terms of the character areas that are proposed, the main distinctiveness of each of the areas are set out below:

The Lookout

Positioned alongside the recently constructed Maritime Academy, this area aims to reflect the hierarchy and regimented nature of naval buildings found throughout Medway and the historic dockyard. The architectural proposals are supported by robust boundary treatments including walls with railings.

1. The Globe Apartment block is a key feature of the Lookout, responding to the scale and massing of the adjacent school.
2. Robust boundary treatments with railings and dwarf walls.
3. Walls are principally brick in variety of red shades, albeit with variety in texture and finish.
4. Precedent image illustrating active frontages to side elevations and appropriate scale and massing for the Lookout.
5. Precedent image illustrating a terrace of cottages.
6. Roofs in a mixture of shades of red and brown.
7. Occasional use of grey / black tiles on roofs to provide variety.

This area contains flatted units and housing with a mix of private parking and parking courts. The flats are designed to sit comfortably with the school buildings as a flat roof, three storey brick structure. These incorporate recessed balconies and a total of 23 flats across the two buildings with cycle store and bin stores located within the MARS block.

It is considered that the design and appearance of this block will sit well in relation to the immediate surroundings and is acceptable in this location.

The Forest

Positioned to overlook the wider Hog Marsh Valley, this area is the outward looking edge of the development and is visible from the wider area. The architecture responds to the tones and colours of the Hog Marsh Valley, utilising naturalistic materials like Cedar shingles which mimic the colour and tone of the reeds found on the valley floor.

1. The Forester is a key house type located within the character area. It is unique in its material choice, clad entirely in Cedar Shingles. It has a striking form which is repeated along the outer edge of the site, giving a striking silhouette.

2. Prominent gable forms are a key feature of the development and this character area.
3. Precedent image illustrating dwellings set within a strong landscape setting.
4. Key dwellings feature Cedar Shingles.
5. Precedent image illustrating dwellings set within a strong landscape setting.
6. Precedent image illustrating use of Cedar Shingles.
7. Typical boundary treatment - Estate railings de mark private from public areas, whilst allowing hedges and landscaping to interact between the two realms.

The houses here are gable fronted, predominantly detached houses (with a few exceptions at the northern end). The mix of materials here create interest and a natural appearance to sit within its landscape setting as the main backdrop for the barn, albeit from only limited views. Overall, this character area is considered to have a sympathetic impact on the area and the wider development.

The Quarry

Located approximatively over the location of the historic quarry and alongside the existing residents on Parsonage Lane. It utilises a simple palette, focusing on materials extracted from the ground, referencing the sites use as a former quarry.

The majority of dwellings in this character are predominantly red brick with a number of brick features introduced to provide variety in the tone and texture, referencing the natural strata of the layers of the former quarry.

1. The Bridge is a key house type in the Quarry character area. It has prominent expressive gables, a reoccurring motif throughout the proposals. The material palette is very restrained with burnt headers used to add architectural interest.
2. Walls are principally in red brick.
3. Brick details add texture and interest.
4. Precedent image illustrating prominent gables and brick features.
5. Precedent image illustrating brick features and scale.
6. Precedent image illustrating streetscape.
7. Roofs in a mixture of shades of red and brown.
8. Occasional use of grey / black tiles on roofs to provide variety.

This character area is more structured and uniform in terms of material palette and appearance and is more brick dominant. This character is viewed to sit alongside the other areas well and integrates with the neighbouring character areas. Parking for these properties is predominantly in front of the houses, with some under croft/integrated. Again, this area is considered acceptable and sits against the other character areas well.

The Farm

The Farm is located adjacent to the historic Tythe Barn, Manor Barn. The character area is heavily influenced by agricultural themes and materials. The primary material is black weatherboarding, as a direct reference to the existing historic barn.

Boundary treatments are also agricultural and rustic in appearance, utilising finishes such as post and rail fences and hedges.

1. Albatross, typical house type from The Farm character area utilising black weatherboarding as the motif of the area.
2. Precedent image illustrating visual references to barns.
3. Walls are principally clad with black weatherboarding.
4. Precedent image illustrating material palette and transition between different materials.
5. Precedent image illustrating details to black weatherboarding.
6. Precedent image illustrating visual references to barns.

Again, with this character area, the form of the properties is similar to the other areas with variations to materials to give a more rural edge feel to this aspect of the development with black weatherboarding to ensure sympathy with the location near to the Grade I Listed Barn.

Throughout the whole residential development scheme there are a number of different house types that have been designed to work across the character areas. The below table sets out the variety of types/designs which helps to demonstrate the variation that is set within the proposals.

House Type	Plots	Number of Dwellings
Albatross Detached	37, 38, 39, 124, 125, 126, 134, 135, 169, 170, 171	11
Albatross Semi-Detached	35 - 36	2
Albatross Terrace	175 - 177	3
Antelope - Detached	94, 95, 161, 166, 167	5
Apollo – Semi-Detached	1 – 2	2
Atlas & Apollo	68 - 71	4
Atlas – Flat Block	144 - 147	4
Beehive – Detached	31, 32, 85, 86, 93	5
Beehive – Semi-Detached	79 - 80, 89 - 90, 91 - 92	6
Bridge – Semi-Detached	58 - 59, 115 - 116, 117 - 118, 157 - 158, 159 - 160	10
Bridge – Terrace	40 - 42, 60 - 62, 63 - 65, 104 - 106, 107 – 110, 112 - 114, 119 - 121	22
Cormorant & Kingfisher - Terrace	51 - 55	5
Cormorant - Terraced	5 – 7, 148 - 151	7
Crown – Detached	103, 122	2
Crown – Semi-Detached	43 - 44, 45 - 46, 47 - 48	6
Elk - Detached	130, 162, 163, 168	4
Forester – Detached	81, 82, 83, 84, 97, 98, 99, 100, 101	9
Globe – Detached	102, 111, 123, 165	4
Kingfisher - Terrace	152 - 154	3
Mars – Flat Block	20 – 30	11
Orion – Flat Block	136 - 143	8
Panther – Semi-Detached	3 - 4	2
Phoenix – Detached	96, 127, 128, 129, 131, 132, 133, 164	8
Phoenix - Semi-Detached	33 - 34, 49 - 50	4
Quarry – Semi-Detached	56 - 57, 72 - 73, 74 – 75, 87 - 88, 178 - 179, 180 - 181	12
Quarry - Terrace	76 - 78	3
Rose – Flat Block	8 - 19	12
Siren – Semi-Detached	66 - 67, 155 - 156	4
Siren - Terrace	172 - 174	3

Overall, the design and appearance of the development, looking at the design of the house type and flats, materials and layout, is considered to be acceptable and will complement the overall area including the Listed barn and how they are viewed within the scope of this nationally important building.

The design and layout of the development is therefore compliant with Policy BNE1 of the Medway Local Plan 2003 and Paragraphs 131 and 135 of the NPPF 2024.

Landscaping

It is considered that the illustrative layout plans, and landscaping plans submitted as part of the hybrid application demonstrate that it is possible to achieve an acceptable layout and design for the number of units proposed including suitable landscaping.

This proposal sets out the landscaping proposals for the character areas of the development as well as the open play spaces. There are three main formal open space areas (featuring play equipment and natural play items) within the scheme:

- Quarry Park – largest park area between housing, barn and school.
- Quarry View – smaller play area within the housing scheme (The Quarry character area).
- Meadow View – smaller play area located within The Farm character area.

Each of the formal play locations are connected by a trail route that then provides more informal play locations along the way. These informal play locations feature natural play trim train items.

There are conditions in place on the hybrid consent that relate directly to landscaping details for the residential element. Conditions 92 (Landscape Details) and 93 (trees) form part of this submission and are dealt with at the end of this report.

It is however considered that the proposed hard and soft landscape details that are proposed as part of this scheme have been considered in the round, taking account of wider impacts as well as looking at impact on a more plot related and local capacity.

Open and public spaces have been detailed also, showing the materials and planting proposed which are all considered to be acceptable.

Amenity

Policy BNE2 of the Local Plan relates to the protection of the amenities of future occupiers of the development and of neighbours in terms of privacy, daylight, sunlight, noise, vibration, heat, smell, airborne emissions. Paragraph 135 of the NPPF requires that development functions well over its lifetime and provides a high standard of amenity for existing and future users.

There are two main amenity considerations, firstly the impact of the proposed development on existing neighbours and secondly the living conditions which would be created for potential occupants of the residential part of the development itself.

Neighbouring amenity

In terms of neighbouring amenity, the main residents that need to be considered are located on Parsonage Lane and Frindsbury Hill. Taking measurements from the layout plan, the nearest property on Parsonage Lane will sit approx. 50m (rear to side) away from the nearest new property, including rear gardens and landscape buffer. The houses on Frindsbury Hill have smaller rear gardens and as a result the

houses proposed on the school approach road will measure approx. 20-24m (rear to rear) at the closest point. Given the scale and size of the existing properties and the size of the proposed gardens it is considered that the amenity of the existing residents will not be unacceptably affected.

It is noted that the current works including the quarry infill, and the construction of the school already cause some disturbance within the immediate locality, and the houses are and will be more disruptive during the construction phase. Once the housing is complete and in place it is considered that the day to day living of these existing neighbours will be unaffected by construction disturbance.

There is to be a landscape buffer around the perimeter of the application site, which will help mitigate against perceived impact from loss of privacy from overlooking and general disturbance.

Given that the abutting residential properties are part of the existing urban fabric of Frindsbury it is recognised that there is already an element of general noise disturbance relating to general activity and road noise that is consistent generally within urban settings. Whilst the proposals will increase levels of activity due to an influx of residents to the area, it is not considered that this would be significant and harmful in terms of any impact on existing residential amenity.

Overall, it is considered that the impact of the proposed development on existing neighbouring residents will be limited and to an acceptable degree.

Future Occupants Amenity

The proposed units within this development have all been assessed in terms of the internal space that is being provided and the accessibility to amenity space. In relation to flat sizes, each of the units is compliant with National Housing Standards both in terms of overall unit size and bedroom provision size (see below table). It should be noted that all meet national housing standards also.

Flat type	Overall Unit Size (m ²)	Bedroom 1 (m ²)	Bedroom 2 (m ²)	Number of units
1 bed, 2 person	51	12.5	-	5
1 bed, 2 person	56	12.4	-	6
2 bed, 4 person	68	13.7	11.9	6
2 bed, 4 person	71	13.7	11.9	6
			Total	23

The housing types have been set out in the Design and Appearance section of the report, and it can be clearly seen that there are a variety of house types incorporated in the development. As with the flats, the proposed housing provides National Housing Standard compliant room sizes and unit sizes.

The garden sizes proposed with the houses are between approximately 9.5m and 12m in depth and are considered to be satisfactory and acceptable. Some of the

detached properties have quite wide gardens also, resulting in larger yet proportionate gardens in relation to the property size.

It is considered that the overall design allows for the proposed dwellings to be in close proximity to open spaces and play areas as well as connecting to bus routes easily by way of pavement access to Frindsbury Hill. In terms of the amenities for future occupiers it is considered that this proposal delivers sufficient provisions and is acceptable.

The proposal is considered acceptable with regard to the residential development element of the proposal both in considering the impact on existing and future occupiers. The proposal is in accordance with Policy BNE2 of the Local Plan and paragraph 135 of the NPPF.

Affordable Housing

A total of 46no. units will be affordable, resulting in the provision of 25% across the Site - 65% affordable/social rented and 35% Shared Ownership. Whilst the affordable housing provision was secured in the S106 Agreement at the outline stage, this is now subject to an ongoing deed of variation (see associated deed of variation report on this agenda). The affordable housing mix has been agreed with Medway Council's Housing Team. The breakdown of the affordable provision is set out below and is considered to be acceptable.

UNIT TYPE: NO. OF UNITS:

Shared Ownership

2 bed apartment	3
2 bed wheelchair apartment	1
2 bed house	6
3 bed house	6
Total	16

Affordable Rent

1 bed apartment	11
1 bed wheelchair apartment	1
2 bed apartment	13
3 bed house	3
4 bed house	2
Total	30

Overall Total: 46

Overall, it is considered that the affordable housing provision is acceptable, subject to the agreed mix being formally amended to align with the provision that is coming forward.

Heritage

As established within the hybrid application, the benefit of the proposed residential development is chiefly about securing a very significant capital sum to fund the conversion of the barn to its optimum viable use. Historic England and the Council

were satisfied that the heritage benefit is secured through the S106 agreement, and that some heritage benefit can be delivered early in the development of the wider site, thus reducing risk to the barn at an early stage.

As a statutory consultee, Historic England have great knowledge and influence when it comes to assessing the overall impact that this proposal will have on the Listed Barn.

Whilst Historic England are largely satisfied with the approach to landscaping between the barn and the development, some suggestions were put forward to 'improve layout and design and better understand views towards the barn from the development site.'

Historic England have raised comment in relation to the impact of boundary treatment to the rear gardens of plots 148-165 and how that might impact the potential visibility in views toward the barn from Parsonage Lane. Having reviewed this issue, it is considered that the barn is not and will not be visible from Parsonage Lane, especially when taking into account the degree of trees and shrubs currently in place that will be strengthened as part of the landscaping of this application. The boundary treatment of these rear gardens will be protected from view by hedgerow and planting. The two aspects cannot be viewed alongside each other currently and that will remain the case going forward.

The harm to heritage significance has been minimised and it is considered that the remaining harm is justified by the heritage benefits of providing a capital receipt from the residential development to secure the future of the Nationally important Grade I listed Barn by converting it to a wedding venue. The proposal is considered to be in accordance with Policies BNE14 and BNE17 of the Local Plan and paragraphs 202, 203, 207, 210, 212 and 215 of the NPPF.

Archaeology

At the hybrid application stage, it was recognised that part of the proposed residential development site is located on the site of the former chalk quarry that is now being infilled. The excavation of this quarry would have removed any archaeological remains from within its footprint, although there remains some potential for deposits of Palaeolithic interest to survive on the upper quarry margins. The remainder of the residential development site, outside the former quarry retains archaeological potential, but has not to date seen the same level of pre-determination investigation as the school site.

No additional archaeological information has been submitted as part of this submission.

Highways and Parking

There will be two accesses to the site, via Frindsbury Hill, to the northwest, via the now constructed access road as part of the school development and via Parsonage Lane to the south of the Site.

61 dwellings will be served from the Frindsbury Hill access and the remaining 120 from Parsonage Lane. At the interface between the 2 parcels, the spine road will be narrowed, and retractable bollards will be provided to restrict access. The bollards will restrict access to only emergency and potentially refuse vehicles. Following consideration of comments received from members at pre application, there are no proposals to allow bus route through the site although road alignment would allow for that and if in the future it becomes a desire then a bus gate feature could replace the retractable bollards.

Parking will be provided in accordance with levels previously agreed with Medway Council, with a total of 352 spaces across the site, allocated as follows:

DWELLING TYPE PARKING NO. PER DWELLING

Private 3 bed house	2 spaces
Private 4 bed house	2 spaces
Affordable 3 bed	1.5 spaces
1 bed flat	1 space
2 bed flat	1 space
Visitor	50 spaces
Unallocated	5 spaces

In terms of the Parking Strategy Plan, the breakdown of the different parking opportunities is as follows:

• Surface Parking	221
• Tandem Parking	51
• Undercroft Parking	32
• Visitor Parking	50
• Unallocated Residents	5
• M4(3) Parking	2
TOTAL	352

Electric Vehicle charging is to be provided in accordance with condition 87 of the Outline Consent, with one per dwelling and one for every 4 apartments. This is set out within the conditions section below as this condition discharge forms part of this application.

Cycle storage is also to be provided in line with the Council's adopted standards, within sheds in rear gardens and shared storage facilities for apartments to accommodate sufficient parking.

Overall, it is considered that parking provision, EVCPs and cycle storage will all be provided to accord with need and policy. Access was agreed at the Hybrid stage and the new access from Frindsbury Road is already complete and in place.

Flood and drainage.

As part of this Reserved Matters application the applicants have submitted details to discharge Condition 83 of the original hybrid application which deals with the

submission of a scheme based on sustainable drainage principles. This is set out toward the end of this report.

To summarise, the condition requires details, maintenance information and arrangements for future adoption by any public body, statutory undertaker or management company.

The submission documents have all been reviewed as part of the condition discharge and it is not considered that there are any issues with the details and information submitted.

Ecology and Biodiversity

Ecology and biodiversity were set out in detail as part of the Environmental Statement which formed part of the hybrid application. As part of this application the Ecology consultants have reviewed the information submitted for the reserved matters application relating to appearance, layout, scale, access to and landscaping pursuant to outline planning permission MC/22/2839. It is considered that sufficient information has been provided for the reserved matter application.

Air Quality

Air quality was taken into consideration at the hybrid application stage and as a result conditions were put in place to ensure that an air quality emissions mitigation statement is submitted for the residential aspect of the development prior to any development above ground floor slab level (Condition 86). This being the case, it is not necessary for these details to be submitted at this stage.

It is anticipated that once this application is determined, condition discharge will then be submitted for all aspects required prior to development above slab level.

Noise

Again, in a similar vein to the air quality requirements, an acoustic protection scheme is required to be submitted prior to any development above slab level (Condition 85). Whilst considered at the hybrid application stage the condition is in place to ensure that prospective occupier amenities are protected.

In general terms, it was accepted that the existing urban fabric of Frindsbury already generates an element of general noise disturbance relating to general activity and road noise found within urban settings.

Construction traffic noise disturbance is proposed to be managed through the CEMP, which is covered within the condition discharge aspect of this report, below.

Contamination

Conditions 79-82 on the outline/hybrid permission relate to contamination within the residential zone of the development. These do not form part of this application but do require works to be undertaken prior to development commencing on this aspect of

the hybrid permission. This includes the carrying out of investigation and risk assessments, which will have to be submitted and approved, as well as submission of a remediation scheme.

Taking the above into account it is accepted that contamination issues, whilst relevant to the development, are not required to be submitted at this stage.

Climate Change and Energy Efficiency

A Climate Change Statement has been submitted as part of this reserved matters submission. It is noted that this submission also includes the discharge of condition 101 relating to Climate Change. It is acknowledged that this development aims to be of a high standard of sustainable development.

A significant saving in regulated energy consumption and associated CO2 emissions is anticipated, with an 85% reduction in regulated emissions, and a 60% reduction in energy consumption over the Part L baseline. A contribution of 360,000 kWh of annual energy generated on-site from PV helps to further reduce grid energy consumption, resulting in an 85% reduction in grid demand versus the Part L minimum standards.

Wider sustainability and climate resilience is proposed to be achieved through careful consideration of dwelling orientation, allowing for high levels of winter solar gains, whilst balancing the risk of overheating with moderate levels of thermal mass, moderate glazing solar transmittance values, and use of natural shading through planting of new trees, and retention of existing greenery.

Dwellings are proposed to be mechanically ventilated, with high-efficiency heat recovery ventilation units, to help reduce heating demand, and maintain a high level of internal air quality. Openable windows are provided to allow for purge ventilation, or natural ventilation if desired by occupants. Cross ventilation on all houses will also help to reduce the risk of summertime overheating.

Water consumption on-site is proposed to be limited through use of water-efficient fittings, and the use of rainwater butts to help meet watering requirements for gardens. The development is not anticipated to have any negative impacts on local water supply.

Sustainable transport options are to be provided, with charging facilities for EVs, cycle storage provided to each dwelling, and safe and pleasant pedestrian routes proposed through the site.

It is therefore believed that the submitted report demonstrates compliance with the Medway planning policies identified, and that the site has been designed to be resilient to the changing climate.

Please note that the condition mentioned above is dealt with at the end of this report set out separately.

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.

The applicants have agreed to pay this tariff, and it was be incorporated within the S106 for MC/21/0302. No objection is therefore raised under Paragraphs 187 and 188 of the NPPF and Policies S6 and BNE35 of the Local Plan.

Conditions

As part of this application there are 10 conditions proposed to be discharged with the application. These are all dealt with separately below:

Condition 4 (LEMP)

Condition 4 is worded:

No development shall take place above ground floor slab level in the school, barn or housing areas as shown on drawing DHA/14019/11 until a revised Landscape and Ecological Management Plan (LEMP) for the respective element (school, barn or housing) has been submitted and approved in writing. The development shall thereafter be implemented in accordance with the approved details, retained thereafter and managed in accordance with the approved details.

Reason: To ensure the protected of protected species and the delivery of biodiversity enhancements in accordance with Policy BNE39 of the Medway Local Plan 2003 and paragraph 174 of the National Planning Policy Framework 2021.

The Housing LEMP has been submitted with objectives for the plan, descriptions of each landscaping and habitat provision, with detailed prescriptions for establishment management for the long term, monitoring and remediation needs. It is also noted that condition 92 is submitted as part of this which details the landscaping for this aspect of the development.

It is considered that sufficient information has been provided for the **housing element only of condition 4 of MC/22/2839 and can therefore be discharged in relation to that element.**

Condition 75 (CEMP)

Condition 75 is worded:

No development including any demolition, shall take place within a phase or sub phase within the area identified as 'Residential Zone' as shown on drawing number DHA/14019/11, until a Construction Environmental Management Plan (CEMP) that describes measures to control, amongst other matters, hours of working, dust, lighting, pollution incident control measures, and the arising from the construction

phase of the development and site contact details in case of complaints has been submitted to and approved in writing by the Local Planning Authority. The construction works shall be undertaken in accordance with this approved plan.

Reason: Required before commencement of development in order to minimise the impact of the construction period on the amenities of local residents and with regard to Policy BNE2 of the Medway Local Plan 2003.

The CEMP has measures detailed for the controls and includes working hours, dust, routes and access, communication and incident control. Reference is made to the construction ecological management plan for the protection of vulnerable ecosystems and to the arboricultural impact assessment for tree works. Overall, it is considered that the detailing within the CEMP is considered to be acceptable.

It is considered that sufficient information has been provided to **discharge condition 75 of MC/22/2839.**

Condition 83 (SuDs)

Condition 83 is worded:

No development shall take place within a phase or sub-phase within the area identified as 'Residential Zone' as shown on drawing number DHA/14019/11 until a scheme based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

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

The development shall be implemented in accordance with the approved details and shall thereafter be retained.

Reason: Required before commencement of the development in order to manage surface water during and post construction and for the lifetime of the development in accordance with Paragraph 168 of the National Planning Policy Framework 2021.

Upon reviewing the documents submitted with the planning application in relation to sustainable drainage it has been considered that the information is satisfactory.

Based on the submitted information it is considered that **condition 83 of planning application MC/22/2839 can be discharged.**

Condition 87 (EV Charging)

Condition 87 is worded:

No development shall take place above ground floor slab level place within a phase or sub phase within the area identified as 'Residential Zone' as shown on drawing number DHA/14019/11, until details of the provision of electric vehicle charging points (1 per dwelling for dwellinghouses and 1 per 4 flats) have 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 in working order.

Reason: In the interests of sustainability in accordance with paragraph 112E of National Planning Policy Framework 2021.

Electric Vehicle (EV) charging will be provided to meet condition 87, with 1 EV charging space per dwelling, this is deemed to be acceptable. Whilst the provision of 1 EV space for every 4 apartments is not deemed to be acceptable by today's standards, at the time of the hybrid application this was standard practice and is therefore acceptable.

(To comply with today's standards, it should be noted that as each apartment has an associated parking space, each parking space should have EV charging.)

Whilst the above is noted, it is considered that the requirements of **condition 87 of MC/22/2839 are met and can therefore be discharged.**

Condition 88 (Travel Plan)

Condition 88 is worded:

Prior to the first occupation of any dwelling within a phase or sub-phase, within the area identified as 'Residential Zone' as shown on drawing number DHA/14019/11, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include initiatives for promoting sustainable transport to new residents with particular emphasis on walking, bicycle use and bus travel. The Travel Plan shall be implemented prior to the first occupation of any dwelling within that phase or sub-phase.

Reason: In the interests of promoting safe and sustainable development and to accord with Policy T14 of the Medway Local Plan 2003.

A Framework Travel Plan has been provided. This includes some useful measures in the realm of marketing and promotion of sustainable transport options. It is noted that this stops short of providing measures such as free car club membership to residents or bus season passes, however these were not required as part of the travel plan.

A Travel Plan coordinator would be appointed. An initial target of 10% reduction in private vehicle trips is set.

Ideally, the applicant should look to extend this target when it is achieved and continue to develop and enhance the Travel Plan over time. The Travel Plan coordinator should also work closely with the Maritime Academy to ensure that targets are established as part of the Travel Plan (and/or the School Travel Plan) to ensure that no private car trips are made to the school from the Manor Farm site.

Whilst the above is noted, it is considered that the requirements of **condition 88 of MC/22/2839 are met and can therefore be discharged.**

Condition 92 (Landscape details)

Condition 92 is worded:

Applications for the approval of reserved matters in relation to landscaping for a phase or sub-phase within the area identified as 'Residential Zone' as shown on drawing number DHA/14019/11, shall include full details of both hard and soft landscape works, any artefacts to be located within the public space of that phase or sub-phase and a timetable for implementation. 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; decking; minor artefacts and structures. Soft landscape works shall include details of planting plans, written specifications (including cultivation and other operations associated with grass and plant establishment, aftercare and maintenance); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate. 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.

The landscaping details have been revised and updated throughout the application process and full details of all hard and soft landscaping now form part of this submission.

The additional and revised information is considered to be acceptable and on that basis **condition 92 of MC/22/2839 can be discharged.**

Condition 93 (Trees)

Condition 93 is worded:

Applications for the approval of reserved matters in relation to landscaping and layout for a phase or sub-phase within the area identified as 'Residential Zone' as shown on drawing number DHA/14019/11, shall include:

- a) *A plan showing the location of all existing trees on site or on land adjacent to the site which have a stem with a diameter exceeding 75mm when measured over the bark at a point 1.5m above ground level. The plan shall provide a reference number for each tree and shall identify which trees are to be retained and the crown spread of each retained tree.*
- b) *The species, diameter (measured in accordance with paragraph a), the approximate height and an assessment of the general state of health and stability of each retained tree.*
- c) *Any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site.*
- d) *Any proposed alterations in existing ground levels and the position of any proposed excavation within the crown spread of any retained tree or of any tree on land adjacent to the site where the alterations and/or excavations are within the root protection area of any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree.*
- e) *The specification and position of fencing and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development.*

In this Condition "retained tree" means an existing tree which is to be retained in accordance with paragraph a) above.

Reason: To protect and enhance the appearance and character of the site and locality, in accordance with Policies BNE1 and BNE43 of the Medway Local Plan 2003.

The Arboricultural Impact Assessment (A.T. Coombes Associates Ltd) submitted as part of the application sets out the existing trees on site and also identifies which trees will have to be removed as part of the development.

Having reviewed the AIA it is concluded that the requirements of the condition have been met and therefore **condition 93 of MC/22/2839 can be discharged.**

Condition 94 (Parking Strategy)

Condition 94 is worded:

Applications for the approval of reserved matters in relation to lay out for a phase or sub-phase within the area identified as 'Residential Zone' as shown on drawing number DHA/14019/11, shall show land reserved for parking or garaging in accordance with the adopted Parking Standards. None of the buildings shall be occupied until this area has been provided, surfaced and drained in accordance with the approved details. Thereafter no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved vehicle parking area.

Reason: Development without provision of adequate accommodation for the parking or garaging of vehicles is likely to lead to hazardous on-street parking and in accordance with Policies T1 and T13 of the Medway Local Plan 2003.

It is confirmed that the submitted plans for this reserved matters application demonstrate that parking provision is to be of standard sizing, in accordance with Parking Standards. In terms of the number of spaces being provided, this is covered within the main appraisal of the report.

This condition is understood to be a compliance condition as opposed to one that requires formal discharge, so at this stage it is considered acceptable that the parking to be provided is in accordance with this condition. However, it is noted that these spaces need to be built in accordance and then shall not be developed on at a later stage.

Condition 94 of MC/22/2839 is therefore noted to comply at this stage.

Condition 101 (Climate Change)

Condition 101 is worded:

Applications for the approval of reserved matters in relation a phase or sub-phase within the area identified as 'Residential Zone' as shown on drawing number DHA/14019/11, shall be accompanied by Climate Change and Energy Efficiency Statement.

Reason: In the interests of sustainability and to positively address concerns regarding climate change in accordance with paragraph 154 the National Planning Policy Framework 2021.

As required within the above condition a climate change statement has been submitted as part of this reserved matters application. Within the main assessment of this application (set out above) there is a section of the report relating to climate change and energy efficiency.

The findings of the submitted reports are found to be acceptable in terms of what the development is achieving in energy efficiency and for this reason it is considered that the requirements of **condition 101 of MC/22/2839 are met and can therefore be discharged.**

Condition 102 (BNG)

Condition 102 is worded:

Applications for the approval of reserved matters in relation a phase or sub-phase within the area identified as 'Residential Zone' as shown on drawing number DHA/14019/11, a statement shall be submitted demonstrating how the proposal will maximise biodiversity net gain on site and seek to achieve 10% biodiversity net gain where possible. The development shall be implemented in accordance with the approved details.

Reason: In the interests of enhancing biodiversity and to positively address concerns regarding climate change in accordance with paragraphs 154 and 179 the National Planning Policy Framework 2021.

The Biodiversity Net Gain calculations set out in the submitted EAD Ecology Biodiversity Net Gain Statement, demonstrate that development can deliver a net gain in both Habitat and Hedgerow Units. Proposals for the Residential Zone incorporate all avoidance, mitigation and enhancement measures specified in the Environmental Statement and have sought to maximise biodiversity net gain, following the mitigation hierarchy.

The Residential Zone proposals would therefore deliver measurable biodiversity gain in accordance with the National Planning Policy Framework and create semi-natural habitats which support wildlife provide as required by Policy BNE6 of the Medway Local Plan.

Conditions conclusion

In order to fully comply with the conditions above, the development shall be implemented in accordance with the details herein approved.

The details submitted pursuant to these conditions has been considered under the provisions of the Local Plan and having regards to:

- Biodiversity enhancements
- Amenity of residents
- Surface water management
- Sustainability
- External appearance
- Character of the site and
- Highway safety.

The details are considered to be in accordance with the abovementioned and NPPF requirements.

Conclusions and Reasons for Approval

The application site is an important development site in Medway for which the principle of residential development to accommodate up to 181no. dwellings was established in the hybrid planning application.

The proposed development has a modern, contemporary design that is sympathetic to the character and appearance of the surrounding area in which it is set, including taking into account the proximity to the Grade I Listed Barn. It is considered that the scale, design and bulk of the housing and the flatted blocks will be acceptable in their proposed location, resulting in the sense of place being met for the wider scheme.

The proposed development would also not have a detrimental impact on archaeology, contamination, flood risk and surface water management, air quality,

noise or highways safety, subject to the compliance with conditions already placed on the outline consent. It is also considered that the proposal will support and enhance local services and facilities.

The details submitted in relation to the conditions are considered to be acceptable and as a result conditions 4, 75, 83, 87, 88, 92, 93, 94, 101 and 102 are discharged from MC/22/2839. It is noted that there are a number of conditions that will still need to be discharged prior to the commencement of development.

Overall, the proposal is considered to be in accordance with 131, 135, 187, 188, 202, 293, 207, 210, 212 and 215 of the NPPF 2024 and Policies BNE1, BNE2, BNE21, T1, T2, T4, and T13 of the Medway Local Plan 2003.

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

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 on Medway Council's Website <https://publicaccess1.medway.gov.uk/online-applications/>