

Medway Council
PLANNING COMMITTEE – 14 January 2026
Supplementary Agenda Advice

Page 8 – Planning Application MC/25/1687 Phipson Croft, Sharnal Street, High Halstow Rochester

Recommendation

A Unilateral Undertaking has been submitted to seek to address the second reason for refusal contained within the recommendation. However, that is not in a final agreed position to enable the impact on the Special Protection Areas of the Thames Estuary and Marshes and the Medway Estuary and Marshes to be sufficiently mitigated.

Therefore, the second reason for refusal is retained as part of the recommendation.

Page 22 – Planning Application MC/25/0937 Two Acre Farm, Ropers Green Lane. High Halstow, Rochester, ME3 8QP

Recommendation

Inclusion of two additional conditions (9 and 10) as set out below:-

Refuse storage arrangements

Prior to first occupation of the mobile homes hereby permitted details of the refuse storage arrangements, including provision for the storage of recyclable materials, and the management of that refuse on collection days shall be submitted to and approved in writing by the Local Planning Authority. No mobile home shall be occupied until the approved refuse storage arrangements in relation to site are in place and all approved storage arrangements shall thereafter be retained and the management of the refuse on collection days shall be undertaken in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure a satisfactory provision for refuse and recycling in accordance with Policy BNE2 of the Medway Local Plan 2003.

Foul and surface water drainage

Development shall not commence until details of the proposed means of foul and surface water drainage disposal have been submitted to and approved in writing by the Local Planning Authority. 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: This condition is sought in accordance with paragraph 178 of the NPPF to ensure that suitable surface water drainage scheme is designed and fully implemented so as to not increase flood risk onsite or elsewhere.

Page 50 – Planning Application MC/25/0937 Land to the north of Stoke Road and east of Walnut Tree Grove, Hoo St. Werburgh, ME3 9YB

Representations

10 further objections in relation to the application have been received raising the following points:-

- The site is countryside beyond the settlement boundary, not allocated for housing in either the MLP or the Neighbourhood Plan, and its development would undermine the plan-led strategy for Hoo St Werburgh.
- The scheme conflicts with multiple Neighbourhood Plan policies, including those on housing growth and mix (HOO4), landscape and environment (HOO8), design (HOO6), air quality (HOO10), sustainable transport (HOO11) and paths/public rights of way (HOO12).
- It conflicts with MLP countryside, environmental and transport policies, including BNE25 (development in the countryside) and T1/T2 (highway impact and access).
- The application misapplies the NPPF tilted balance, underplaying the powerful protection afforded to up-to- date Neighbourhood Plans by paragraph 14 NPPF 2024.
- The Transport Statement and Travel Plan downplay existing and cumulative traffic problems on Stoke Road and the A228 and rely on optimistic assumptions about sustainable travel that are not supported by realistic evidence.
- The Air Quality Assessment is not robust in cumulative terms and fails to demonstrate that the development will contribute to “net improvements in air quality” as required by the NPPF and reflected in Neighbourhood Plan air quality policy (HOO10).
- The Landscape and Visual Appraisal underestimates harm to the rural landscape, the character of Stoke Road and the experience of the bridleway RS110 and paths linking to the Saxon Shore Way, contrary to MLP BNE25 and Neighbourhood Plan Policy HOO8.
- The Ecological Impact Assessment and BNG package do not demonstrate a robust and deliverable minimum 10% BNG in accordance with the Environment Act 2021 and NPPF biodiversity objectives, and the key BNG metric spreadsheet is not accessible to the public for scrutiny.
- There are concerns about legal compliance and soundness - including the way public rights of way are treated, the adequacy of the environmental information (particularly cumulative impacts), and reliance on outline parameters that are too loose to guarantee policy-compliant implementation.

Officer Comment: These matters have been dealt with in the main report or will be addressed at Reserved Matters stage.