

MC/24/2403

Date Received: 26 November 2024
Location: Land to the south of Stoke Road, adjacent to Yew Tree Lodge, Hoo St Werburgh, Rochester Medway
Proposal: Approval of the Reserved Matters of appearance, landscaping, layout and scale for the erection of 100 dwellings alongside associated landscape, works and infrastructure, and the discharge of conditions 5, 6, 7, 8, 9, 10, 12, 18, 20, 23, 24 and 27 in relation to planning permission MC/19/3129.
Applicant Jones Homes (Southern) Ltd
Agent DHA Planning
Ms Rosie Dennis Eclipse House
Eclipse Park
Maidstone
ME14 3EN
Ward: Hoo St Werburgh & High Halstow
Case Officer: Arron Nicholls
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 27 August 2025.

Recommendation - Approval with Conditions

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

Received 26 November 2024
Single garage plans and elevations (GAR-01.PE A)
Twin garage plans and elevations (GAR-02.PE A)
Site entrance layout (P24-0333-SK108 P01)

Received 10 June 2025
Play area plan (D3380-FAB-00-XX-DR-L-2001 REV T05)
House type Buttermere floor plans and elevations (HT.BUT-DET.PE REV A)
House type Delamere - option 1 - floor plan and elevations (HT.DEL-DET-1.PE REV A)
House type Delamere - option 2 - floor plan and elevations (HT.DEL-DET-2.PE REV A)
House type Delamere - option 3 - floor plan and elevations (HT.DEL-DET-3.PE REV A)

House type Delamere - option 4 - floor plan and elevations (HT.DEL-DET-4.PE REV A)

House type Delamere - option 5 - floor plan and elevations (HT.DEL-DET-5.PE REV A)

House type Larch - end - floor plan and elevations (HT.LAR-END.PE REV A)

House type Oxford - option 1 - floor plans and elevations (HT.OXF-1.PE REV A)

House type Oxford - detached - option 2 - floor plans and elevations (HT.OXF-2.PE REV A)

House type Alder - option 1 - floor plans and elevations (HT.ALD-MID-1.PE REV A)

House type Alder - option 2 - floor plans and elevations (HT.ALD-END-2.PE REV A)

House type Alder - option 3 - floor plans and elevations (HT.ALD-END-3.PE REV A)

House type Cedar detached floor plans and elevations (HT.CED-DET.PE REV A)

House type Cedar - end - plans and elevations (HT.CED-END.PE REV A)

House type Hawthorn - end - option 1 - floor plans and elevations (HT.HAW-END-1.PE REV A)

House type Hawthorn - end - option 2 - floor plans and elevations (HT.HAW-END-2.PE REV A)

House type Hawthorn - end - option 3 - floor plans and elevations (HT.HAW-END-3.PE REV A)

House type Hawthorn - end - option 4 - floor plans and elevations (HT.HAW-END-4.PE REV A)

House type Hawthorn - mid -floor plans and elevations (HT.HAW-MID.PE)

House type Ludlow floor plans and elevations (HT.LUDL.PE REV A)

House type Thornbury - detached - option 1 - floor plans and elevations (HT.THOR-DET-1.PE REV A)

House type Thornbury - detached - option 2 - floor plans and elevations (HT.THOR-DET-2.PE REV A)

House type Thornbury - detached - option 3 - floor plans and elevations (HT.THOR-DET-3.PE REV A)

House type Warwick - detached - option 1 - floor plans and elevations (HT.WAR.1.PE REV A)

House type Warwick - detached - option 2 - floor plans and elevations (HT.WAR.2.PE REV A)

House type Warwick - detached - option 3 - floor plans and elevations (HT.WAR.3.PE REV A)

House type Warwick - detached - option 4 - floor plans and elevations (HT.WAR.4.PE REV A)

Tree removal and tree surgery plan (LLD3241-ARB-DWG-022 REV 02 and LLD3241-ARB-DWG-023 REV 02)

Tree retention plans (LLD3241-ARB-DWG-020 REV 02 & LLD3241-ARB-DWG-021 REV 02)

Level layout sheet 1 through 4 (P24-0333-SK100 REV P04, P24-0333-SK101 REV P04, P24-0333-SK102 REV P04 and P24-0333-SK103 REV P04)

Drainage layout sheets 1 through 4 (P24-0333-SK104 REV P05, P24-0333-SK105 REV P05, P24-0333-SK106 REV P05 and P24-0333-SK107 REV P05)
Refuse collection plan (RCP.01 REV C)
Dwelling and boundary materials layout (BDML.01 REV C)
Coloured street elevations (CSE.02 REV A & CSE.01 REV B)
Illustrative landscape masterplan (D3380-FAB-00-XX-DR-L-1000 REV P02)
Soft landscape legend, schedule and specification (D3380-FAB-00-XX-DR-L-3000 REV T06)
Detailed soft landscape sheets 1 through 5 (D3380-FAB-00-XX-DR-L-3001 REV T06, D3380-FAB-00-XX-DR-L-3002 REV T06, D3380-FAB-00-XX-DR-L-3003 REV T06, D3380-FAB-00-XX-DR-L-3004 REV T06 & D3380-FAB-00-XX-DR-L-3005 REV T06)
Tree setting out plans 1 through 5 (D3380-FAB-00-XX-DR-L-4001 REV T05, D3380-FAB-00-XX-DR-L-4002 REV T05, D3380-FAB-00-XX-DR-L-4003 REV T05, D3380-FAB-00-XX-DR-L-4004 REV T05 and D3380-FAB-00-XX-DR-L-4005 REV T05)
Habitat boxes plan (HBP.01 REV A)
Parking layout (PP.01 REV D)

Received 17 June 2025

Landscape specification (D3380-FAB-00-XX-SP-L-1000 T03)
Adoption plan (33486-H-01 REV P5)

Received 18 June 2025

Affordable housing layout (AHL01 REV C)
Site layout coloured (CSL 01 REV E)
Site layout (SL01 REV E)
Detailed play area plan (D3380-FAB_00-DR-L-2001 REV 5)
House type Alder - end - option 1 - floor plans and elevations (HT.ALD-END-1.PE REV B)
House type Alder - mid - option 1 - floor plans and elevations (HT.ALD-MID-1.PE REV B)
Sub station floor plans and elevations (SUB.01.01)

Received 25 June 2025

Landscape detail - soil profile (D3380-FAB-00-XX-DR-L-8701 T01)
Landscape detail - typical tree pit detail (D3380-FAB-00-XX-DR-L-8702 T01)

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

- 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification) all dwelling houses herein approved shall remain in use as a dwelling house falling within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order amending, revoking and re-enacting that Order with or without modification)

and no change of use shall be carried out unless planning permission has been granted on an application relating thereto.

Reason: To enable the Local Planning Authority to control such development in the interests of amenity and overdevelopment of the sit and in accordance with Policies BNE1 and BNE2 of the Medway Local Plan 2003.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification) no development shall be carried out within Schedule 2, Part 1 Classes A and B of that Order unless planning permission has been granted on an application relating thereto.

Reason: To enable the Local Planning Authority to control such development in the interests of amenity and overdevelopment of the sit and in accordance with Policies BNE1 and BNE2 of the Medway Local Plan 2003.

- 4 Prior to the first occupation of any dwelling herein approved details of the service strategy, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure compliance with Policy T1 of the Medway Local Plan 2003.

- 5 Notwithstanding the landscaping details hereby approved, prior to commencement of development, the approved landscaping plans:

- Soft landscape legend, schedule and specification (D3380-FAB-00-XX-DR-L-3000 REV T06)
- Detailed soft landscape sheets 1 through 5 (D3380-FAB-00-XX-DR-L-3001 REV T06, D3380-FAB-00-XX-DR-L-3002 REV T06, D3380-FAB-00-XX-DR-L-3003 REV T06, D3380-FAB-00-XX-DR-L-3004 REV T06 & D3380-FAB-00-XX-DR-L-3005 REV T06)
- Habitat Boxes Plan (HBP.01 Rev A)
- Dwelling and boundary materials layout (BDML.01 REV C)

Shall be revised to demonstrate the location of ecology mitigation, compensation and enhancements. These revised plans shall be submitted to and approved in writing by the Local Planning Authority. The plans shall demonstrate:

- The location of the reptile receptor site/reptile mitigation area as defined within KB Ecology (January 2019) Ecological Scoping Survey, Bat Survey, Reptile Survey and Mitigation Strategy. Land South of Stoke Road, Hoo St Werburgh, Rochester, Kent.
- The retention only of habitat within the reptile receptor site/reptile mitigation area, and no reseeding of the area;

- The demarcation of the reptile receptor site/reptile mitigation area on the ground;
- The make and model of habitat features (such as bird and bat boxes), along with specifications regarding erection height and precise location;
- Construction specifications for the log piles and hibernacula (including detailed design, size, and construction materials);
- The location of the bee bank and bee box, along with detailed design specifications;
- The inclusion of hedgehog highways within residential gardens.

The approved plans shall thereafter be adhered to and implemented in accordance with the approved details.

Reason: To accord with paragraph 185 of the National Planning Policy Framework 2024.

- 6 Prior to commencement of works (including site and vegetation clearance) the details of the Fabrik (May 2024) Landscape and Ecology Management Plan. Stoke Road, Hoo (LEMP) shall be revised, then submitted to and approved in writing by the Local Planning Authority.

The LEMP shall be in accordance with BS42020 Biodiversity to include details of the management for the development, as well as the long-term management and monitoring of the ecological mitigation, compensation and enhancement features, open space and boundary hedging/landscaping, The content of the LEMP shall include the following, as a minimum:

- A plan identifying the extent of the area to be covered by the LEMP, which shall include all of the application site that are not part of private residential properties;
- Ecological trends and constraints on site and wider environmental issues that might influence management and in particular consider the likely effects of climate change;
- Landscape and ecological aims and objectives of the management;
- Appropriate management options for achieving aims and objectives;
- Prescriptions for management actions for each identified habitat and feature covered;
- Preparation of a work schedule (including an annual work plan capable of being rolled forward for the lifetime of the development) with recommendations for periodic review;
- Details of the body or organisation responsible for implementation of the plan and the resources both financial and personnel by which the LEMP will be implemented. This shall include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured post development with the management body(ies) responsible for its delivery;

- Ongoing monitoring and remedial measures including regular review by accredited professionals including setting out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning landscape and biodiversity objectives of the originally approved scheme;

The approved LEMP shall thereafter be adhered to and implemented in accordance with the approved details.

Reason: To avoid an offence under the Wildlife and Countryside Act 1981 and with consideration for Species of Principal Importance under the Natural Environment and Rural Communities Act 2006 and to be in accordance with paragraphs 180(c) and 185(b) of the NPPF 2023 which require developments to deliver measurable ecological gains.

- 7 The development herein approved shall incorporate the measures to address energy efficiency and climate change as set out within the Energy & Sustainability Statement (received 10 June 2025). The development shall not be occupied until a verification report prepared by a suitably qualified professional has been submitted to and approved in writing by the Local Planning Authority confirming that all the approved measures have been implemented.

Reason: In the interests of sustainability and to positively address concerns regarding climate change in accordance with paragraph 198 of the National Planning Policy Framework 2024.

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

Proposal

This is an application for the approval of reserved matters relating to the appearance, layout, landscaping and scale of development for the erection of 100 dwellings including open space infrastructure, landscape, works and infrastructure pursuant to Outline planning permission MC/19/3129.

It is proposed to erect 100 dwellings on this site, with a landscape set back from Stoke Road, a pedestrian and cycle link through to the adjacent developments by Esquire Homes to the east and Taylor Wimpey to West. A children's play area is also proposed. The development will have one vehicular access point of entry to Stoke Road.

Site Area/Density

Overall Site

Site Area: 3.74 hectares (9.24 acres)
Site Density: 27 dph (10.82 dpa)

Developed Area (not including road network and open spaces)

Site Area: 2.7 hectares (6.65 acres)
Site Density: 37.04 dph (15.04 dpa)

Relevant Planning History

MC/19/3129 Outline planning application with all matters reserved (other than means of access) for up to 100 dwellings and associated works and infrastructure.
Decision - Approval with conditions
Decision date - 16.12.2022

Neighbouring sites

MC/18/0702 Application for approval of reserved matters being appearance, landscaping, layout, and scale pursuant to planning permission MC/16/2837 - outline planning application with some matters reserved for up to 127 dwellings.
Decision - Approval with Conditions
Date – 13/07/2018

MC/16/2837 Outline planning application with some matters reserved (appearance, landscaping, layout, and scale) for up to 127 dwellings.
Decision - Approval with Conditions
Decided - 13/02/2017

MC/19/0888 Approval of reserved matters application (appearance, landscaping, layout, and scale) for outline application MC/17/4424 for the erection of 200 dwellings (including 25% affordable), parking, publicly accessible open space, play area and associated works on land south of Stoke Road, Hoo St Werburgh.
Decision -Approval with Conditions
Date - 01/07/2019

MC/17/4424 Outline planning application for up to 200 residential dwellings (including 25% affordable housing), open space, drainage, access, and associated works, with all matters reserved except for access.
Decision – Approval with Conditions
Date – 14/08/2018

MC/23/2857	<p>Construction of 134no. residential dwellings (including affordable and over 55's homes), children's nursery (Class E(f)), cafe/community hub (Class E(b)/F2(b)) and commercial/retail floorspace (E(g)/E(a)), new public open spaces, sustainable urban drainage systems, landscaping and biodiversity areas and play areas. Access to be from 4no. new locations from Stoke Road.</p> <p>Provision of roads, parking spaces and earthworks - Demolition of the Sturdee Club and associated structures.</p> <p>Decision – approval subject to S106</p> <p>Decision – awaiting s106 to be drafted</p>
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Representations

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

Four letters of representation have been received expressing concern about the following issues:

- Impact on road infrastructure
- Impact on schools
- Impact on GP and Dentist services
- Impact on drainage
- Loss of trees and hedgerows

Hoo St Werburgh and Chattenden Parish Council has written to advise that they object to the proposal on the following grounds:

- Inadequate and poor-quality play provision
- Unsafe and inappropriate play surfacing
- Insufficient use of durable, appropriate building materials
- Unacceptable boundary treatments along public highways

Kent Police have written to advise of their concerns with regard to security and have set out some issues that need to be addressed/considered; they have also suggested the developer contacts them to ensure compliance with Secure by Design (SBD). *An informative will be added to any decision to bring this to the applicant's attention albeit that the applicant is already aware of all representations received.*

ESP Utilities Group have written and provided a guidance note that advise precautions should be taken when carrying out work in the vicinity of underground gas pipelines.

National Gas Transmission have advised that the proposed site has been found to not affect any of National Gas Transmission plc's apparatus.

Fulcrum Pipelines have written to advise it is highly likely that Fulcrum Pipelines Limited have assets in the vicinity of your works area.

National Grid have advised that the proposed site has been found to not affect any of National Grid apparatus.

Southern Gas Networks have advised that pressure a gas main is located near to the site and provided maps showing the location of pipelines in their ownership and provided guidance on works in relation to these. *An informative will be added to any decision to bring this to the applicant's attention.*

UK Power Networks provided a copy of their records which show the electrical lines and/or plant, and a fact sheet with information regarding the use of their plans and working around their equipment and details of who to contact if the development will affect UK Power Networks High Voltage Equipment. *An informative will be added to any decision to bring this to the applicant's attention.*

Natural England have advised that the proposal has the potential to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and those Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites, and as such should be subject to the securing of appropriate mitigation measures.

Southern Water (SW) have advised that although they do not object to the proposal, they advised that there may be issues in relation to the network capacity. They have also provided guidance on SUDS requirements and details and advised that the applicants need to apply formal for connection to the water supply.

Lower Medway Internal Drainage Board have written to seek an updated drainage strategy with supporting evidence that aligns with the Lead Local Flood Authority's requirements.

KCC Archaeology have advised that the archaeological condition (MC/19/3129 condition 21) on the associated outline consent should not yet be discharged. As further information is required.

KCC Ecology have advised that although details have been submitted in relation to the provision of ecological enhancements it is considered that further details are required and have recommended this be conditioned on any approval

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003 (the Local Plan), and the Hoo St Werburgh and Chattenden Neighbourhood 2023-2040 (NHP). The NHP was made in September 2023 it is therefore the most-up-date adopted Development Plan document. The policies referred to within these documents and used in the processing of this application have been assessed against the National Planning

Policy Framework December 2024 (NPPF) and are generally considered to conform. Where non-conformity exists, this is addressed in the Planning Appraisal section below. The Medway Landscape Character Assessment, 2011 (the MLCA) is also applicable.

The Emerging Local Plan has been agreed by Full Council for Reg 19 publication, consultation and, following any changes required as a result of the consultation exercise, submission to the Inspectorate for examination. The policies within this version of the emerging plan have weight in the determination of planning (and associated) applications. However, due to the nature of this proposal, the stage of the emerging Local Plan, the existence of relevant adopted Policies in the Medway Local Plan (2003) and guidance in the NPPF it is considered that the proposal falls to be considered with regard to the adopted policies and guidance in the NPPF.

Planning Appraisal

Background and 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.

Outline planning permission for the residential development on this site was granted under ref MC/19/3129 with all matters reserved except for the means of access. The outline permission defined the upper limits of the number of dwellings on this site to 100 dwellings which include 25% affordable dwellings. Whilst the “reserved matters” are for approval as part of this application, the principle of the development of the land for residential purposes has therefore already been established by the outline permission.

In the surrounding area, there are a number of sites that are currently under construction, subject to a current planning application or have been completed. On the northern side of Stoke Road there is a current planning application for the construction of 75 units (MC/25/0701). There is the completed Esquire Development scheme on the former Street Farm site (50 dwellings) and to the East of that and the north of this site is the Jones Homes Development (65 dwellings). On the south side of Stoke Road and west of the application site are two sites currently being developed by Wimpey Homes (totalling 327 dwellings). Whilst to the east of the application site is the recently permitted 134 dwellings (and employment, nursery and community uses) Esquire Development site (MC/23/2857) made up of 3 parcels of land one to the north of Stoke Road and two parcels to the south of Stoke Road.

As a result of these developments, there have been some improvements to Stoke Road and footpaths linking the sites to the main village centre. Those applications were also the subject of S106 agreements to secure contributions towards improvements to local infrastructure including Health, Education, Open space, Play facilities, Community facilities and Sport amongst others. Alongside these the permitted Esquire Development

site (MC/23/2857) will see the delivery of community facilities in close proximity to the application site.

Design and Layout

Policy BNE1 of the Local Plan states that the design of development should be appropriate in relation to the character, appearance and functioning of the built and natural environment and satisfactory in terms of scale, mass, proportion, details, and materials. Paragraphs 131 and 135 of the NPPF emphasise the importance of good design and Policy BNE1 of the Local Plan states that development should be satisfactory in terms of scale and mass and should respect the visual amenity of the surrounding area. Policy H006 of the NHP also states that new-build development must include high quality public realm, including landscaping, to support movement, social interaction, and promote biodiversity.

The surrounding area contains a mix of house types and designs including post war linear residential development along Stoke Road and a small number of detached dwellings to the south of Stoke Road. To the west towards Hoo village centre the area is characterised by large scale modern housing developments characterised as semi rural in character. To the south and the south east of the site is the sand and gravel quarry and the river estuary

The proposed layout plan is different from the indicative layout drawing submitted at the outline stage. That is not unusual as the outline was submitted by a land promoter and any developer would want to re-look at layout and reflect their own ideas about an appropriate layout and development for the site.

The proposed layout will be accessed via a single entrance located to the north of the site from Stoke Road that was approved at outline stage. The access road runs southwards into the site before splitting into two - one to the east and one to the west. The roads are demarcated by a transition in materials, utilising tarmac and block paving of different colours.

The NPPF promotes access to open spaces (paragraph 103) and recognises the value of access to these open spaces, in providing important physical and mental health benefits. Policy L4 of the Local Plan and Policy H002 of the NHP also encourage proposals which include new community and recreation facilities where they are adequate to meet the needs generated by new proposals. The application site is split into two by a green corridor that runs from north to south providing views towards the Medway Estuary, that leads to the public open space and play space in the south eastern corner of the site. The scheme has also been designed to connect into the neighbouring development to the west via two access points and one on the southern boundary to surrounding fields. There is also the possibility to connect to the public footpath to the East and the Esquire development.

The proposed layout positions dwellings fronting towards but set back from the existing frontage with Stoke Road. On the western boundary dwellings are positioned and oriented to follow the contours of the site adjacent to the open space on the neighbouring development. On the southern boundary dwellings are orientated to face onto open spaces and towards the estuary and on the eastern boundary dwellings are oriented to front on to the Saxon Shoreway, with bungalows proposed to be cited around the existing development at the Yew Tree Lodge Care Home in order to avoid any overlooking and to minimise the developments impact on the existing residents.

In addition, the retention of a number of existing trees across the site, alongside the planting of approximately 109 new trees throughout the site would substantially soften and enhance the proposed layout. As such it is considered that the proposed development would not result in a hard urbanised street frontage along Stoke Road or its other boundaries. This would be further softened internally via the provision of the green central corridor adjacent to the play space and newly created orchard providing a development that is considered to be in keeping with the location.

The layout divides the whole site into three distinct character areas and this is achieved through the use of different approaches to landscaping, hard surfacing, building forms, arrival spaces, views/vistas, materials and elevational treatment. The proposed buildings facing onto the proposed road network, the green amenity area and play area along the eastern part of the site would encourage natural surveillance.

This proposed scheme consists of a mix of 2, 3, 4 and 5 bed, terrace, semi-detached, detached homes and bungalows for both market housing and affordable housing, the affordable units are spread along the eastern and western boundaries of the site. The table below shows the mix of both market and affordable dwelling units across the whole site.

Unit type	Market housing (75%)	Affordable housing (25%)	No dwellings
2 bed bungalow	0	4	4
2 bed house	26	8	34
3 bed house	32	12	44
4 bed house	15	1	16
5 bed house	2	0	2
Total	75	25	100

The scheme consists of single and two storey buildings that have been designed to incorporate a selective pallet of materials, detailing and articulated elements including bay windows, front canopies, front gables and a variety of roofscapes varying across the three different character areas.

A mixture of single and double garages would also be provided on-site to serve some of the proposed dwellings. The proposed garage buildings would be proportionate in scale to the dwellings they serve.

It is considered that the overall design, scale and layout have been informed by an approach that respects the site constraints, landscape setting and is in keeping with other developments along Stoke Road and the wider surrounding area of Hoo St Werburgh

In conclusion the application would be in accordance with Policies BNE1 and H10 of the Local Plan, paragraphs 131 and 135 of the NPPF, and policies H002, H004 and H006 of the NHP.

Affordable Housing

Supported by paragraphs 63 and 65 of the NPPF, Policy H10 of the Local Plan supports a range and mix of house types and sizes where the site is over 0.5ha or 1ha (depending on if rural or urban setting) and the principle of development is acceptable. Policy H3 of the Local Plan also requires a proportion (minimum 25%) of residential developments to be affordable housing where there is an identified need and where the development is of sustainable scale.

An affordable housing report by Pioneer received 26 November 2024 has been submitted in support of the application, which outlines that 25% affordable housing will be delivered on-site in line with the requirements of the signed S106. The affordable housing is broken-down tenure wise as below.

Unit type	Affordable Rented	Shared Ownership	No dwellings
2 bed bungalow	4	0	4
2 bed house	4	4	8
3 bed house	4	6	10
4 bed house	1	0	1
Total	15	10	25

It is considered that the proposed 25% is policy. As a result no objection is raised in relation to the proposal under Policies H3 and H10 of the Local Plan, Policy H004 of the NHP and paragraphs 63 and 65 of the NPPF.

Amenity

Paragraph 135f of the NPPF states that achieving well-designed places should include creating a high standard of amenity for existing and future users. Policies BNE2 of the Local Plan and H004 of the NHP expect all development to secure the amenities of its future occupants and protect those amenities enjoyed by neighbouring properties. The design of the development should have regard to privacy, daylight and sunlight, noise, vibration, light, heat, smell and airborne emissions and activity levels and traffic generation. Policy H005 of the NHP states that residential development should be well designed to be flexible to meet residents changing needs.

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

Neighbouring Residential Amenity

The closest neighbouring residents are the new occupants of the adjacent Wimpey Homes development site (Church View) and the residents of the Yew Tree Lodge Care Home.

It is not considered that the development would have any impact on the neighbouring residents of Church View, as the two developments are separated by an area of green open space that runs along the western and southern boundary of the sites along side an access road.

In relation to Yew Tree Lodge Care Home, in order to avoid any overlooking and to minimise the developments impact on the existing residents, the majority of the units that are directly adjacent to the care home are proposed to be single storey bungalows (plots 1, 12, 15 and 16) to reduce the bulk and massing against the existing building and in order to mitigate against any mutual overlooking. A condition is recommended restricting permitted development rights to ensure that they stay as single storey bungalows.

Overall, it is considered that subject to the recommended condition sufficient separation distances would be provided between the proposed and existing dwellings/properties to ensure there is no harmful impact in terms of overlooking, loss of sunlight, daylight, outlook or privacy to the surrounding properties.

Amenity of Future occupants

With regard to the amenities of the future occupiers, the proposed dwellings have been considered against the Technical Housing Standards - Nationally Described Space Standard dated March 2015 (the national standard). Below is a table showing the proposed floorspace for each flat in comparison to the Technical Housing Standards - Nationally Described Space Standard.

Dwelling type	Number of bedrooms and bed spaces	Proposed (m ²)	National Standard (m ²)
2 bed bungalows (Cedar)	2 bed 4 person	78	70
2 bed houses (Alder)	2 bed 4 person	70	70
3 bed houses (Hawthorn)	3 bed 5 person	98	93
3 bed houses (Buttermere)	3 bed 5 person	98	93
3 bed houses (Delamere)	3 bed 5 person	103	102
3 bed houses (Larch)	3 bed 5 person	103	102
4 bed houses (Warwick)	4 bed 6 person	108	106

4 bed houses (Thornbury)	4 bed 8 person	139	124
4 bed houses (Ludlow)	4 bed 8 person	155	124
5 bed houses (Oxford)	5 bed 8 person	189	128

As indicated in the table above the gross internal floor areas (GIFA) for each plot have been measured from the submitted floor plans and would exceed the minimum requirements for each plot. In addition, the proposed bedroom sizes exceed the minimum requirements for floor area and width, and all habitable rooms would all be provided with suitable outlook.

With regard to the garden size, in the absence of any technical standards relating to private amenity space within the national standard, the Medway Housing Standards 2011 states that gardens should be 10m in depth and 7m when constraints exist. The proposed private amenity space would be compliant with the guidance.

Given the arrangement of many of the properties and the rural edge nature of the site where further development and the intensification of units could alter the visual amenity of the development, have direct implications on neighbouring amenity and could also have wider implications in terms of traffic generation, particularly if this resulted in the creation of additional bedrooms, it is recommended that householder permitted development rights are removed with regard to Classes A and B and also with regard to the change of use from Class C3 dwellinghouse to Class C4 small HMO.

The proposal is considered acceptable subject to the above conditions 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, paragraph 135 of the NPPF and Policies H004 and H005 of the NPH

Highways and parking

Policies T1, T2 and T13 of the Local Plan state development proposals should not have a significant or unacceptable impact on highway safety or the existing road network and should make vehicle parking provision in accordance with the adopted standard.

Paragraph 110 of the NPPF advises that significant development should be focused on locations which are or can be made sustainable through limiting the need to travel and offering a genuine choice of transport modes. Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Policy H0011 of the NHP advises that proposals for large developments should include layouts that prioritise safe, active travel and sustainable forms of transport movement that create good linkages, provide secure and covered cycle storage, electric vehicle charge points and adequate parking provision to accommodate modern vehicles. Policy H006 requires new developments to link to surrounding paths and facilities, including public transport, and create good linkages within the site.

The application has been submitted with a Transport Technical Note (Ref; PL/AH/TV/33486) and Travel Plan (PL/TV/LC/33486) both received 26 November 2024, Parking Plan (PP.01 REV D) and an updated Transport Technical Note (Ref; LS/TV/33486) both received 10 June 2025.

Existing Conditions

Stoke Road provides direct connection into the centre of Hoo St Werburgh to the west, where there are shops, services, and community facilities, including bus stops, that would serve the development. Up Bells Lane is the Hoo surgery and along Main Road the Walter Brice surgery, Pottery Road Village Hall, Primary and Secondary schools and the Sports Centre. Ropers Lane to the East provides access to Peninsula Way and the A289, from where access to the A2/M2 can also be gained. The A289 also continues to the Medway Towns, which provide access to an extensive range of services and facilities.

Access and Highways Safety

The access arrangement for the site was approved with the outline consent and will utilise one access point onto Stoke Road. It is considered that the proposals would safely allow two-way vehicle movements across this stretch of carriageway. Refuse and fire tender vehicle tracking has also been provided which demonstrates that the movement of large vehicles can be achieved within the site. Minimum visibility splays can also be achieved from the access and no objection is raised in terms of highway safety. In order to minimise the disruption arising from the demolition and build stage of the development a condition requiring the submission of a Construction Management Plan was imposed at the outline planning stage (condition 6).

Pedestrian and Cycling Infrastructure

Pedestrian footways to the west provide a pedestrian access to the Centre of Hoo, Hoo Surgery on Bells Lane and the Walter Brice Centre, Pottery Road Village Hall, primary and secondary schools and the sports centre on main road. To the east they provide pedestrian access to Ropers Lane and the Kingsnorth Industrial Estate.

In terms of cycle infrastructure, the application is located on the National Cycle Network 179. Stoke Road links to the centre of Hoo, while there are specific cycle paths along Ropers Lane, linking to the Kingsnorth employment area to the East and to the cycle path network alongside the A228 to the North.

Highway Capacity

In order to assess the movements associated with the proposed land use, the Transport Assessment has used the TRICS submitted with the outline application (MC/19/3129) to establish the trip generation. The results highlighted that the proposed development is likely to generate less than one new vehicular trip per minute in the weekday peak

hours. It is considered that the low number of trips would not have a material impact on highway safety or capacity on the local road network.

The applicants have previously agreed a S106 contribution of just under £500,000 towards improving Road infrastructure that would improve access and capacity to Hoo and the application site.

Public Transport

The closest bus stops are located on Stoke Road adjacent to Sturdee Cottages, approximately 400m from the site. Additional bus stops can be accessed from the junction of Stoke Road, Bells Lane and the Main Road approximately 0.6 miles or a 13-minute walk from the furthest parcel of land. From these stops, five bus routes can be accessed.

Further improvements to the existing bus routes on the peninsula are being planned through the Councils new Local Plan and are expected to come forward along the new Local Plan time frame.

Parking

The adopted Medway Councils Interim Parking Standards state the amount of parking required for new developments, whilst Policy H0011 of the NHP states that adequate parking provision for the size of property and garages and parking spaces should be adequate to accommodate modern vehicles.

In accordance with the adopted Medway Councils Interim Parking Standards and H0011 of the NHP the application proposes a total of 133 allocated on-plot parking spaces, 55 off-plot allocated and unallocated parking spaces, 15 garage parking spaces, 5 M4(3) parking spaces; and 25 visitor parking spaces.

The scheme also proposes to provide cycle storage provision in line with the council's requirements with each dwelling provided with secure cycle storage in either garages or secure shed in rear gardens. The provision of which is considered to help to promote sustainable modes of transport for users/occupants.

Although a Transport note has been submitted with this application in relation to the discharging of condition 22 (Travel Plan) of the outline approval, the details submitted are not sufficient to enable the discharge of this condition. As a such the applicant has confirmed that a separate discharge of condition application will be made after the determination of this reserved matters application.

Overall, it is considered the proposal conforms to Policies BNE2, T1, T2, T3, T4 and T13 of the Local Plan, paragraphs 110 and 116 of the NPPF and H001 and H0011 of the NHP.

Landscaping and trees

The proposed scheme retains a large proportion of existing landscape features whilst also providing significant new planting. Some tree and hedgerows will be removed as part of the application, but where lost, additional trees and hedgerows are proposed to be replaced on site. They are proposed to be planted across the site in a variety of locations such as along boundaries to reinforce existing planting, such as along Stoke Road, which when matured will soften the visual appearance of properties, through the planting of street trees, the new orchard and in the public open space area.

The proposed landscape scheme seeks to integrate the existing drainage easement that runs north-south, under the site connecting into an attenuation basin on the south eastern corner of the site in order to accommodate the surface water management requirements for the development. This has been achieved by creating a green corridor that runs from north to south to providing extensive views towards the estuary (similarly to that on adjoining developments) and across the land parcel that leads to the public open space and play space in the south eastern corner of the site.

The proposals include a variety of open spaces across the site (as well as connections to open space outside of the development), including the green corridor, tree and hedgerow planting and the formal area of public open space (containing a children's play area) in the south eastern corner. The amenity space provides the opportunity for equipped play and activity across a range of age groups, as well as providing valuable recreation space to residents.

The outline application was made prior to the introduction of Biodiversity Net Gain (BNG) and as such this reserved matters application is exempt from the mandatory requirement for 10% increase in BNG. The approach to planting would create areas of habitat and visual value that provide unique focal points within the development. The frontage of properties feature a range of treatments that include areas of lawn, shrubs and a mix of street trees or large shrubs, as well as fruiting and flowering trees. The scheme overall creates new habitats across the development, offering opportunities for increased biodiversity.

Overall, it is considered that the scheme would not result in any unacceptable harm to the landscape, nor the wider countryside. Consequently, and subject to the recommended additional conditions no objection is raised under policies BNE1, BNE2, BNE6 and BNE25 of the Local Plan and 187 of the NPPF and policies H006 and H008 of the NHP.

Open Space and play space provision

The landscape details and the Detailed Play Area Plan (D3380-FAB-00-XX-DR-L-2001 REV T05) received 10 June 2025 show a Local Equipped Area for Play (LEAP) with play equipment in the south eastern area of the site alongside an orchard and area of open space.

Overall, it is considered that the play space provision and open space that is incorporated within this scheme work alongside the adjacent approved schemes and connect together. Subject to the a condition to secure its implementation, no objection is raised in relation to Policy BNE2 of the Local Plan along with Paragraph 96, 98 and 135 (f) of the NPPF.

Impact on Heritage

Policy BNE20 of the Local Plan relates to development affecting Scheduled Ancient Monuments. Section 16 of the NPPF sets out how the historic environment should be conserved and enhanced. With paragraph 208 of the NPPF stating that local authorities, when considering proposals that affect a heritage asset, should seek to avoid, or minimise any conflict between the conservation of the heritage asset and any aspect of the proposal. Paragraph 203 states that enhancements of heritage assets can make a positive contribution to new developments making a positive contribution to local character and distinctiveness. Whilst H007 of the NPH states Development should take opportunities to enhance and avoid significant harm to the character and significance of Hoo's military and war heritage, including the Hoo Stop Line and its historic structures.

During the Second World War, the Hoo Peninsula was one of the most heavily fortified areas anywhere in England. Defensive 'Stop Lines' including pillboxes, barbed wire and anti-tank ditches cut a swathe across the whole landscape, linking up the villages. The Hoo Stop Line was an anti-invasion defence line that stretched for approximately eight miles between the River Thames near Cliffe, and the River Medway to the south-east of Hoo St Werburgh.

This application site is adjacent to the Stop Line but does not form part of or cross the Stop Line. The footpath/track at the side of Yew Tree Lodge clearly separates the site from the stop line which forms part of the neighbouring Esquire Homes site (MC/23/2857) to the east and the Dean Lewis Estates application site (MC/25/0701) to the north.

It is acknowledged that the proposed development will not have a detrimental impact on any heritage assets. As a result, no objections is raised to the proposal under Policy BNE20 of the Local Plan, paragraphs 203 and 208 of the NPPF and Policy H007 of the NPH.

Ecology and Biodiversity

With regard to biodiversity It should be noted that this planning application was submitted before the mandatory BNG requirement legislation. However, the application is supported by an ecological and Biodiversity enhancement strategy. This states that the proposed habitat creation/enhancement will seek to maximise the biodiversity value of the scheme. The measures that are seen to provide these are in the provision of enhancements and creation of habitat areas, providing additional habitat opportunities

for birds, bats and invertebrates and the increase in tree numbers and improvements to hedgerows presently on the site.

Alongside the above, a number of reports have been undertaken to determine the population and location of animals located on site or accessing the site. A reptile survey has been completed which indicates a low population of common lizards were recorded onsite.

With regard to bats, a survey has been undertaken which found the site to provide a linear commuting route for foraging bats with limited to no areas suitable for roost or winter hibernation. No dormice were recorded within 2.0km of the site and the habitats on site were assessed as providing no functionally habitats or food to support them. Although the grassland habitats on site may provide adequate foraging resource for commuting badgers, no signs of badgers were noted on site. Evidence of hedgehogs were noted within 2km of the site, but the site is considered to be of low value to hedgehogs.

Although details have been submitted in relation to the provision of ecological enhancements it is considered that further details are required and subject to the recommended conditions to secure the submission of further details in relation to the landscape and ecological management plan (LEMP) and Ecology mitigation, compensation and enhancements plan, no objection is raised regarding Policy BNE37 of the Local Plan and paragraphs 187 and 193 of the NPPF.

Waste and Refuse Storage

Every dwelling has a designated space for waste in the form of a dedicated hardstanding within the rear garden. As with most residential properties, the occupants will be expected to present the waste to the kerbside on collection day. Waste vehicle tracking has been provided showing how refuse vehicles would move within the site.

It is considered that the proposal would not result in any significantly detrimental impact on either neighbour or future occupiers' amenity and is considered to be acceptable in terms of Policies H4 and BNE2 of the Local Plan and paragraphs 135 and 187 of the NPPF.

Flooding and Drainage

A Flood Risk Assessment (FRA) was undertaken by Enzygo in May 2019 and was submitted at outline planning stage, and is assessed with regards to Policy CF13 of the Local Plan and paragraphs 174, 181 and 182 of the NPPF.

Paragraph 56 (reference ID:7-056-20220825) of the NPPG presents a hierarchy of drainage options to follow with the aim being to discharge surface runoff as high up the hierarchy as possible. This is also reiterated within Part H3 (Part H) of the Building Regulations. The options are:

1. Into the ground.
2. To a surface body.
3. To a surface water sewer, highway drain, or another drainage system.
4. To a combined sewer.

A review of the Environment Agency's (EA) online mapping tool has identified that the development site is within Flood Zone 1 and is almost entirely at very low risk of surface water flooding apart from a small area of low risk flooding that exists along the northern boundary of the parcel.

The NPPF requires that a risk based Sequential Test should be applied at all stages of planning with the aim of steering new development to areas at the lowest probability of flooding. The proposed development is located entirely within Flood Zone 1 and as such it is considered to satisfy the Sequential Test.

A review of the British Geology online mapping tool has identified that the development site is underlain by superficial deposits of Head clay, silt, sand and gravel, which is underlain by London Clay – Clay and Silt. As a result, infiltration is unlikely to be feasible method for the disposal of surface water for the site. Instead, Sustainable Urban Drainage system will be provided.

The FRA highlighted the flood risk from fluvial and surface water was negligible but highlighted there was a residual risk of flooding from drains in proximity to the site. The FRA set out that flood risk can be mitigated to negligible by the implementation of a development free drainage easement along the centre of the application site, an onsite gravity fed detention basin and the adoption a surface water management strategy.

The FRA identifies that the site is located within a wider site that includes development parcels to the north of Stoke Road. The drainage strategy forms part of the strategy for three parcels, with Parcel 1 including Walnut Grange to the north (now completed), Parcel 2 a plot of land to the north east subject to a current application and Parcel 3 the application site.

The attenuation basin in the south eastern corner of the site currently accommodates the runoff from the Walnut Grange development. This application seeks to enlarge the basin to approximately 1,600m³ to cater for the runoff from this application.

The design of the surface water attenuation system, which integrates both development parcels North and South of Stoke Road, demonstrated that the application proposals have been designed to meet this standard and therefore will not give rise to any unacceptable flood risk to either residents of the scheme or downstream.

In view of the above, the proposed development is considered to be in accordance with paragraphs 174, 181 and 182 of the NPPF.

Climate Change and energy efficiency

The NPPF identifies that good design “is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities” (paragraph 125). Paragraph 131 in particular refers to great weight being given to outstanding or innovative designs which promote high levels of sustainability. Policies H005 and H006 of the NPH states that residential developments should include positive design features to reduce carbon water re-use, support biodiversity and address climate change.

The Energy & Sustainability Statement (received 10 June 2025) confirms the sustainable technologies which would be incorporated into the scheme which is summarised as follows:

- Air source heat pumps to provide heating and hot water
- Natural ventilation
- Highly insulated
- Low energy lighting
- Priority for low carbon material suppliers

The proposed application is considered to comply with paragraph 165 of the NPPF and Policies H005 and H006 of the NPH a condition is recommended to secure these measures.

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/19/3129. 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 13 conditions proposed to be discharged with the application. These are all dealt with separately below:

Condition 5 (materials)

Condition 5 is worded:

No development above slab level shall take place until details and samples of all materials to be used externally have been submitted to and approved in writing by the

Local Planning Authority, and the development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

The design and access statement and detailed drawings of all the proposed buildings have been submitted pursuant to this condition and are considered to be acceptable. It is considered that sufficient information has been provided and **condition 5 is discharged.**

Condition 6 (CEMP)

Condition 6 is worded:

Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of hours of construction working; measures to control noise and vibration affecting nearby residents; wheel cleaning/chassis cleaning facilities; dust control measures; pollution incident control and site contact details in case of complaints. The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

Reason: In order to minimise the impact of the construction period on the amenities of local residents, the countryside, wildlife, and habitat and with regard to Policies BNE2, BNE37 and BNE39 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 also made to the ecological works and arboriculture 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 and **condition 6 is discharged.**

Condition 7 Landscaping

Condition 7 is worded;

The details submitted in pursuance of condition 1 shall be accompanied by a scheme of landscaping (hard and soft) which shall include provision for the retention and protection of existing trees and shrubs and a date for the completion of any new planting. It shall also detail the implementation of the public open space to the south of the site including the timetable and phasing of this space in relation to the residential development. The

scheme as approved by the Authority shall be implemented by the approved date or such other date as may be agreed in writing by the Local Planning Authority. 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 unless the Local Planning Authority gives written consent to any variation.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality, 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 details submitted are considered to be acceptable and on that basis **condition 7 is discharged**.

Condition 8 Boundary Treatment

Condition 8 is worded;

No development above slab level shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials, and type of all boundary treatments to be erected (perimeter and within the site) along with a timetable for its implementation. The approved boundary treatment shall be completed before the relevant dwelling is occupied or in accordance with the approved timetable.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

The boundary treatment details and materials to be used have been submitted as part of this submission. The submitted details are considered to be acceptable and on that basis **condition 8 is discharged**.

Condition 9 Landscape management plan

Condition 9 is worded;

Prior to the first occupation of any part of the development, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority. This shall include the management plan for the Public Open Space at the southern end of the site also. The landscape management plan shall be carried out as approved.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality, in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

A Landscape and Ecological Management Plan has been submitted as part of this submission. The submitted details are considered to be acceptable and on that basis **condition 9 is discharged**.

Condition 10 Play space

Condition 10 is worded;

No development above slab level shall commence until full details of the areas to be set aside for equipped play facilities together with the play equipment and safe surfacing to be provided has been submitted to and approved in writing by the Local Planning Authority. These details shall also include the proposed public open space along with the proposed footpaths. Any play area or areas shall be provided in accordance with the approved scheme of details prior to the first occupation of the residential accommodation and shall thereafter be retained in accordance with the approved details.

Reason: To ensure the satisfactory provision of play equipment and public open space are in accordance with Policy L4 of the Medway Local Plan 2003.

The Detailed Play Area Plan (D3380-FAB-00-XX-DR-L-2001 REV T05) received 10 June 2025 show a Local Equipped Area for Play (LEAP) and therefore the submitted details are considered to be acceptable and on that basis **condition 10 is discharged**.

Condition 12 Crime Prevention

Condition 12 is worded;

No development above slab level shall take place until details of crime prevention measures and considerations that are to be incorporated within the proposal have been submitted to and approved in writing by the Local Planning Authority. These measures shall meet with SBD and BREEAM standards to avoid future problems with Community Safety Unit and local policing.

Reason: To ensure that the design helps create an accessible and safe environment whilst minimising crime and disorder and fear of crime, compliant with Policy BNE8 of the Medway Local Plan 2003 and paragraphs 92 and 130 of the NPPF.

This has been addressed through section 4 of the Design and Access Statement and the correspondence with Kent Police. The submitted details are considered to be acceptable and on that basis **condition 12 is discharged**.

Condition 18 Emissions mitigation assessment

Condition 18 is worded;

Prior to the commencement of the development hereby permitted, an emissions mitigation assessment shall be submitted and approved in writing by the Local Planning Authority. The emissions mitigation assessment should include a damage cost assessment that uses the DEFRA emissions factor toolkit and should include details of mitigation to be included in the development which will reduce the emissions from the development during construction and when in operation. All works, which form part of the approved scheme, shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on human health and/or residential amenity as a result of the potential disturbance and in accordance with Policy BNE2 and BNE23 of the Medway Local Plan 2003.

The Energy & Sustainability Statement (produced by Whitecode) have been submitted in relation to this condition and is considered to be acceptable and on that basis **condition 18 is discharged**.

Condition 20 Electric Vehicle Charging Points

Condition 20 is worded;

The details submitted in pursuance to condition 1 shall include: 1 Electric Vehicle charging point for each dwelling within the site (allocated spaces only).

Thereafter all approved electric vehicles charging facilities shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development should make provisions for changes in car technology and in the interests of environmental benefits

The applicant has confirmed that electric vehicle charging points will be provided in line with Building Regulations requirements. This is considered to be acceptable and on that basis **condition 20 is discharged**.

Condition 23 vehicular and pedestrian access

Condition 23 is worded;

No development (of the residential part) above slab level shall take place until there has been submitted to and approved in writing by the Local Planning Authority full details of vehicular and pedestrian access points to the site, including kerb lines, junction radii, sightlines and pedestrian facilities.

Reason: In the interests of highway safety and in accordance with Policy T1 of the Medway Local Plan 2003.

The application has been submitted with a Site plans, Transport Technical Note (Ref; PL/AH/TV/33486), Travel Plan (PL/TV/LC/33486) and an updated Transport Technical Note (Ref; LS/TV/33486) which have been considered in relation to this condition and are considered to be acceptable and on that basis **condition 23 is discharged**.

Condition 24 Sustainable drainage

Condition 24 is worded;

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

The scheme shall include (where applicable):

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

Reason: To manage surface water during and post construction and for the lifetime of the development as outlined at Paragraph 168 of NPPF.

A surface water drainage brief by Enzygo (Ref; SHF.1528.002.HY.R.001.C) and 4 drainage layout plans have (P24-0333-SK104 REV P05, P24-0333-SK105 REV P05, P24-0333-SK106 REV P05 and P24-0333-SK107 REV P05) have been submitted in relation to this condition and is considered to be acceptable and on that basis **condition 24 is discharged**.

Condition 27 Highways Works

Condition 27 is worded;

Prior to first use of the proposed development details of the following highway works shall be submitted to and approved in writing by the Local Planning Authority:

- *Access arrangements as outlined in drawing P18094-001D*

The approved details shall thereafter be implemented in full prior to first occupation of the development.

Reason: to ensure the development preserves conditions of highway safety, pedestrian safety and the free flow of traffic, in accordance with Policies T1, T2 and T3 of the Medway Local Plan 2003.

From the submitted plans it is clear that access arrangement into the site are inline with those outlined *in drawing P18094-001D and as such* and is considered to be acceptable and on that basis **condition 27 is discharged**.

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:

- 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 100no. dwellings was established in the previous outline planning application.

The proposed development is acceptable in relation to the mix of dwellings, impact on local residential amenity including daylight, sunlight, outlook and privacy. The proposal will provide a good standard of residential accommodation for the future occupiers.

The proposed 100 dwellings at 15.04dph is in keeping with the density level of the surrounding environment. The proposal is considered to be of high-quality design and

layout with a satisfactory level of onsite car and cycle provision. The proposal will retain some of the existing hedge and trees and add extensive landscaping to soften the edges of the development when viewed from the adjoining developments and countryside as well as feature the creation of a new orchard.

The proposal will deliver a much needed mix of market and policy compliant mix of affordable housing dwellings types required to meet the needs of a mixed community in a quality and attractive environment and will assist in delivering and enhance some infrastructure in the locality.

The details submitted in relation to the conditions are considered to be acceptable and as a result conditions 5, 6, 7, 8, 9, 10, 12, 18, 20, 22, 23, 24 and 27 are discharged from MC/19/3129. 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 compliance with Policies S6 and H3 and full in compliance with Policies BNE1, BNE2, BNE6, BNE20, BNE25, BNE35, S6, H3, H4, H10 T1, T2, T3, T4 and T13 of the Local Plan, paragraphs 63, 65, 96, 98, 110, 116, 131, 135, 165, 174, 181, 182, 187, 188, 203, 208 of the NPPF December 2024 and Policies H001, H002, H004, H005, H006, H007 and H0011 of the NPH; and it is recommended for approval subject to the recommended additional conditions.

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

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/>