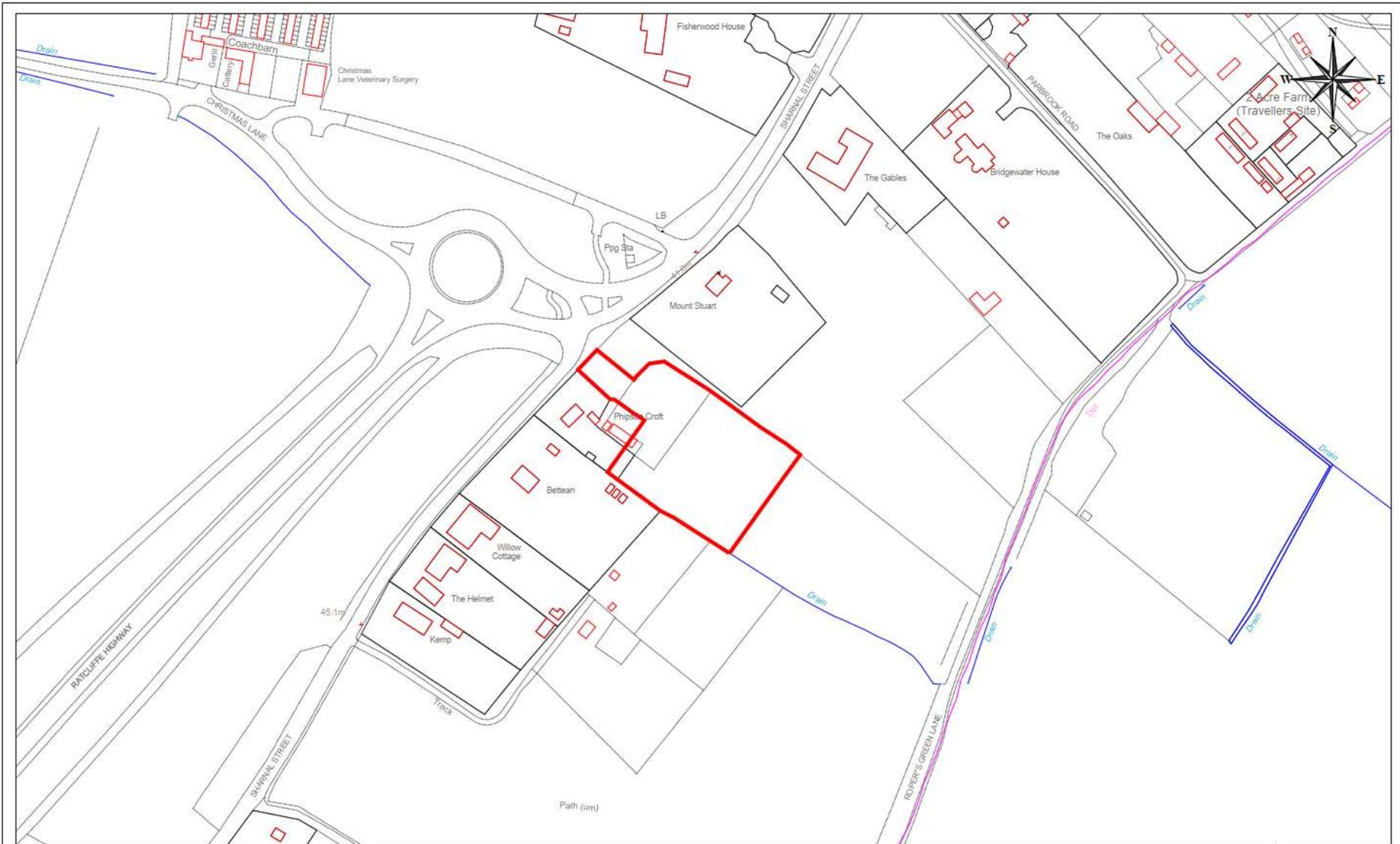


Planning Committee

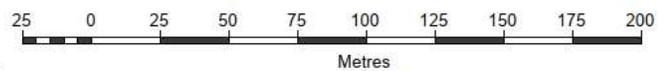
14th January 2026

MC/25/1687

Phipson Croft, Sharnal Street, High Halstow, Rochester, ME3 8QN



MC/25/1687 - Phipson Croft, Sharnal Street, High Halstow, Rochester, ME3 8QN



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Photographs of the Site



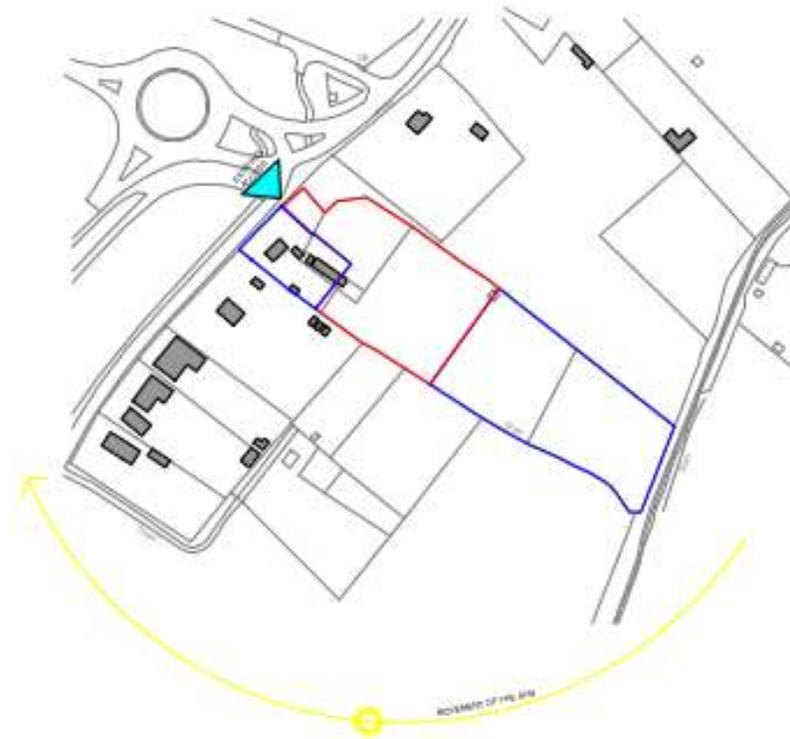
Photographs of the Site



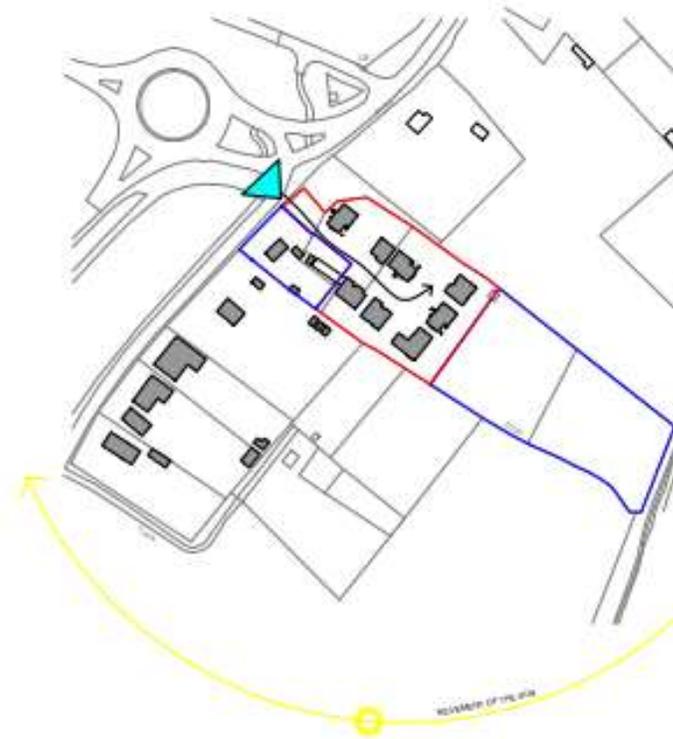
Photograph and Aerial View



Existing and Proposed Pattern of Development



EXISTING PATTERN OF BUILDINGS
1:2500



PROPOSED PATTERN OF
DEVELOPMENT 1:2500 -
BASED ON A FARMSTEAD LAYOUT



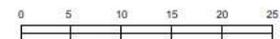
Proposed Block Plan



House Types and Layout



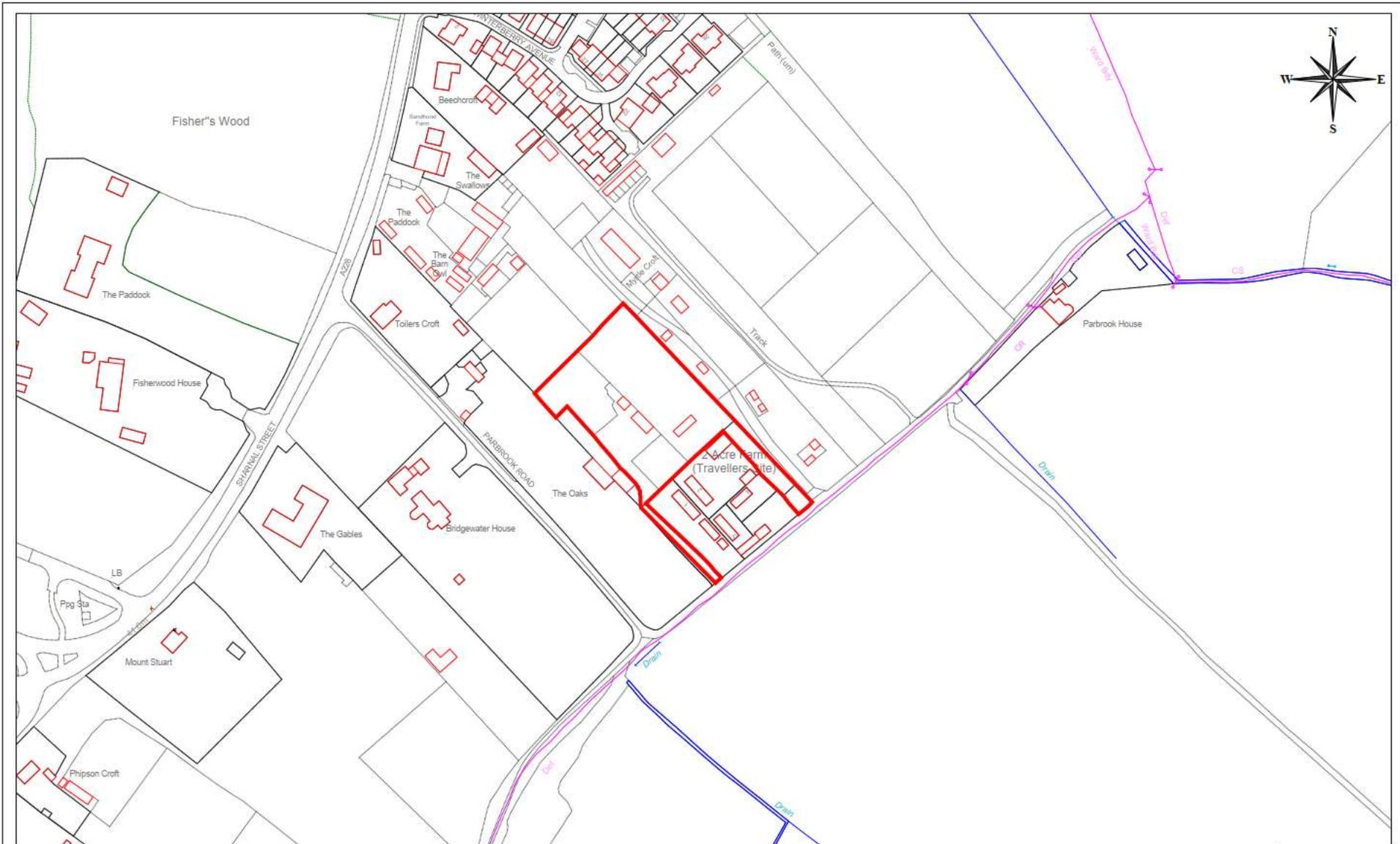
SITE REFERENCE TO PLOT TYPES



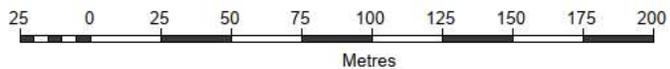
Scale Bar at 1:500

MC/25/0937

Two Acre Farm Ropers, Green Lane, High Halstow, Rochester, ME3
8QP



MC/25/0937 - Two Acre Farm, Ropers Green Lane, High Halstow, Rochester, ME3 8QP



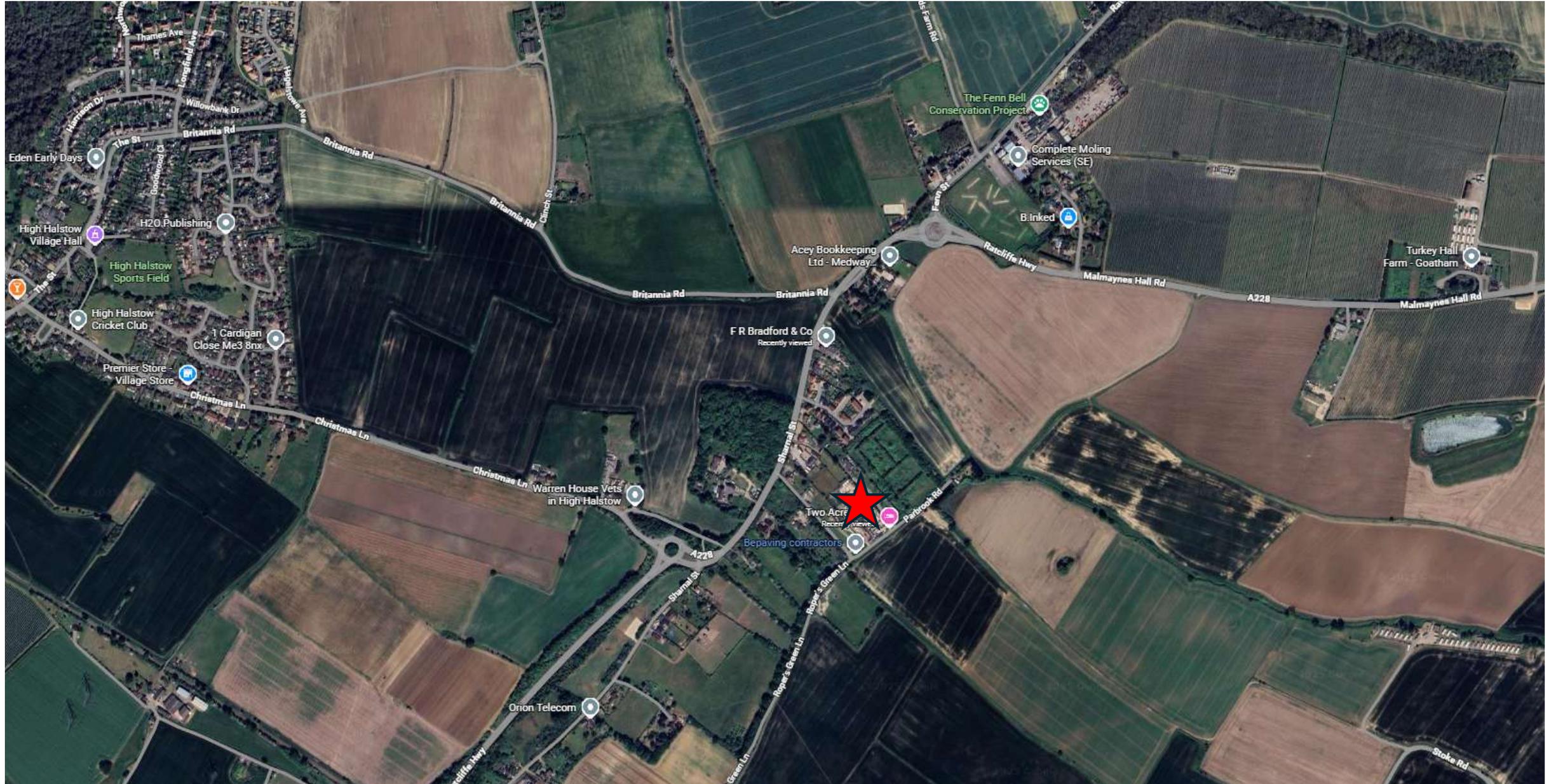
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Scale: 1:2500 03/12/25

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Site context

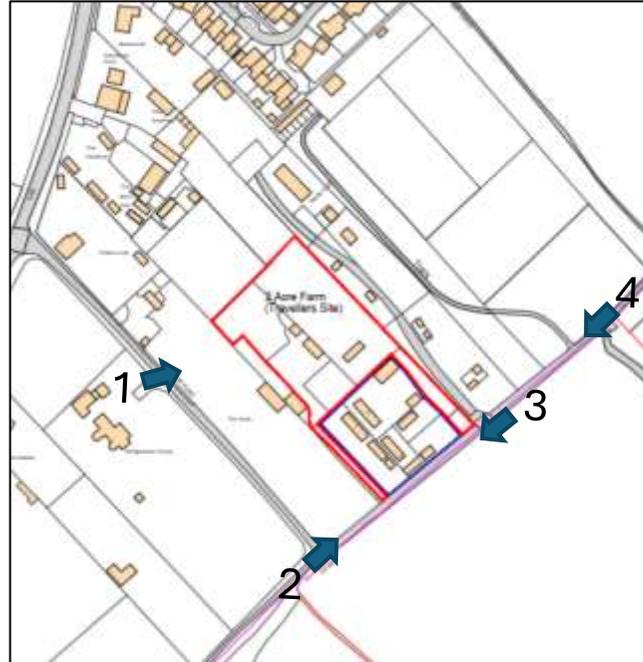


Wider Views

1



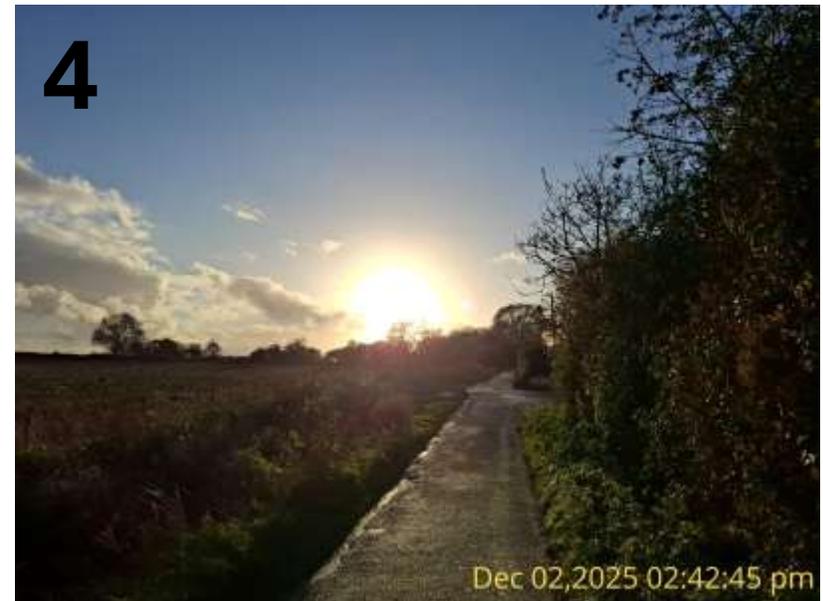
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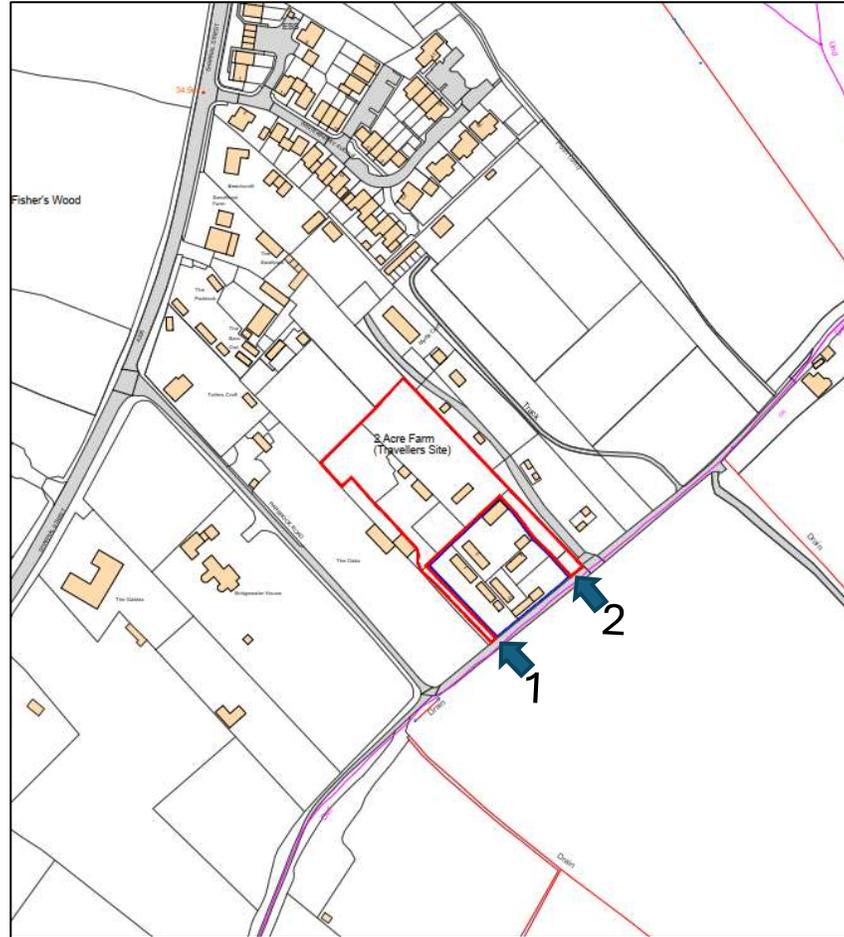
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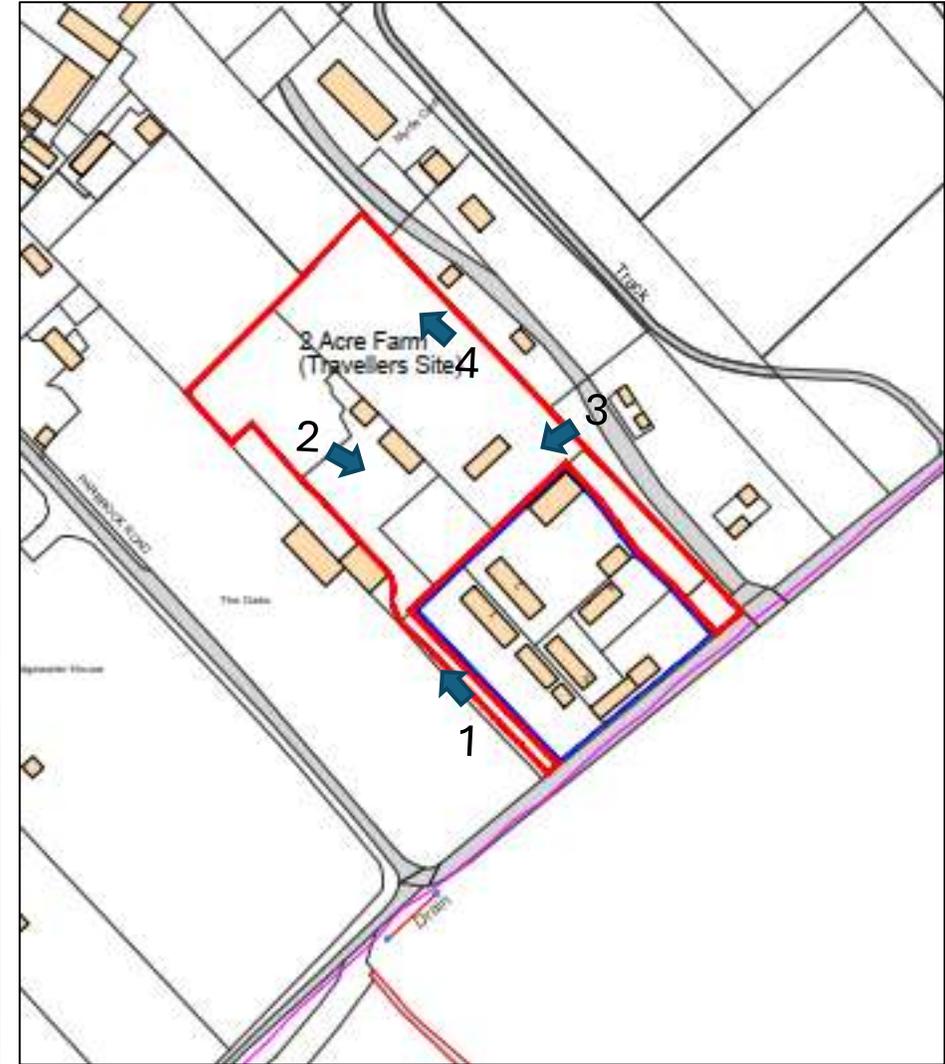
4



Existing access points



Views from within the site



Proposed day room



Overview



As Proposed Site Plan



Project Name	2 Acre Farm, Highbury Green Lane, High Haldon, Hachwater, HE3 5GP
Client	As Proposed
Site Plan	As Proposed
Scale	1:500
Revision	005259-00-03 A



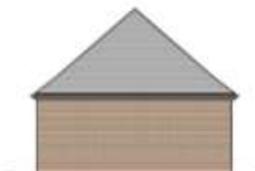
Front Elevation



Rear Elevation



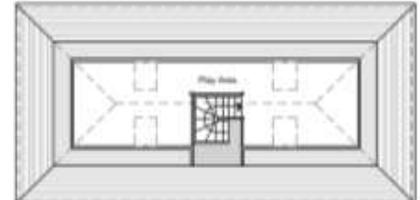
Left Side Elevation



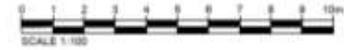
Right Side Elevation



Ground Floor Plan



Roof Floor Plan



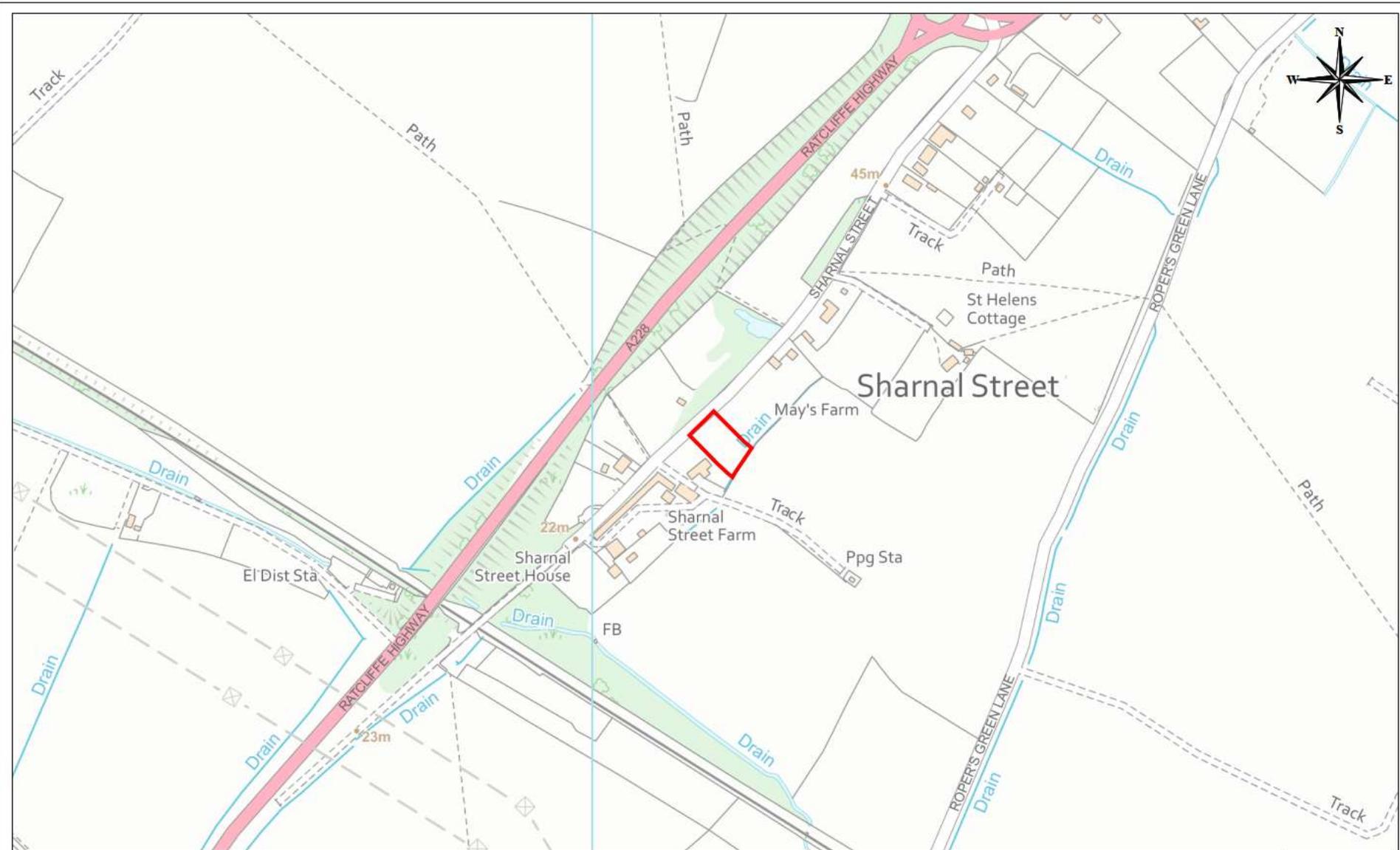
As Proposed Dayroom

Project Name	2 Acre Farm, Highbury Green Lane, High Haldon, Hachwater, HE3 5GP
Client	As Proposed
Dayroom - Plans & Elevations	As Proposed
Scale	1:100
Revision	005259-00-04



MC/25/0484

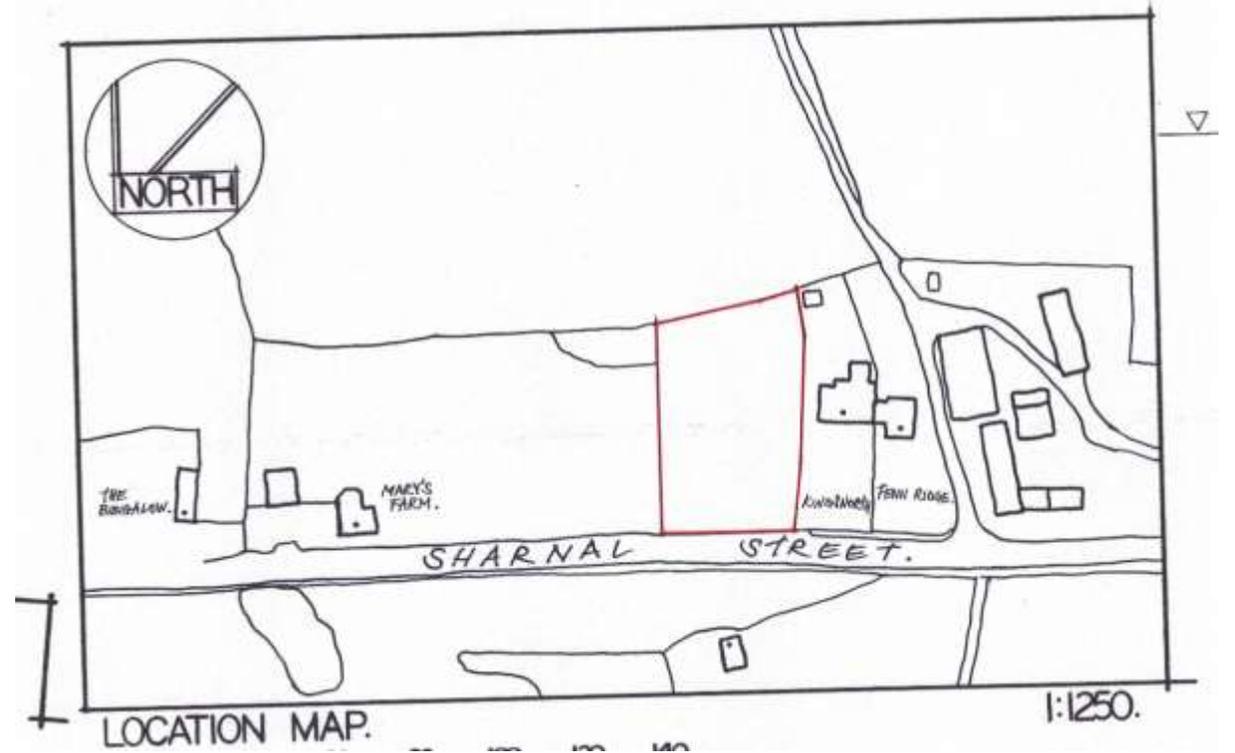
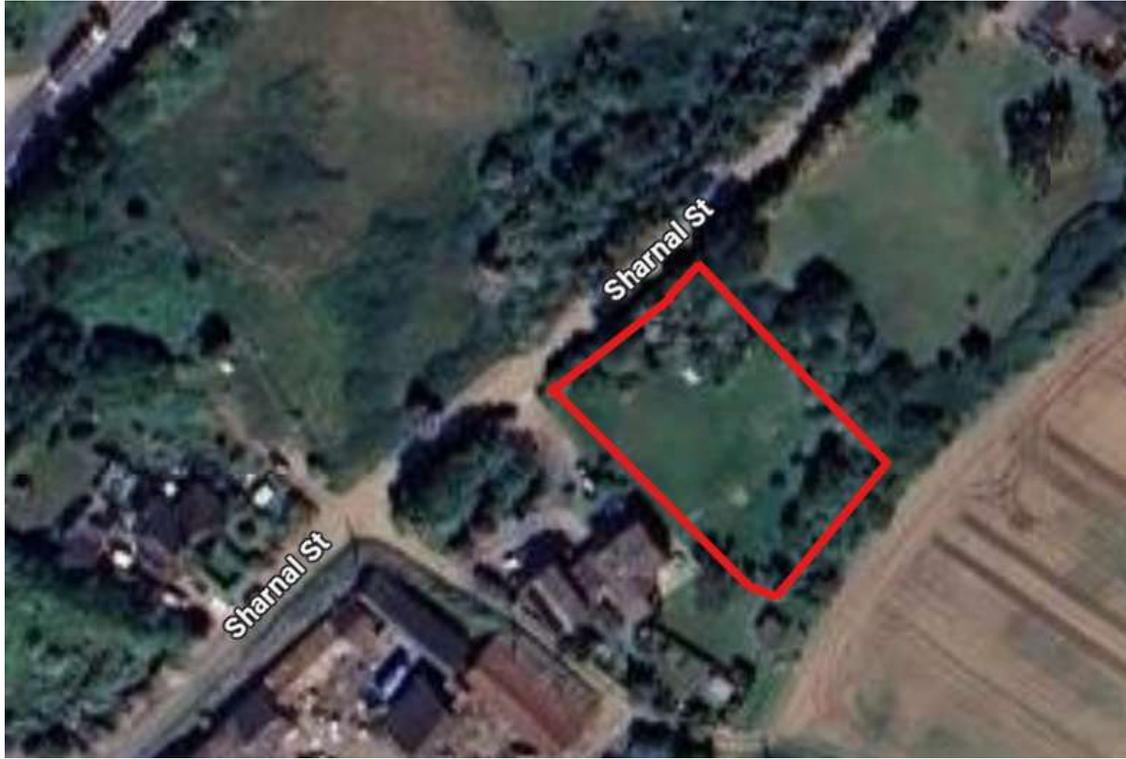
Land Adjacent of “Kingsnorth”, Sharnal Street, High Halstow,
Rochester, ME3 8QJ



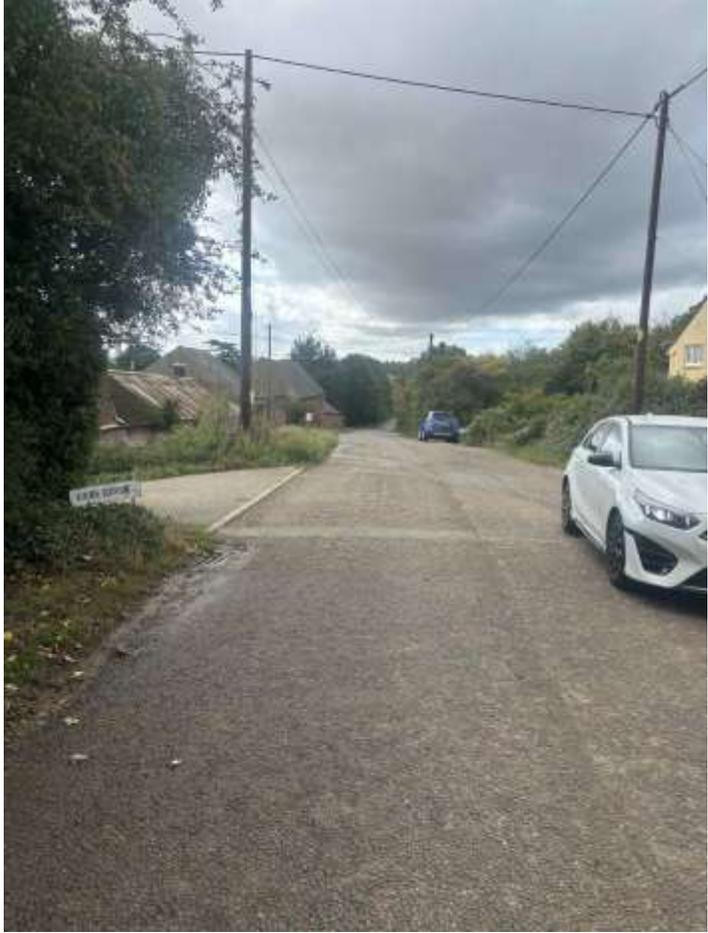
MC/25/0484 - Land Adjacent Of "Kingsnorth", Sharnal Street, High Halstow, Rochester, ME3 8QJ



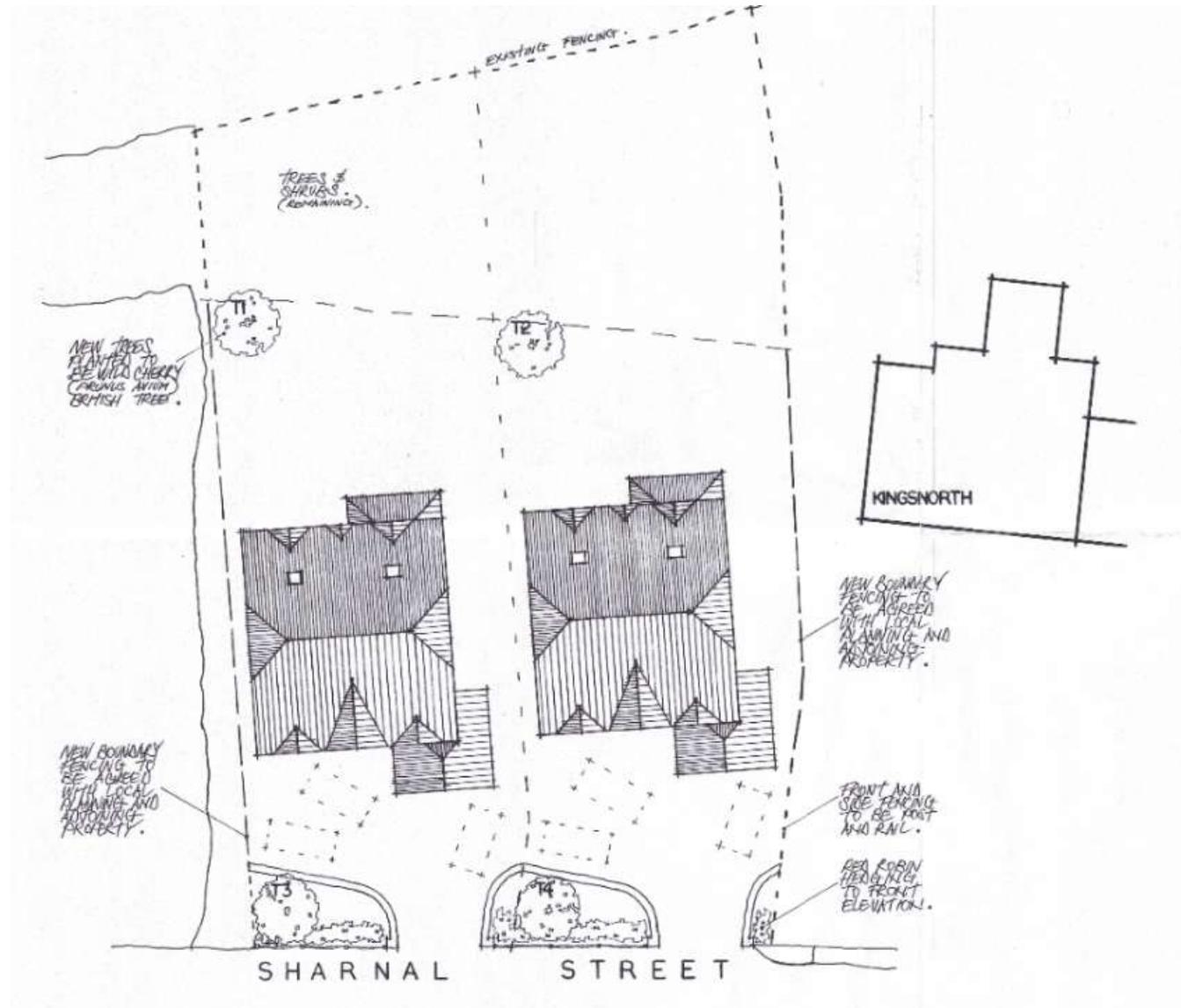
Site Location



Photos of the site



Indicative Site Layout



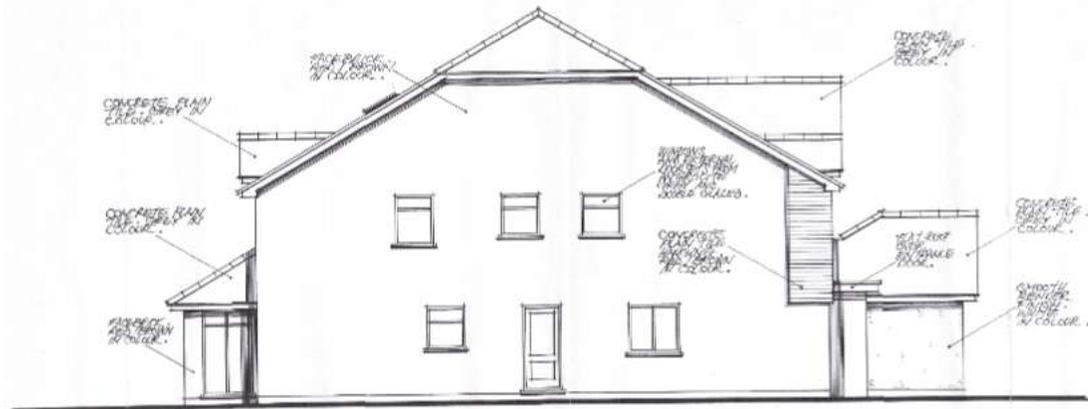
Indicative Elevations



REAR. SOUTH EAST 1:50



FRONT. NORTH WEST 1:50



SIDE. NORTH EAST 1:50

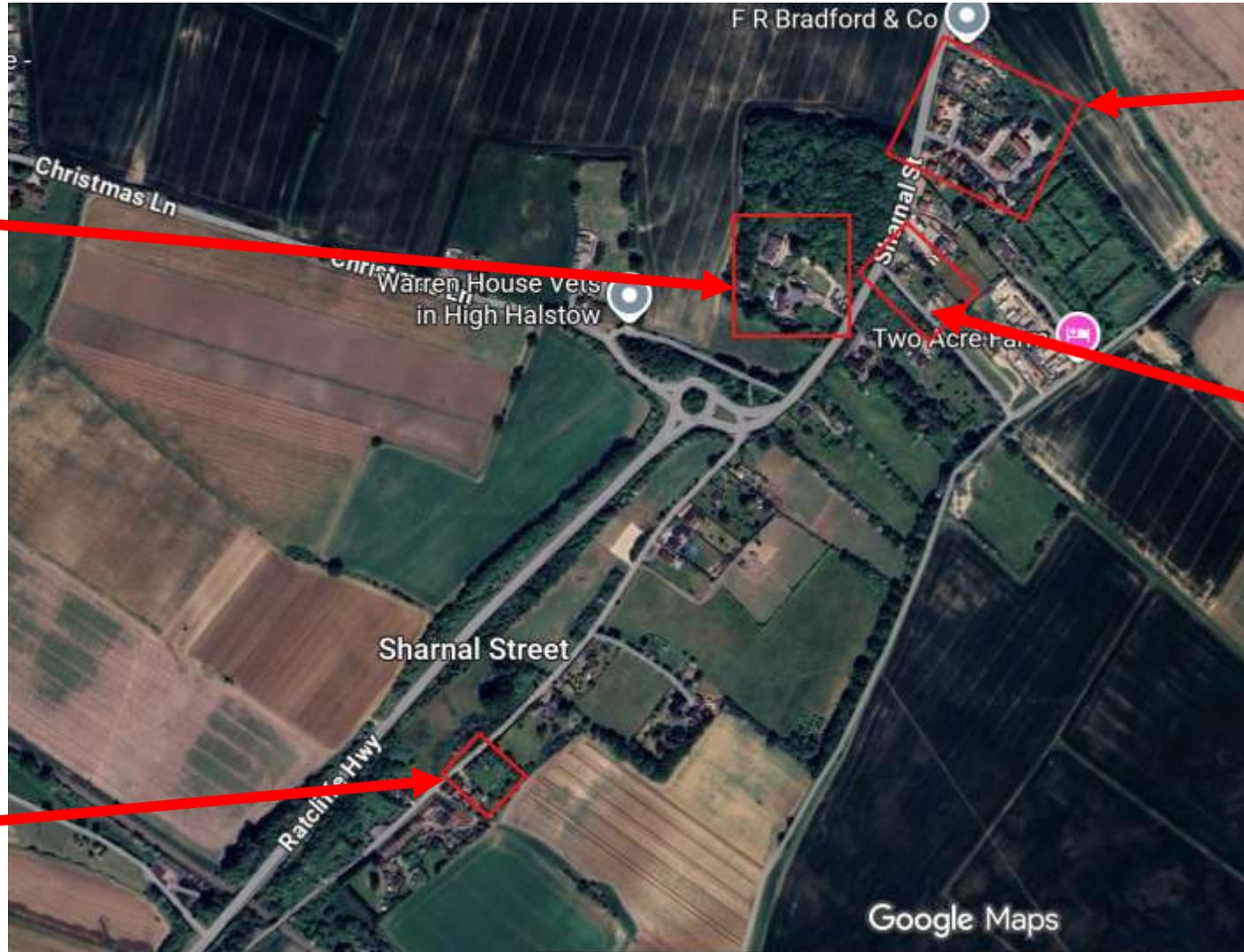


SIDE. SOUTH WEST 1:50

Indicative Floor Plans



Development patterns within the area



Fisher Wood
Refused
Appeal Upheld

The Hollies
Approved

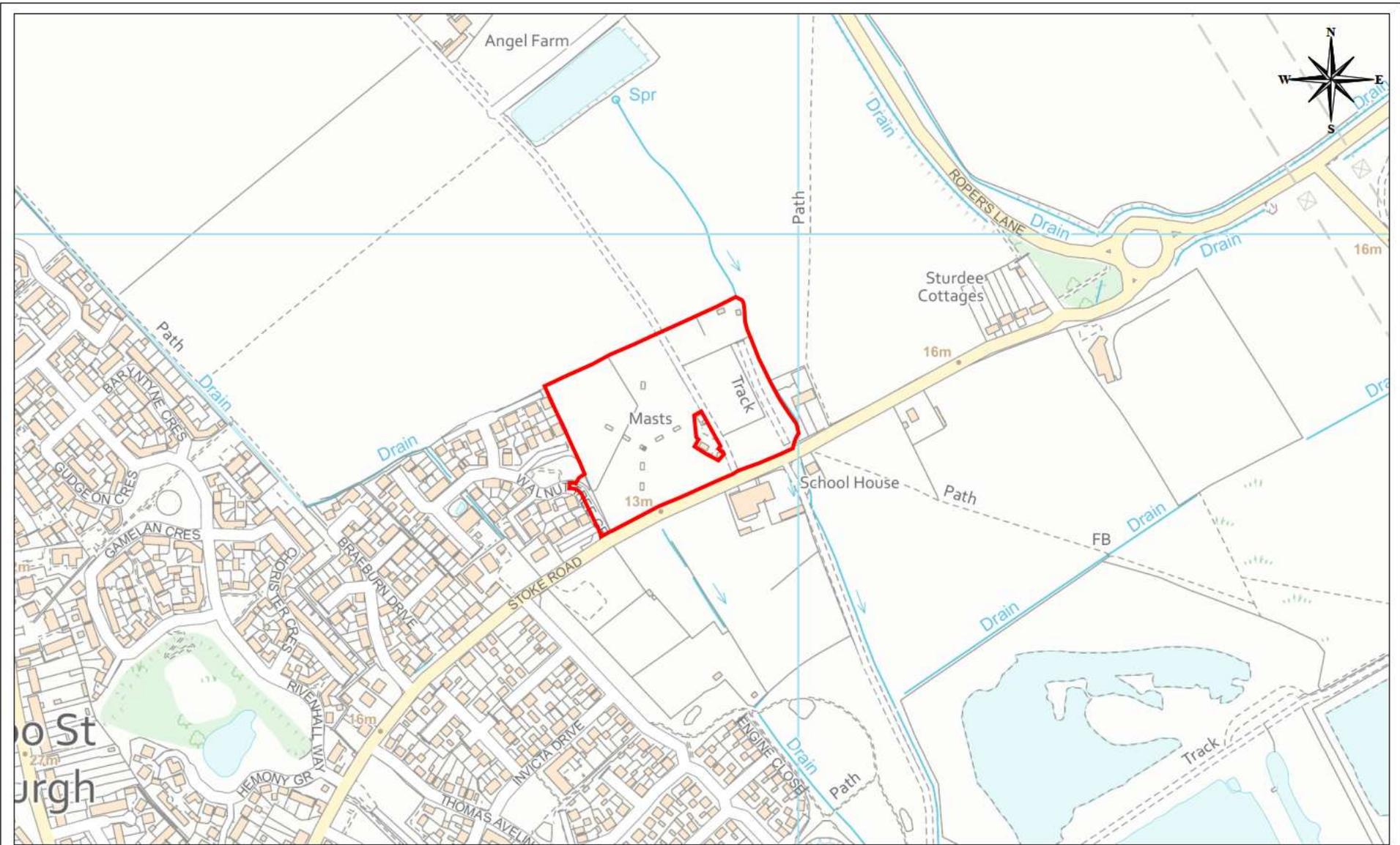
Toilers Croft -
Approved

Application
site

Google Maps

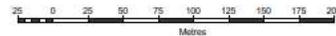
MC/25/0701

Land To The North Of Stoke Road And East Of Walnut Tree Grove,
Hoo St Werburgh, ME3 9YB



**MC/25/0701 - Land To The North Of Stoke Road And East Of Walnut
Tree Grove, Hoo St Werburgh, ME3 9YB**

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Scale: 1:5000 01/12/25

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Site Context

Wider



Proposed Site Layout 1



Proposed Site Layout 2



Wider Views

1



4



2



3



5



Views from Stoke Road

1



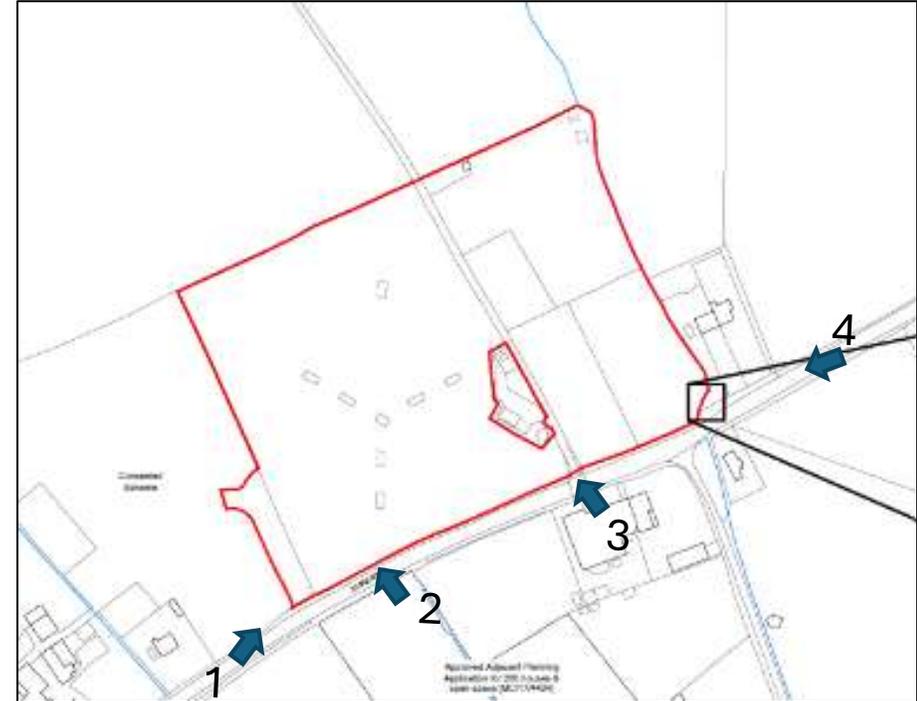
2



3



4



Views looking into the site

1



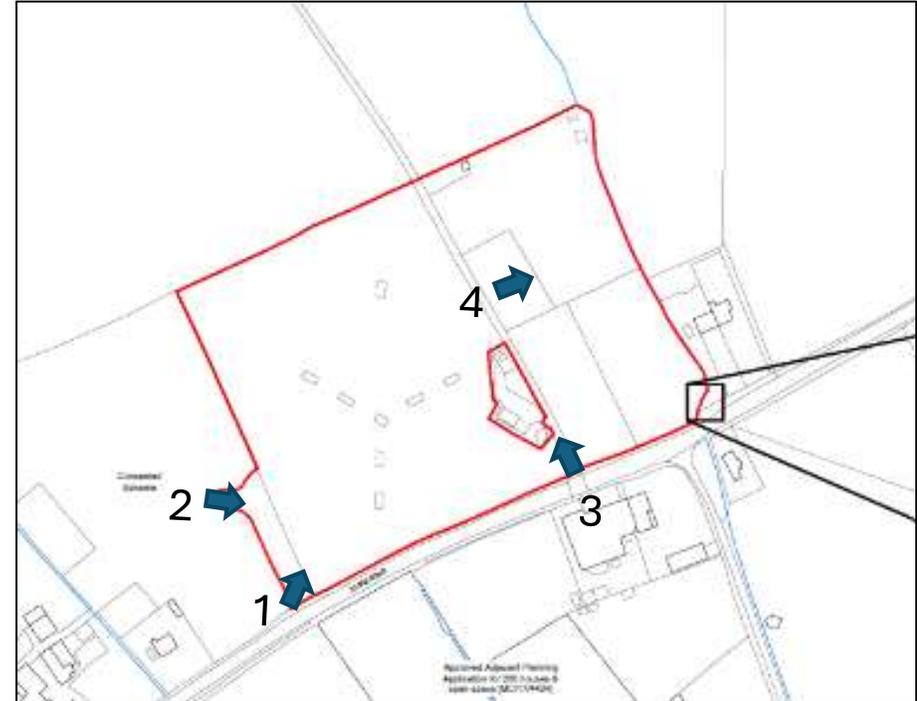
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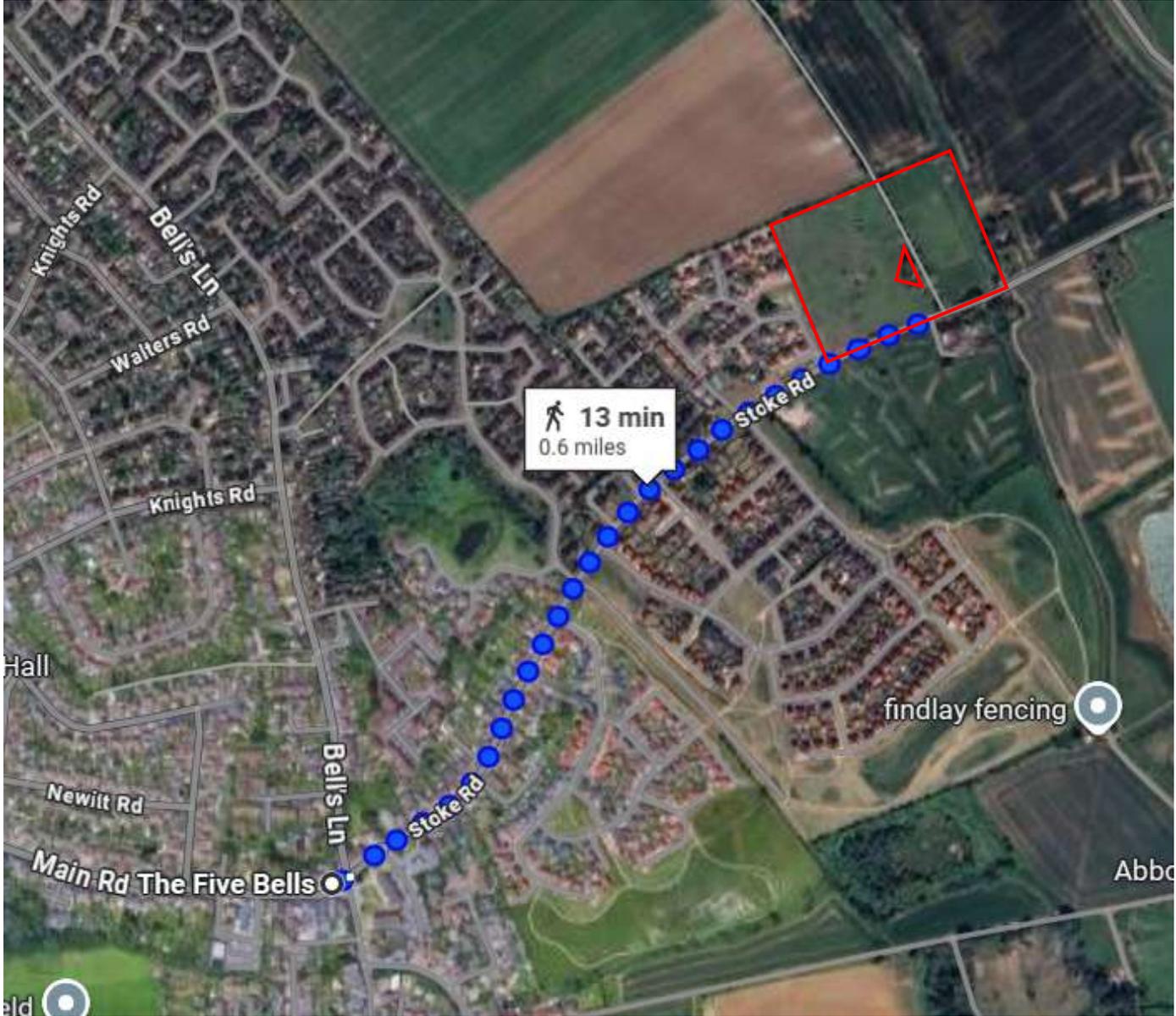
3



4



Distance to centre and bus stop



Design proposals

-  Proposed structural planting
-  Proposed additional planting
-  Interpretation signage
-  Existing development
-  Existing trees and hedgerows
-  Existing Public Right of Way
-  Heritage feature - former anti-tank ditch
-  Retained Public Right of Way through the site



Figure 08: Development Framework (NTS)

Design proposals

Key

-  Site Boundary
-  Proposed access point
-  Residential Area
Up to 75 dwellings at 38dph
-  Existing Bridleway retained and enhanced
-  Archaeological site - former anti-tank ditch

Figure 09: Illustrative Masterplan - Option A



Street hierarchy

Key

Main Street



Secondary Street



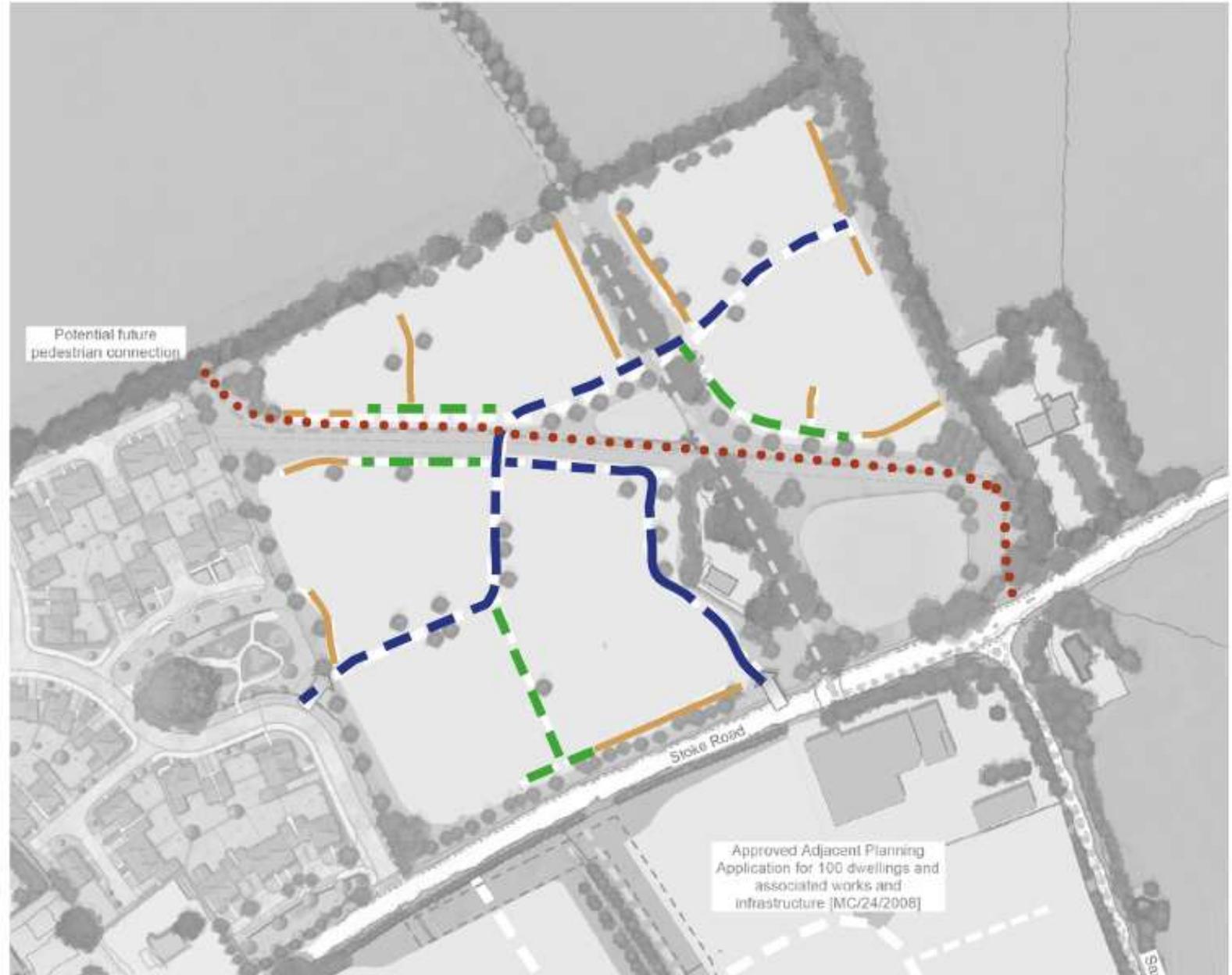
Private Drives/
Green Lanes



Pedestrian routes

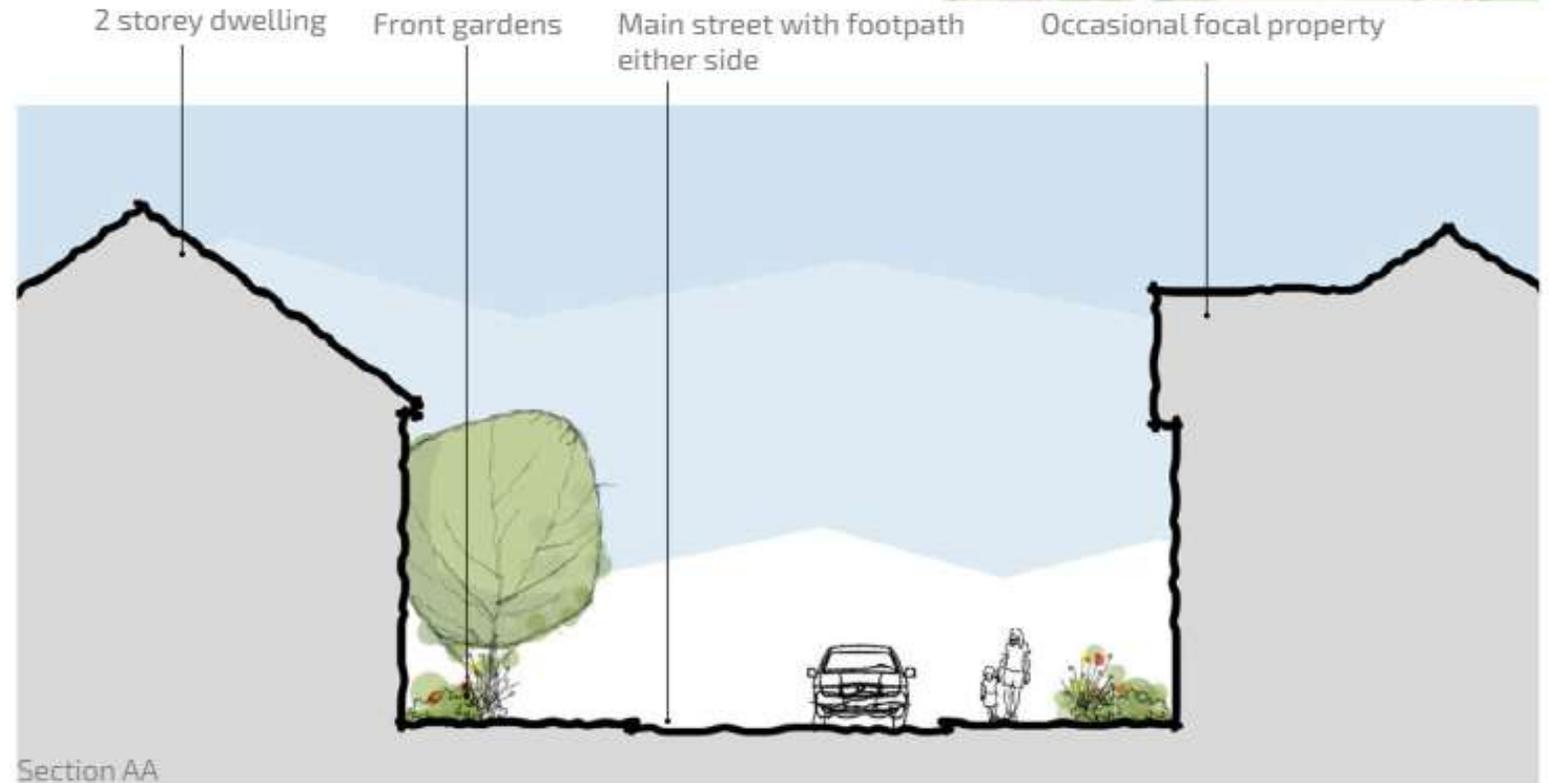


Figure 11: Street Hierarchy Plan



Proposed street scenes

Precedent examples



Proposed street scenes

Precedent examples



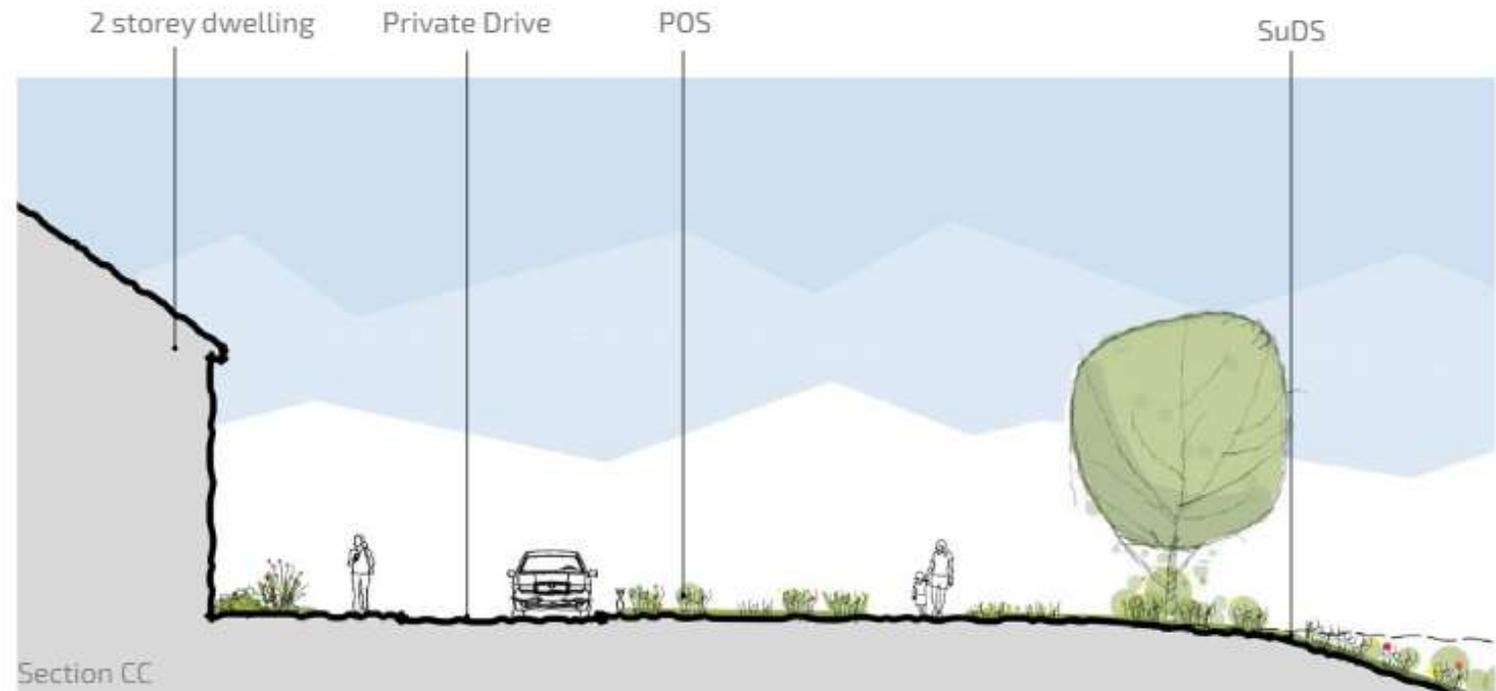
2 storey dwelling Street with footpath Tree planting



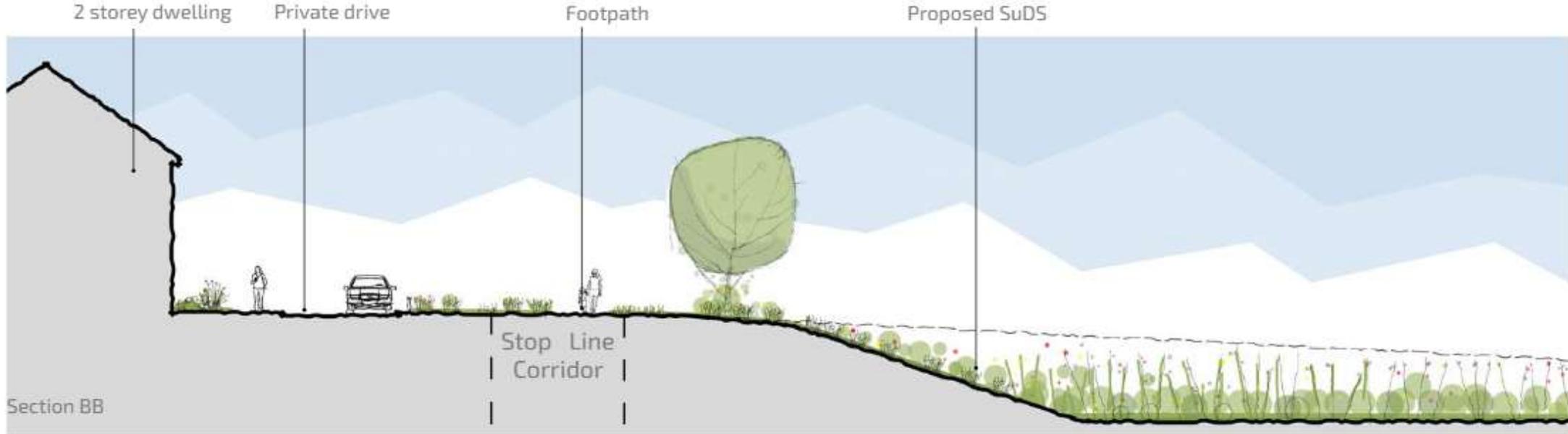
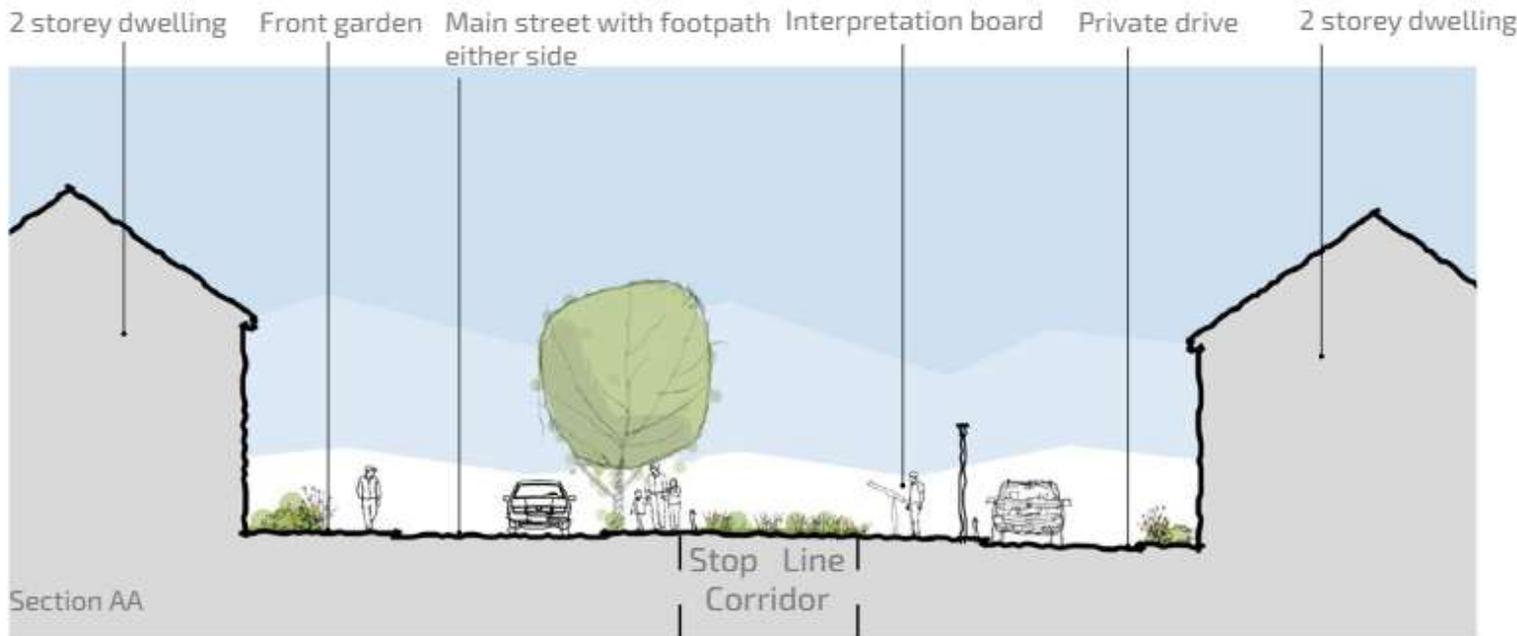
Section BB

Proposed street scenes

Precedent examples



Proposed street scenes

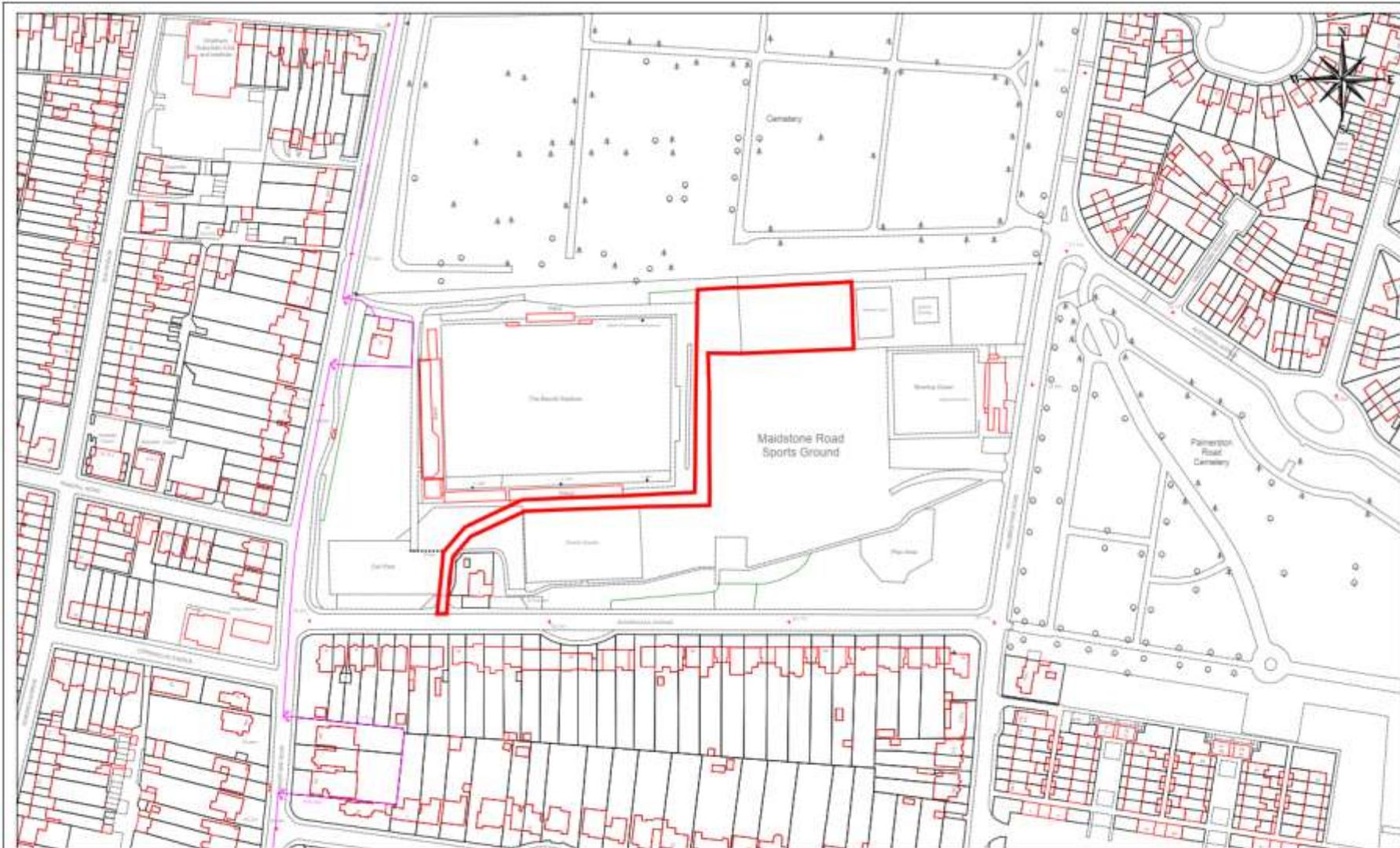


Overview



MC/25/2152

Maidstone Road Sports Ground, Bournville Avenue, Chatham, ME4
6LR



MC/25/2152 - Maidstone Road Sports Ground, Bournville Avenue, Chatham, ME4 6LR



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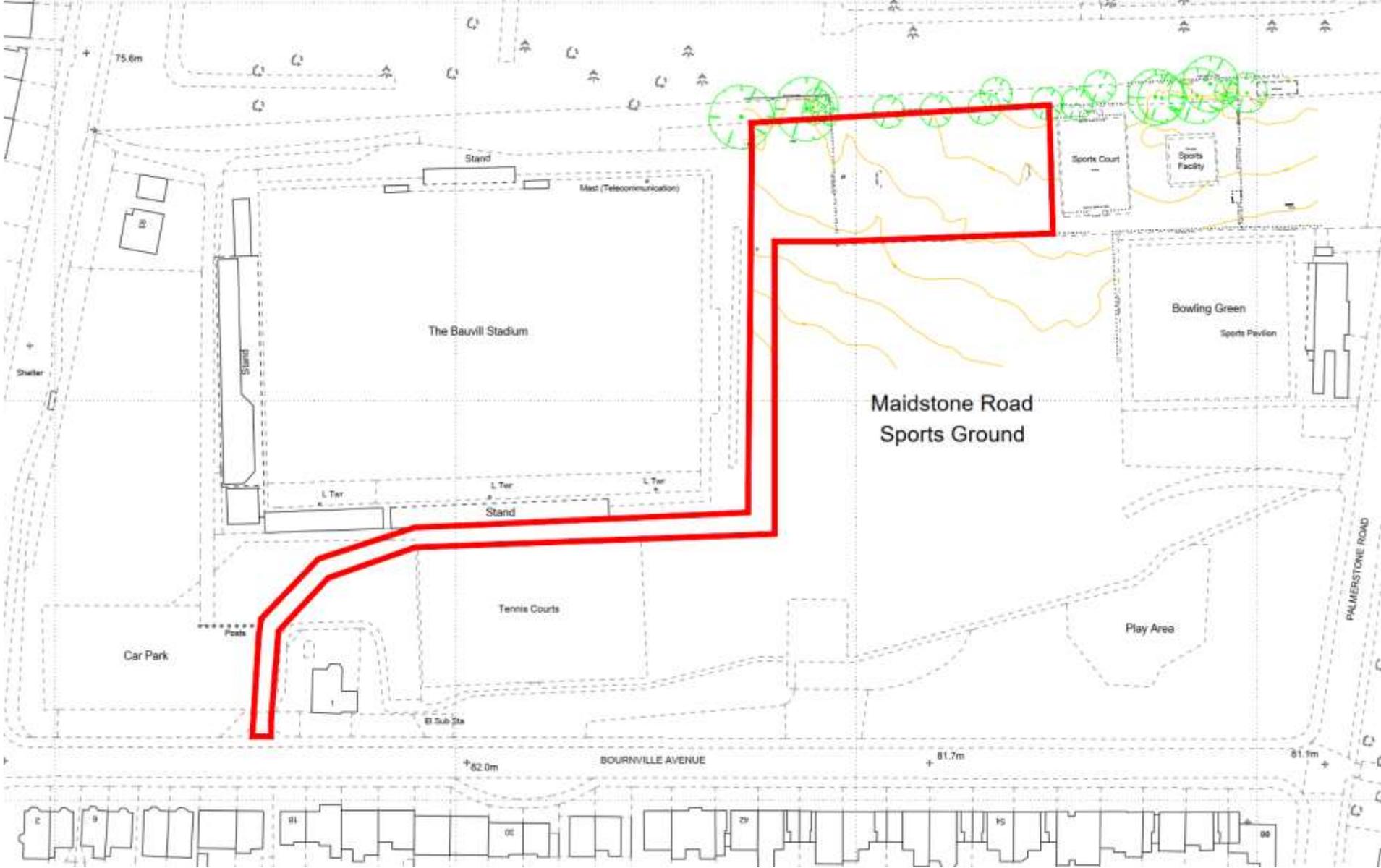
Metres



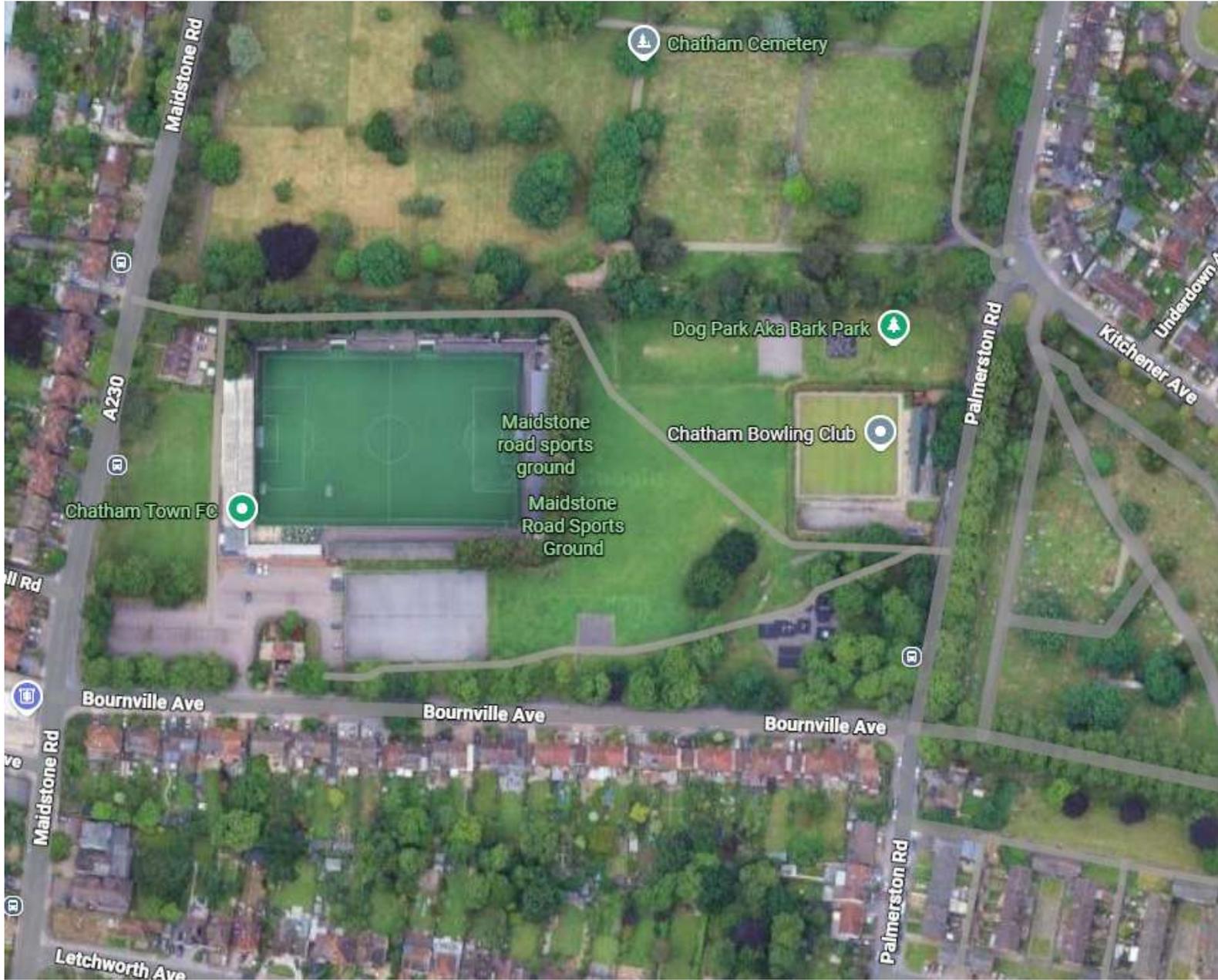
Scale: 1:2500 19/12/25

© Maidstone Council 2025

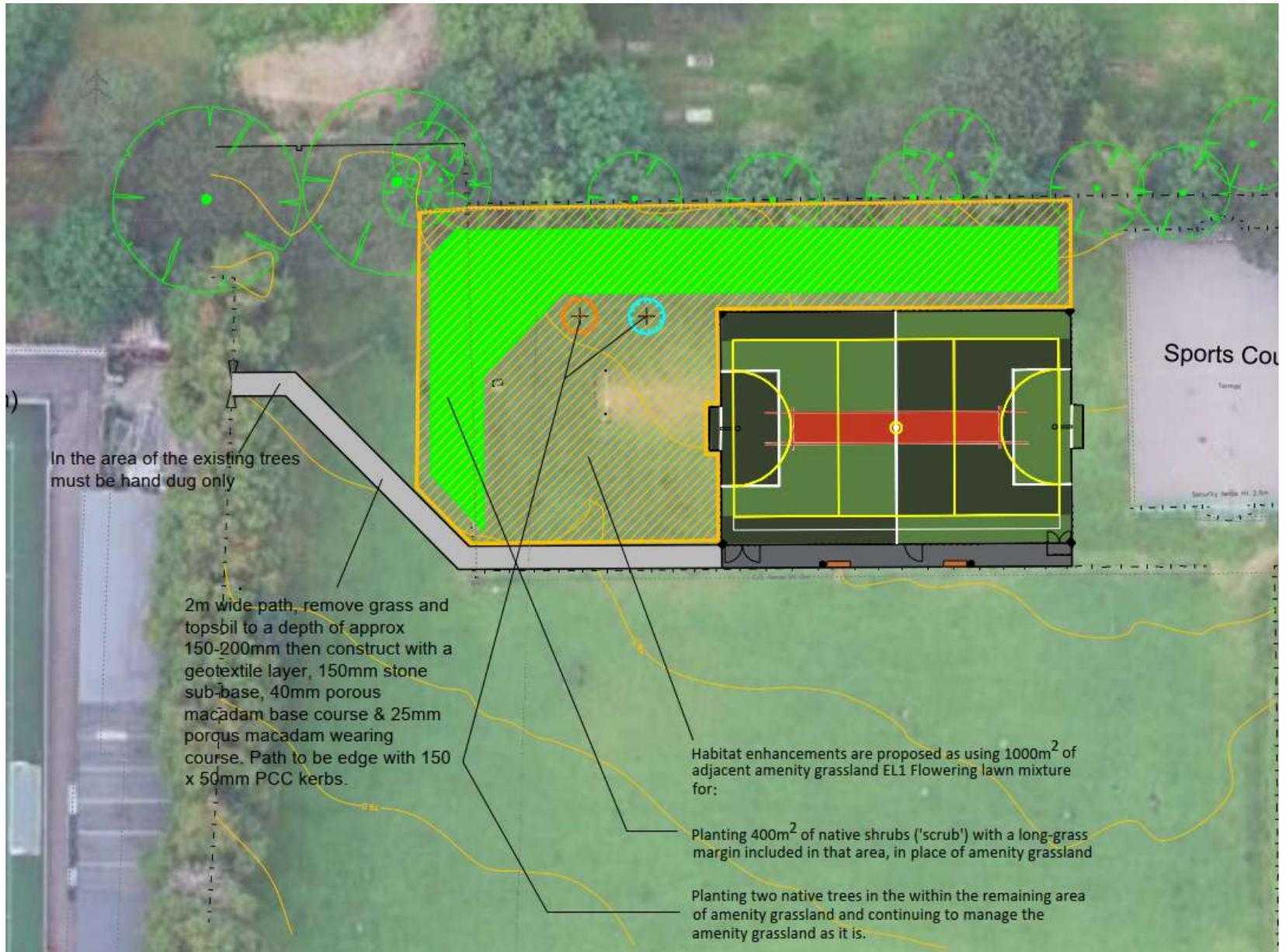
Application site



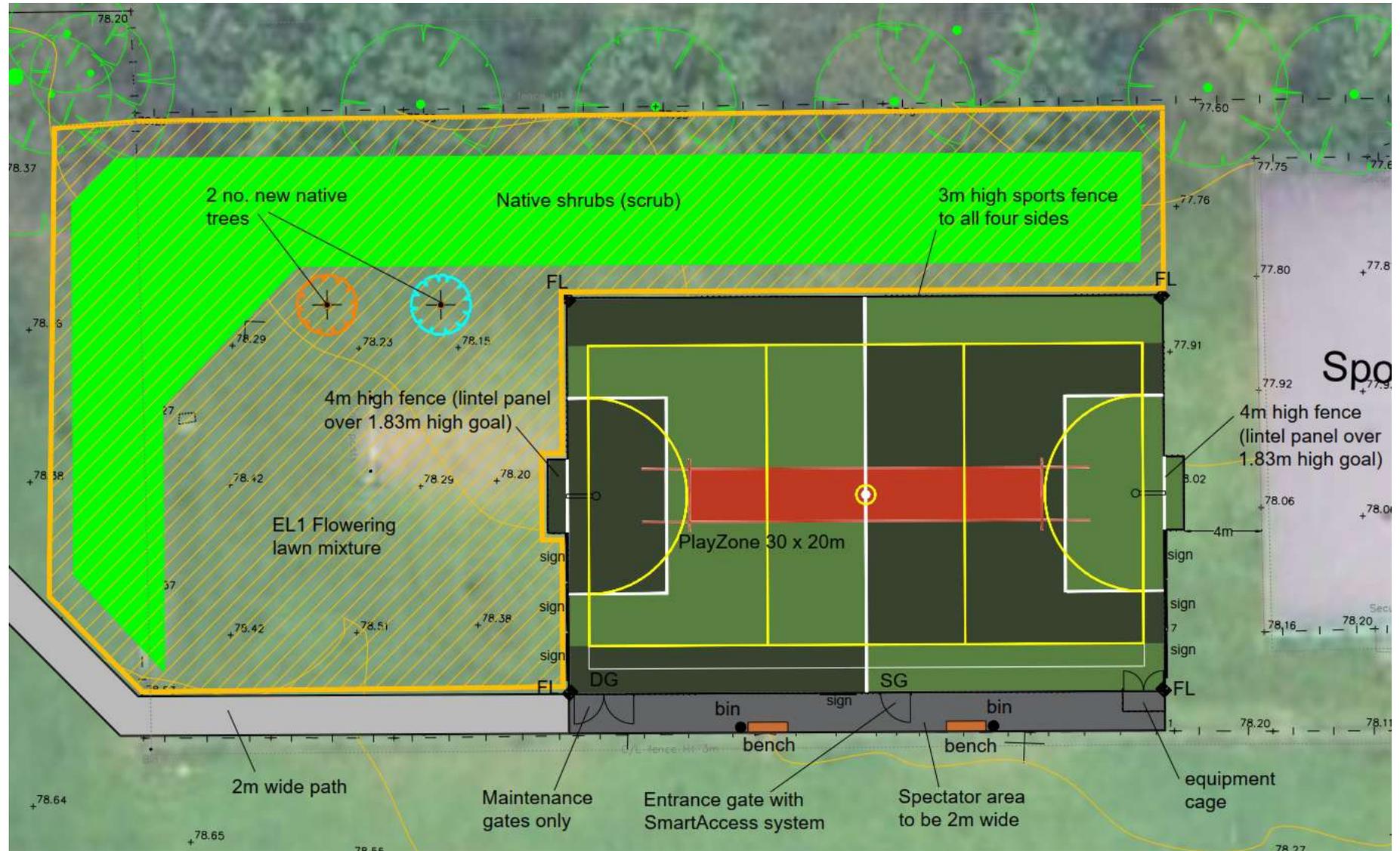
Site location



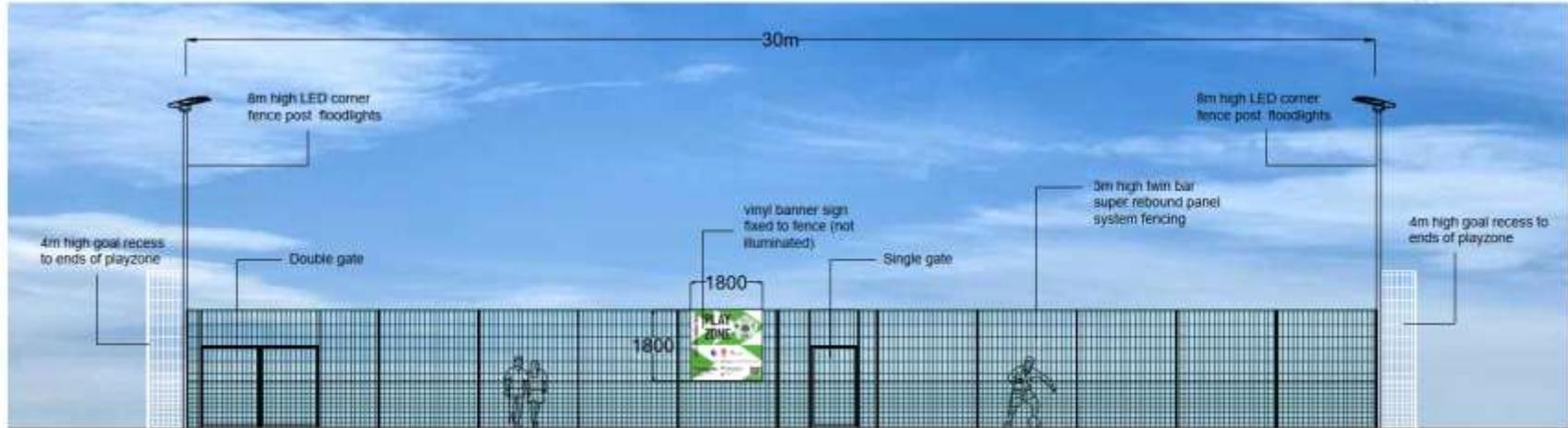
Proposed PlayZone with path



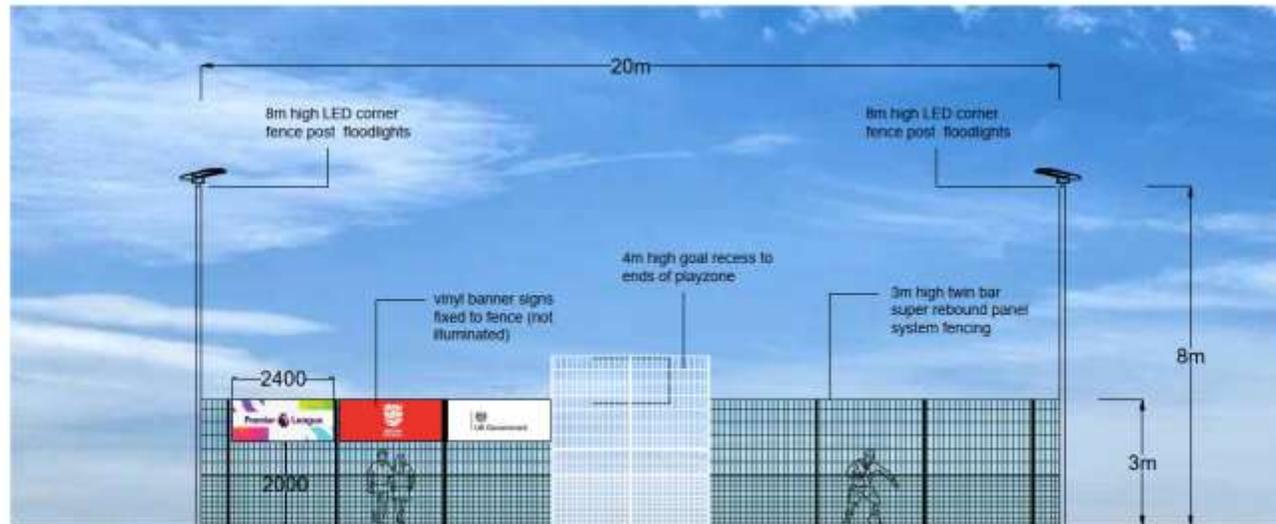
Proposed PlayZone



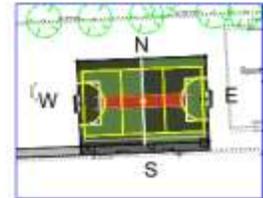
Elevations



SIDE ELEVATION - S



END ELEVATION - E



Client	CHATHAM TOWN FC ME4 6LR
Project	PLAYZONE
Drawings	ELEVATIONS S & E
Drawn	AM
Checked	AM
Date	24-10-25
Scale	1:50
Page	21

Examples



The site



Views across/from the site





Views from
Bournville Avenue

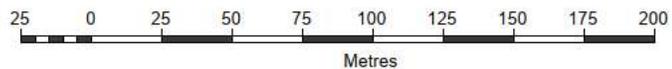


MC/25/0810

66 Brompton Farm Road, Strood, Rochester, ME2 3QY



MC/25/0810 - 66 Brompton Farm Road, Strood, Rochester, ME2 3QY



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Scale: 1:2500 04/12/25

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Site Photographs (Front)



Site Photographs

(Rear)



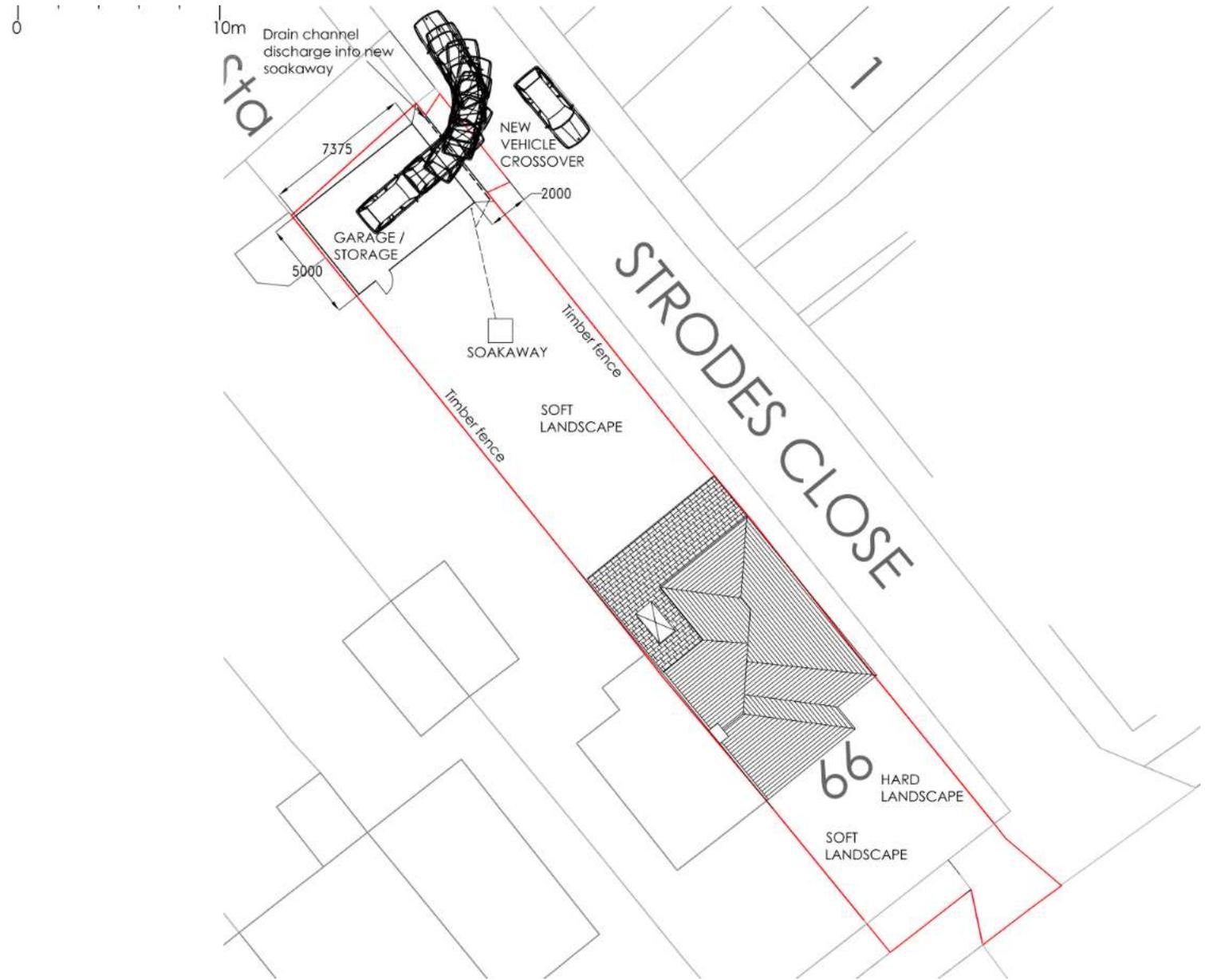
Site Photographs

(Outbuilding)

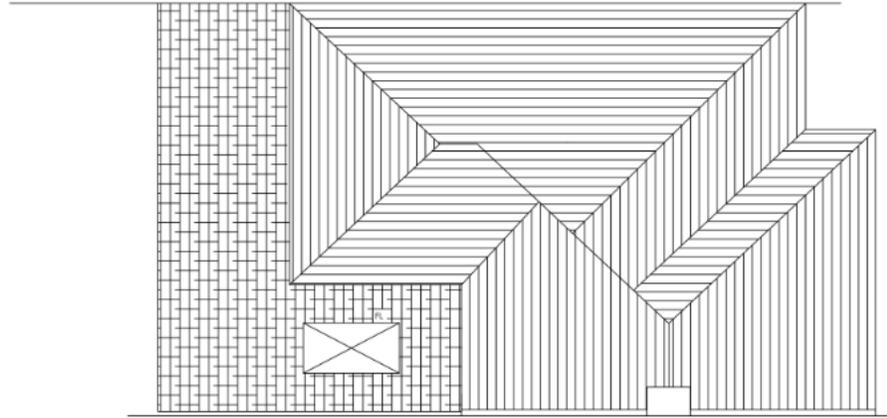


Site Photographs (Strodes Close)

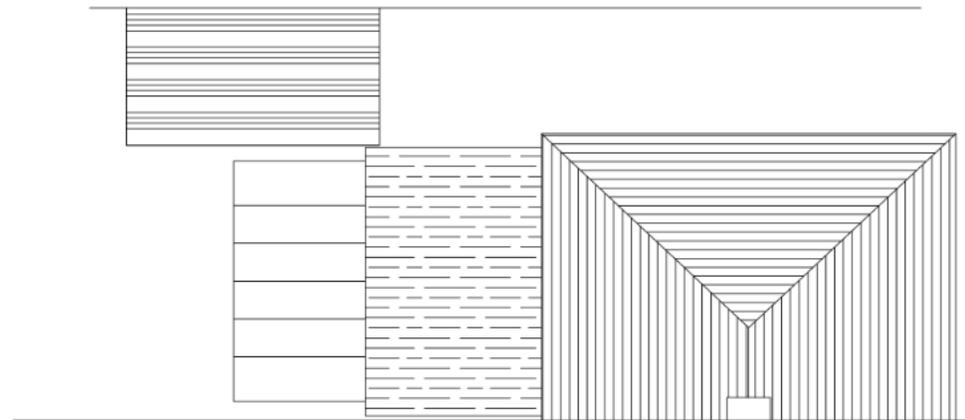




Proposed Block Plan

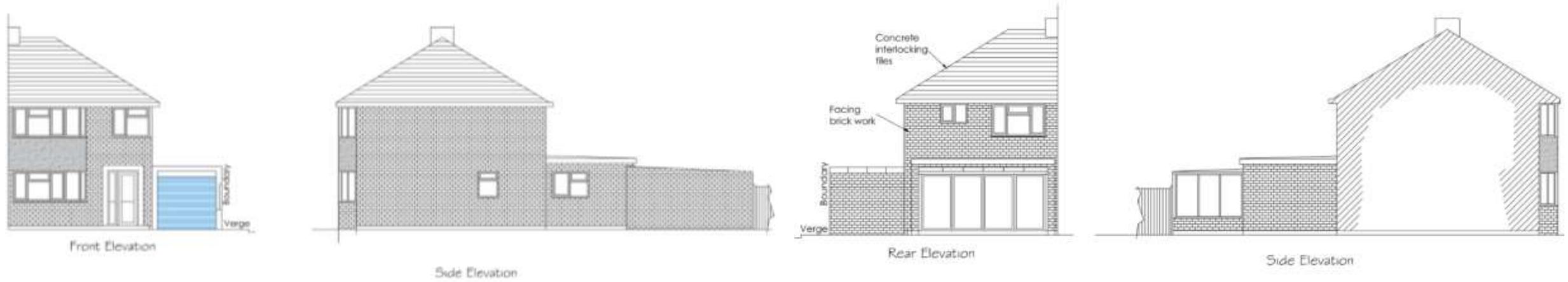


Proposed Roof Plan



Existing Roof Plan

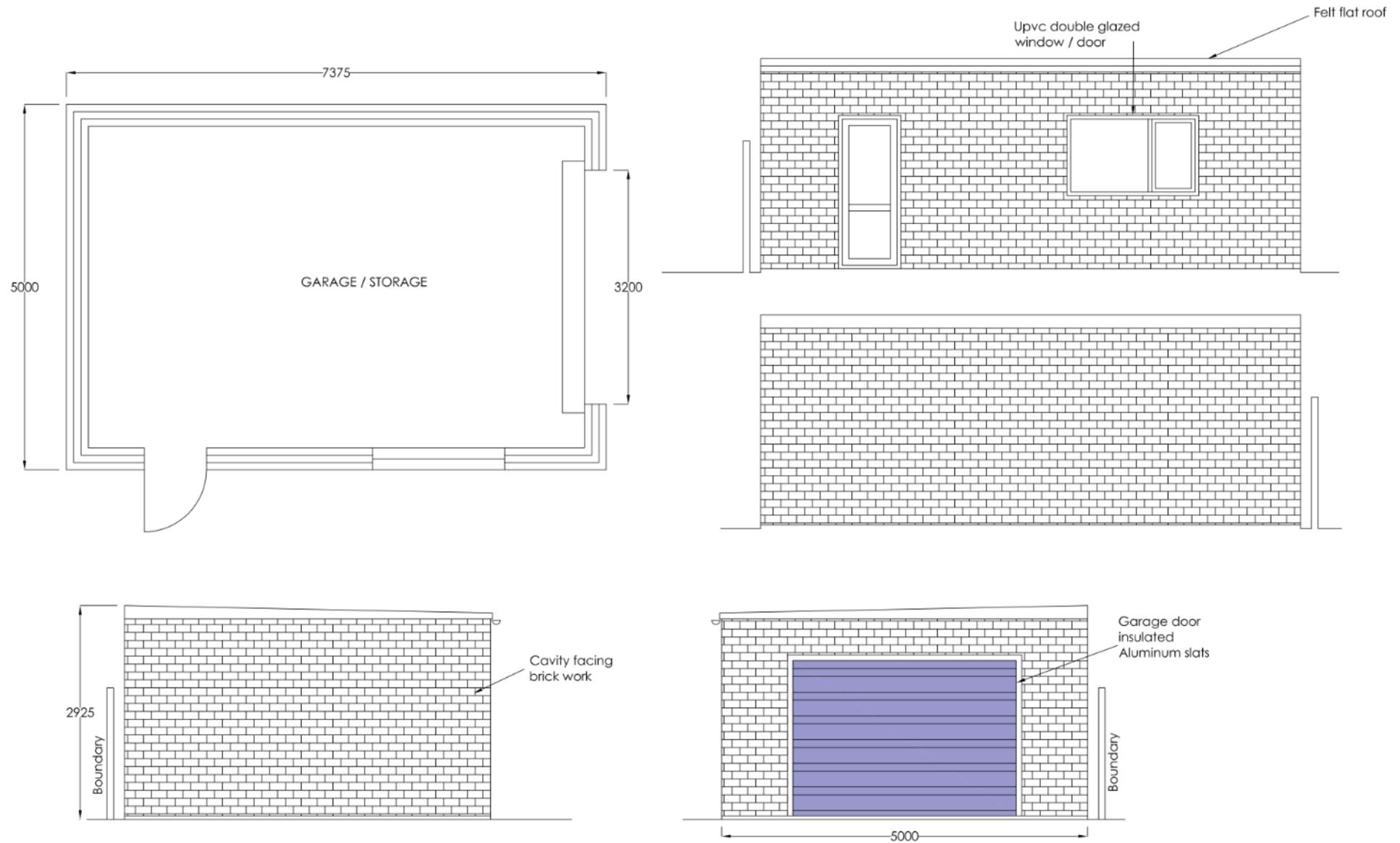
Existing and Proposed Roof Plan



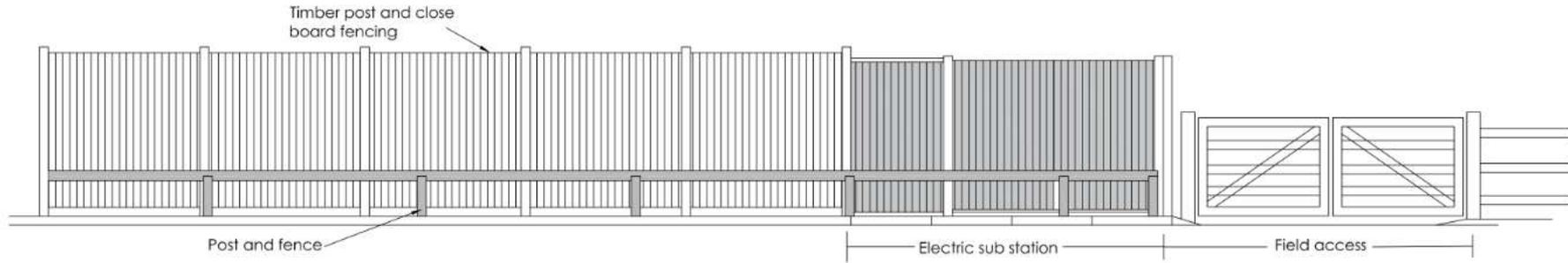
Existing Elevations



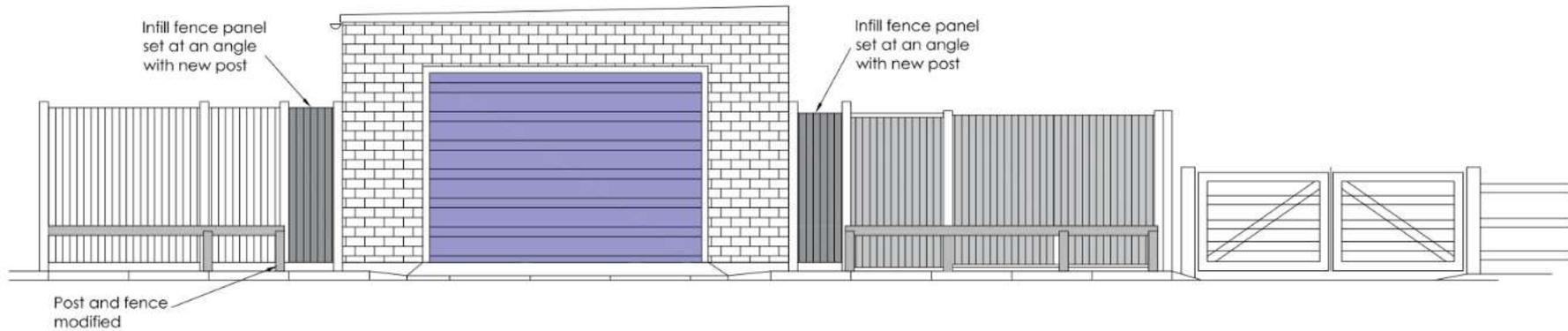
Proposed Elevations



Proposed Plans and Elevations (Outbuilding)



Existing Side Elevation



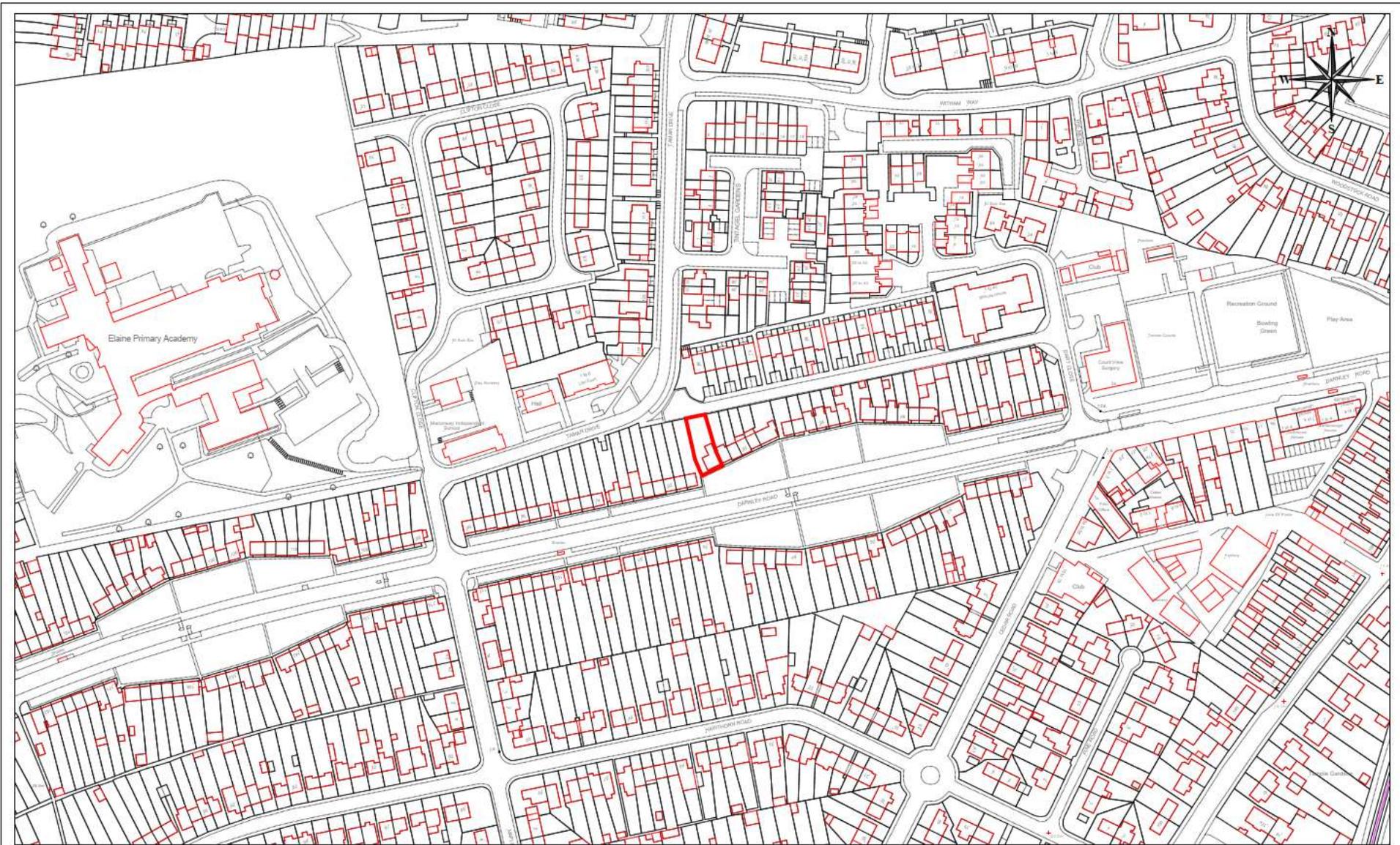
Proposed Side Elevation

Proposed Elevations – Street Scene

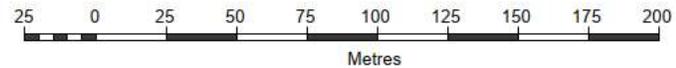
(Dropped Kerb/Outbuilding)

MC/25/0659

56 Darnley Road, Strood, Rochester, ME2 2HA



MC/25/0659 - 56 Darnley Road, Strood, Rochester, ME2 2HA



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Site Photographs

(Rear garden/Crossover)



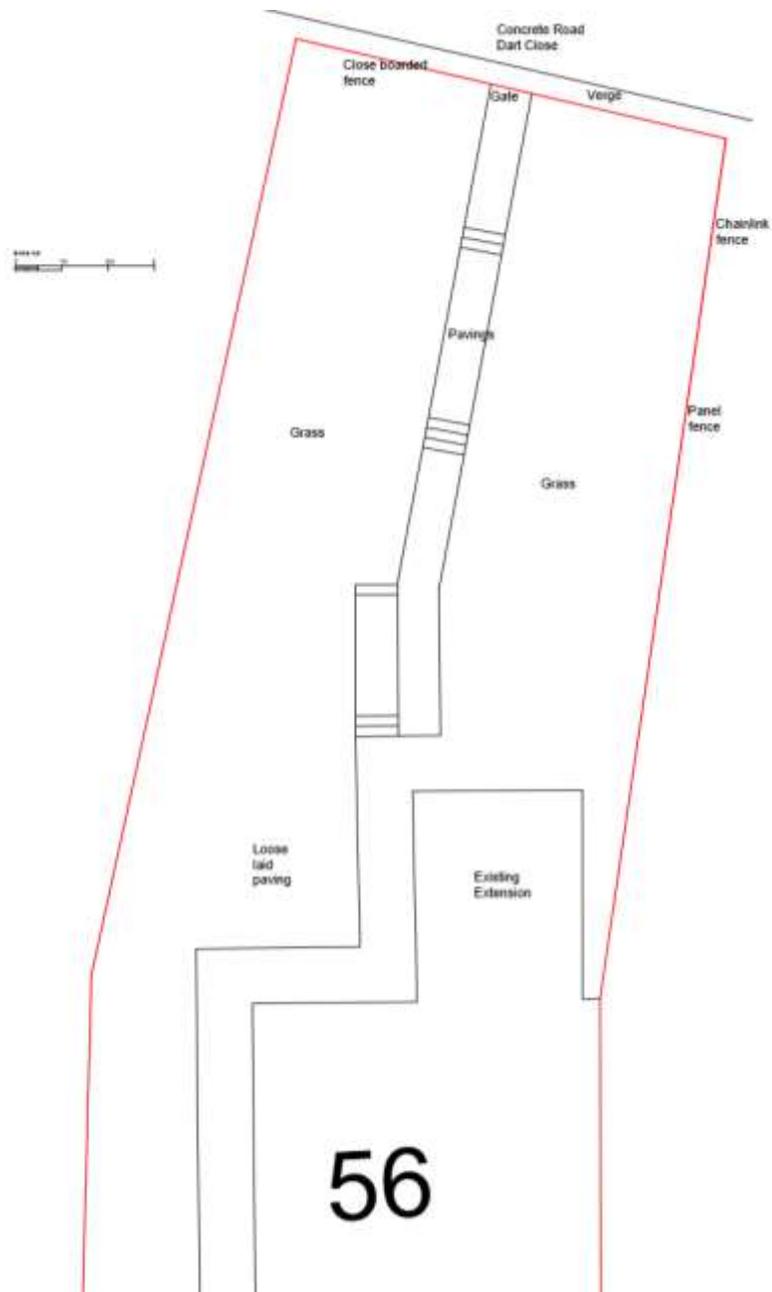
Site Photographs

(Dart Close)

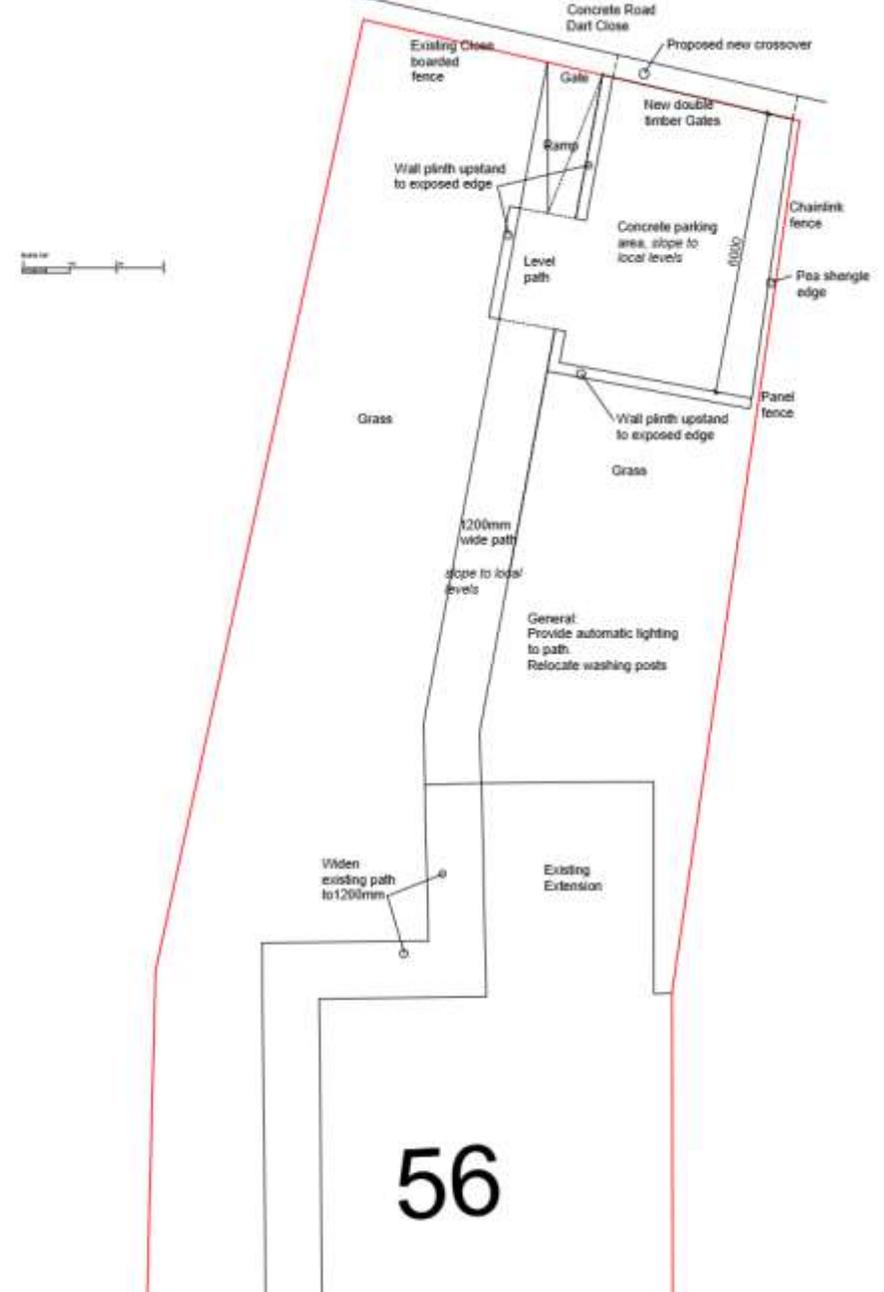




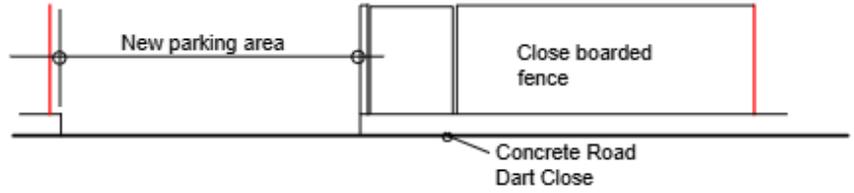
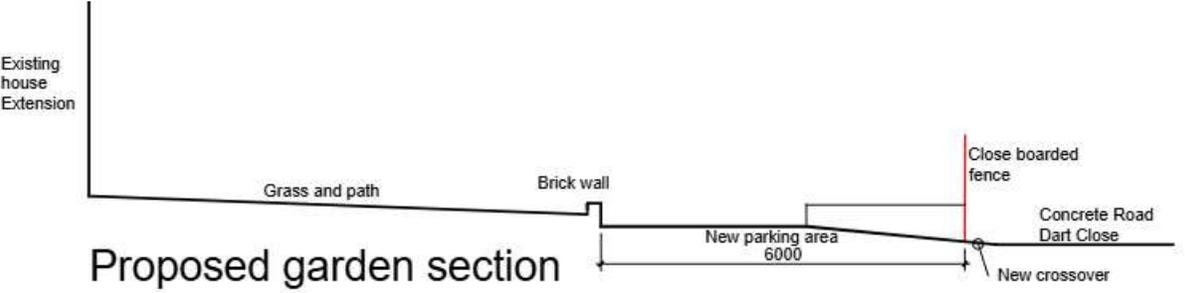
Block Plan



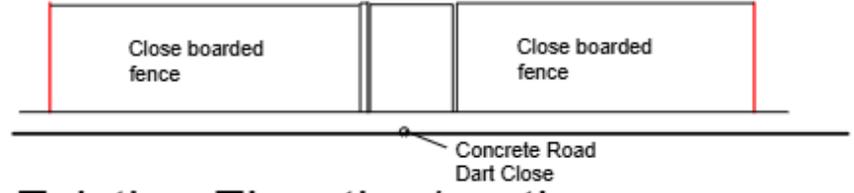
Existing Site Plan



Proposed Site Plan



Proposed Elevation/section looking from Dart Close



Existing Elevation/section looking from Dart Close

Existing & Proposed Sections