

MC/22/0486

Date Received: 23 February 2022
Location: Land at Longhill Avenue, Gillingham, Chatham Medway
Proposal: Construction of 16 dwellings, new parking, landscaping, amenity space, sustainable urban drainage system (SuDS), and associated works.
Applicant: Trellick Ltd
Ms Grace Mollart
Agent: Planning Potential Ltd.

Planning Potential Magdalen House
148 Tooley Street
London
SE1 2TU
Ward: Gillingham South
Case Officer: Tom Stubbs
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 26 August 2026.

Recommendation: Approval subject to:

- A. Subject to the applicant entering into a legal agreement under the terms of Section 106 of the Town and Country Planning Act 1990 to secure the following contributions:
- i. £58,213.60 towards green space contribution towards improvements to the local area.
 - ii. £101,664.68 towards education broken down to:
 - a) £31,462.04 for Nursery,
 - b) £4,412.81 towards the provision of primary education within a radius of 2 miles from the development site and/or SEND Education within Medway,
 - c) £61,187.89 towards the provision of mainstream or SEND secondary within Medway and
 - d) £4,601.94 for sixth form provision within Medway.
 - iii. £4,180.64 towards community facilities within the vicinity.
 - iv. £3,768 towards libraries within the vicinity.
 - v. £3,920 towards public realm to Chatham Centre.
 - vi. £3,948.16 towards waste improvements.
 - vii. £5,555.04 towards sports provision in the vicinity.

- viii. £5,602.56 towards strategic measures in respect of the coastal North Kent Special Protection Areas (SPAs)/Ramsar sites.
- ix. Meeting the Council's costs.

B. And the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Received 18 February 2025:
P000 - Site Location Plan

Received 23 February 2026:
P09 Rev J - Proposed Roof Plan
P06 Rev K - Site Sections A-A & B-B

Received 6 May 2026:
P08 Rev G - Front and Rear Street Elevations
P11 Rev E - 3 No. 3 Bedroom Houses Western Side
P15 Rev A - House 2 - Garden Section

Received 23 June 2026:
P07 Rev H - Site Sections E-E, F-F, G-G & H-H
P14 Rev H - Site Sections C-C & D-D
P20 Rev J - Parking/Servicing Plan

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

- 3 No development shall take place until a Construction Environmental Management Plan (CEMP) that describes measures to control, amongst other matters, hours of working, parking of operatives vehicles, deliveries to the site, noise, dust and lighting: the effect on wildlife and habitats and protection of Calcareous Grassland arising from the construction phase of the development has been submitted to and approved in writing by the Local Planning Authority. The construction works shall be undertaken in accordance with this approved plan.

Reason: Required before commencement of development in order to minimise the impact of the construction period on the amenities of local residents, the

countryside, wildlife and habitat and with regard to Policies BNE2, BNE37 and BNE39 of the Medway Local Plan 2003.

- 4 No development shall take place until an Air Quality Emissions Mitigation Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include full details of the following standard air quality mitigation measures:

- All gas fired boilers to meet a minimum standard of <40mgNO_x/kWh;
- The provision of one electric vehicle charging point per dwelling;

The development shall be implemented, and thereafter maintained, entirely in accordance with the measures set out in the approved Mitigation Statement.

Reason: To ensure appropriate air quality mitigation in accordance with Policy BNE24 of the Medway Local Plan 2003 and paragraph 187 of the National Planning Policy Framework 2024.

- 5 Prior to the commencement of the development hereby permitted, a scheme for protecting the proposed development from road traffic noise that implements the measures described in the noise assessment reference P1477/04 dated April 2023, shall be submitted 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: To ensure an acceptable level of amenity for future residents in accordance with Policy BNE2 of the Medway Local Plan 2003.

- 6 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until condition 7 has been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified in writing by the Local Planning Authority until condition 9 has been complied with in relation to that contamination.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on human health and water courses as a result of the potential mobilising of contamination and in accordance with Policy BNE23 of the Medway Local Plan 2003.

- 7 No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared and submitted to and approved in writing by the

Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on human health and water courses as a result of the potential mobilising of contamination and in accordance with Policy BNE23 of the Medway Local Plan 2003.

- 8 No development shall take place (other than development required to enable the remediation process to be implemented) until the approved remediation scheme has been carried out in accordance with its terms. The Local Planning Authority must be given not less than two weeks written notification prior to the commencement of the remediation scheme works.

Following completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and submitted to and approved in writing by the Local Planning Authority prior to the bringing into use of the development.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on human health or water courses as a result of the potential mobilising of contamination and in accordance with Policy BNE23 of the Medway Local Plan 2003.

- 9 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 6, which is subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in the approved remediation scheme a verification report providing details of the data that will be collected in order to demonstrate that the works set out in condition 6 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 7.

Reason: To ensure that the development is undertaken in a manner which acknowledges interests of amenity and safety in accordance with Policy BNE23 of the Medway Local Plan 2003.

- 10 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 181 of National Planning Policy Framework 2024.

- 11 No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority in consultation with the LLFA. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

The approved CSWMP and shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:

- i. Temporary drainage systems;
- ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses;
- iii. Measures for managing any on or offsite flood risk

The development shall be undertaken in accordance with the agreed details.

Reason: To manage surface water during and post construction and for the lifetime of the development as outlined at Paragraph 181 of National Planning Policy Framework 2024.

- 12 No development shall take place (including site clearance), until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by, the Local Planning Authority. The LEMP shall include the following:

A description and evaluation of features to be managed; term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The approved plan will be implemented in accordance with the approved details.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on any ecology interest and in accordance with Policy BNE35 of the Local Plan 2003.

- 13 No development above slab level shall take place until details of all materials to be used externally have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented 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.

- 14 No development shall take place above ground floor slab level until details of the provision of 1 electric vehicle charging point per dwelling has been submitted to and approved in writing by the Local Planning Authority. Details shall include the location, charging type (power output and charging speed), associated infrastructure and timetable for installation. The development shall be implemented in accordance with the approved details and shall thereafter be maintained in working order.

Reason: In the interests of sustainability in accordance with paragraph 117(e) of National Planning Policy Framework 2024.

- 15 No development shall take place above ground floor slab level, until full details of both hard and soft landscape works and any artefacts to be located within the public space and a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority.

These details should include

- i. Plans and information providing details of existing and proposed finished ground levels (including sections of retaining walls), means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, all paving and external hard surfacing, lighting, and services (including drainage), tree grilles, minor artefacts, and structures (seating, refuse receptacles and raised planters). Soft landscape works, including

details of planting plans, tree positions, planting build ups, written specifications (including cultivation and other operations associated with grass, tree and planting establishment, aftercare, and maintenance); schedules of plants, noting species, plant sizes, root treatments and proposed numbers/densities where appropriate.

- ii. Details for the design and specification of tree planting to enable healthy establishment at maturity. Information should provide details for the planting environment (including within hard landscape), calculated soil volume, tree support and tie specification, guards and grilles, aeration and irrigation systems, soil build-up information (avoiding the use of tree sand), tree cell systems (to street tree planting environments).

The development shall be implemented in accordance with the approved details and timetable and any trees or plants which within 5 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason: To ensure a satisfactory external appearance and provision for landscaping in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

- 16 Prior to the development above slab level of the development herein approved, a landscape management plan, shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas (except for small, privately owned, domestic gardens) for a minimum period of five years and arrangements for implementation. The development shall thereafter be implemented in accordance with the approved details. Prior to any handover of the maintenance of the public landscape areas to a management company, there must be a site visit involving the LPA, the proposed landscape management company and the developer.

The site visit will include a review of the site area proposed to be transferred to the management company and will assess whether the approved landscape plans have been implemented as approved, the condition and maintenance of all planting and what measures are necessary prior to a handover to the management company. The results of the site visit/walk over shall be submitted to and approved in writing by the Local Planning Authority and the agreed requirements in terms of re-planting/maintenance shall be undertaken prior to any hand over to the management company.

Reason: To ensure a satisfactory external appearance and provision for landscaping in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

- 17 Prior to the first occupation of any dwelling herein approved, details of the detailed locations, specifications and long-term management proposals of the ecological enhancement measures, including but not limited to swift and bat bricks, shall be submitted to and approved in writing by the Local Planning Authority. The approved details will be implemented and thereafter retained in accordance with the agreed management strategy.

Reason: To provide ecological enhancement with regards to paragraph 187 of the National Planning Policy Framework 2024.

- 18 No dwelling shall be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved details before any dwellings are occupied and shall thereafter be retained.

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.

- 19 The development herein approved shall incorporate the measures to address energy efficiency and climate change as set out within the Environmental Statement. 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 164 the National Planning Policy Framework 2024.

- 20 No part of the development shall be occupied until the final details of the cycle storage facilities have been submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be implemented in accordance with the approved details and thereafter retained.

Reason: To ensure satisfactory cycle storage in accordance with Policy T4 of the Medway Local Plan 2003.

- 21 No part of the development shall be occupied until a Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Parking Management Plan shall contain details of how the parking spaces are to be managed for residents and their visitors. The Parking Management Plan shall be implemented in accordance with the approved details prior to the first occupation of the residential unit and shall thereafter be retained.

Reason: In the interests of sustainability and residential amenity in accordance with Policy T13 and BNE2 of the Medway Local Plan 2003.

- 22 Prior to the occupation of any dwelling herein approved, the area shown on the submitted drawing P20 Rev J as vehicle parking space shall be provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) 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/garaging.

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

- 23 Prior to occupation (or within an agreed implementation schedule) a signed verification report carried out by a qualified drainage engineer (or equivalent) shall be submitted to and approved in writing by the Local Planning Authority to confirm that the agreed surface water system has been constructed as per the agreed scheme and plans. The report shall include details and locations of critical drainage infrastructure (such as inlets, outlets and control structures) including as built drawings, and an operation and maintenance manual for the unadopted parts of the scheme as constructed.

Reason: This condition is sought in accordance with paragraph 181 of the National Planning Policy Framework 2024 to ensure that suitable surface water drainage scheme is designed and fully implemented so as to not increase flood risk onsite or elsewhere.

- 24 Prior to occupation, a lighting design plan for biodiversity shall be submitted to, and approved in writing by, the local planning authority. The plan shall show the type and locations of external lighting, as well as the expected light spill in lux levels, to demonstrate that areas to be lit shall not adversely impact biodiversity. All external lighting shall be installed in accordance with the specifications and locations set out in the approved plan and shall be maintained thereafter.

Reason: In order to limit the impact of the lighting on the wildlife and with regard to Policies BNE1, BNE2, BNE5, BNE12, BNE14, BNE34 and BNE39 of the Medway Local Plan 2003.

- 25 From the commencement of works (including site clearance), all mitigation measures for reptiles will be carried out in accordance with the details contained in section 5.3.3 of the Preliminary Ecological Appraisal (Adonis Ecology November 2021).

Reason: In order to limit the impact of the lighting on the wildlife and with regard to Policies BNE34 and BNE39 of the Medway Local Plan 2003.

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

Proposal

This application seeks planning permission for the construction of 16 dwellings, new parking, landscaping, amenity space, sustainable urban drainage system (SuDS), and associated works.

The proposed dwellings are located both within the existing parking area for Samuels Towers and green space requiring a cut and fill into the bank to provide the space of the houses, extended road and car parking. The retaining wall is to be greened and measure from approximately 1.2m and 5m in height. Tree planting is proposed as both street trees and to screen the development within the cut and fill and on the slopes.

The sixteen units would be pre-fabricated, two storey gable roof three bedroom properties measuring approximately 5m in width, approximately 10.5m in depth and approximately 5.8m to the eaves and approximately 8.4m to the ridge. The houses are set out in a mixture of semi detached and small terraces of three houses. The first 5 houses as you travel from Longhill Avenue would be on the cliff edge side of the development adjacent the re-arranged Samuels Towers parking and have side gardens, except for house 2 which has a mix of upper deck and lower level garden approximately 2.4m below the rear access. The remaining 11 properties are located on the opposite side of the road with rear gardens facing into the upper retaining walls.

The proposal would provide 16 parking spaces and 6 visitor spaces for the houses. A further 24 parking spaces will be provided for Samuels Towers.

To the southeast of the site on the slopes an area of calcareous grassland is to be retained and managed.

Site Area/Density

Site Area: 0.89 hectares (2.20 acres)

Site Density: 17.97dph (7.27 dpa)

Relevant Planning History

MC/05/1201	Retrospective application for construction of one block (Block B) comprising 21 flats (amendment to planning permission ME/97/0873 to increase number of flats by three. Decision: Approval with conditions Decided: 6 April 2006
MC/04/0942	Addition of three 1-bedroom flats within Block A and inclusion of store at ground floor level (re-submission of MC2003/1806). Decision: Approval with conditions Decided: 24 February 2005
MC/04/1231	Outline application for residential development, re-siting of parking relative to flat development to the north west, provision of play space and pedestrian footpath from Mount Pleasant. Decision: Refused Decided: 19 August 2004 Appeal dismissed: 9 August 2005
MC/03/1806	Outline application for residential development, re-siting of parking relative to flat development to the north west, provision of play space and pedestrian footpath from Mount Pleasant Decision: Refused Decided: 25/11/2003
ME97/0873 (MC/01/0795)	Erection of thirty seven 1 and 2 bedroomed flats in two separate blocks with garaging, car parking and associated works. Decision: Approval with conditions Decided: 17 May 2001

Representations

The application has been advertised on site, in the press and by individual neighbour notification to the owners and occupiers of neighbouring properties. KCC Archaeology, KCC Biodiversity, NHS, EDF Energy, Southern Gas Networks, Southern Water, Highway Agency, RSPB, Natural England, Kent Wildlife Trust, Kent Police and Network Rail have also been consulted.

Seven letters of objection from six separate objectors have been received raising the following planning concerns:

- Area heavily populated already. Fly tipping and anti social behaviour in adjacent alleyway;
- Huge demand for parking in the area with narrow streets;
- Site is a landscape protection (ALLI) and local wildlife site under the Medway Local Plan 2003 due to Calcareous Chalk Landscape and fails to comply with Policies BNE34 and BNE36;
- Impact on wildlife;
- Site is not brownfield. The car park to Samuels Tower does not make it an urbanised site;
- Overlooking of Mount Pleasant;
- Impact of long views over Chatham and Luton;
- Impact on neighbours during construction;
- Impact on existing local infrastructure.

One letter of support from the then MP Rahman Chishti was received indicating the provision of 24 homes (letter received before revision to 16) would help meet the local housing need. Subject to the recommendation made by Kent Police and being taken forward by condition I have no objection in supporting this application being approved.

Kent Wildlife Trust raised an objection on the basis of a direct loss of a designated Local Wildlife Site and overall loss in biodiversity to the original version of the application within the original layout of the proposal. Paragraph 180 of the NPPF states decision should contribute to and enhance the natural location by protected and enhancing valued landscapes. Policy BNE36 of the Medway Local Plan 2003 provides strong policy base which precludes harmful development of the Great Lines, Gillingham Local Wildlife Site, except in very limited occasions. If the Local Planning Authority (LPA) consider this exceptional, then there should be a list of alternative sites for housing. With regards to biodiversity net gain does not demonstrate a 10% net gain and quires the assessment of the calcareous grassland.

A further representation was made on the amended scheme which retained the objection regarding to the direct loss of Great Lines, Gillingham Local Wildlife Site, however does indicate that the amended proposals to retain the remaining areas of calcareous priority habitat is a positive improvement. If the application is recommended for approval it is extremely important that the methodologies to prevent degradation during construction are conditioned as this habitat is sensitive to changes in soil biogeochemistry and hydrology. While species can be effected by nitrogen and dust.

Their final comments on the scheme which are from the recent changes to the retaining wall locations retain their objections above and it is still Kent Wildlife Trusts view that the site should be taken under active management to restore its biodiversity interests.

KCC Biodiversity have written regarding the following matters. With regards to reptiles there is proposed translocation agreement which is considered acceptable subject to condition. Habitats are present on and around the site suitable for breeding birds and a breeding bird informative should be included within any planning consent. To limit impact on bats a condition for bat sensitive lighting should be included.

The site is within a Local Wildlife Site, that benefits from protection from Medway Local Plan 2003. Further there is priority lowland calcareous grass land habitat onsite capable of being a material consideration. Lowland Calcareous grassland is associated with thin, infertile soils prone to drought. This type of grassland will support a rich flora, including nationally scarce and rare plants, as well as specialist invertebrates. This is a rare habitat, with the only remaining sites tending to be on valley sides and steep escarpments, and areas reserved for military use. Scrub encroachment is known to be a problem where habitat management is limited. In Kent, this type of grassland is estimated to cover 1,929 ha, which is 0.5% of the county's surface area. 32.6% of the county's resource is reported to be in LWS. Any loss of lowland calcareous grass land could be significant given its conservation status. Policy BNE36 of the Local Plan indicates development will only be permitted if there is exceptional need and no reasonably alternative site.

Previous KCC comments were supportive of the retention of the calcareous grassland priority habitat in accordance with the details it will be delineated from the residential area and will be subject to scrub management to prevent vegetation succession. Protection of the calcareous grass land should be included within the construction management plan if granted permission. They are supportive of the measures and advice in the Landscape and Ecology Management Plan (LEMP) and a condition would be required to ensure management is appropriate and enacted into the future.

Under the NERC Act 2006 and paragraphs 174 of the NPPF biodiversity must be maintained and enhanced throughout the planning system. A condition for biodiversity enhancements should be conditions if consented. The best way to do this is via native species only and provision of swift nest boxes.

Southern Gas Networks responded with a plan describing the location of SGN assets and guidance notes about locating pipes onsite and safe digging practices. 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.

EU Networks have provided a copy of their records equipment in the area. They raise that this may include fibre optics and great care should be made when excavating the site. Contact details are provided for contact for the applicants if required during their

works. An informative will be added to any decision to bring this to the applicant's attention.

Southern Water have made a number of representation regarding their acceptance of the 5m easement around their foul trunk main which runs through the site. An application to divert a public sewer should be made and applications for connection to the public sewer system. Details of how to provide do this are provided within the responses. Details regarding SUDs are also provided. An informative regarding the responses will be added to this decision.

Kent Police have written to advise of their recommendations regards to security and have set out some issues that need to be considered. They have also suggested the developer contacts them to design out crime. This was made in response to the original scheme and no updates have been provided. An informative would be included within the application to bring this letter of representation to the applicant's attention.

Natural England have written to advise that the application would result in a net increase in residential accommodation which would impact the Special Protection Areas and Ramsar sites and the need for mitigation and an appropriate assessment under the Conservation of Habitats & Species Regulations 2017 as amended. It also informs of the impact of the People over Wind judgement.

Network Rail have written to raise no objection to the proposal, however, due to proximity of the development to Network Rail land the applicant will request the applicant/developer to follow the advice set out in their Asset Protection Informative which are provided in full along in their original response along with contact details if required. An informative would be included within the application to bring this letter of representation to the applicant's attention.

National Highways have written to offer no objection to the proposal. Due to the distance to the nearest junction of the M2 and level of development this would not have a material impact on the safe and efficient operation of the Strategic Road Network.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003 (the Local Plan). The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework 2024 (NPPF) and are generally considered to conform. Where non-conformity exists, this is addressed in the Planning Appraisal section below.

Planning Appraisal

Background

The application has been amended through the life of the application in an attempt to overcome the Council concerns about the site and also concerns raised from external consultees regarding the loss of biodiversity and impacts on calcareous grassland.

These amendments have resulted in the reduction of 8 dwellings from the original proposal submitted.

Principle

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

The application site is located in the urban area of Gillingham, however, the site is designated as an Area of Local Landscape Importance (ALLI) and a site of Local Nature Conservation area within Policies BNE34 and BNE36 of the Medway Local Plan 2003. Part of the site is also within the Brompton Lines Conservation Area. It should be noted that the designation maps do not include the consented development of Samuel Towers and associated car parking.

Policy BNE34 of the Medway Local Plan 2003 indicates that development would only be permitted in an ALLI if it does not materially harm the landscape character and function of the area or the economic and social benefits outweigh the importance to conserve. Policy BNE36 indicates development that would materially harm, directly or indirectly harm the scientific or wildlife interests will not be permitted unless the development is connected to the management of the site. Development where there is an overriding need will exceptionally be permitted if no reasonable alternative site or the overriding need will be judged against the strategic/or local importance of the affected nature conservation. In such the exceptional circumstances, the detrimental impact upon the wildlife interest is minimal and appropriate compensatory measures required.

Policy H4 of the Local Plan permits residential development consisting of redevelopment of residential areas and infilling in such areas providing there is a clear improvement to the local environment. Paragraphs 11, 90, 96, 124 and 125 of the NPPF also encourage effective use of land, windfall sites, and the presumption in favour of sustainable development when a five year land supply cannot be demonstrated.

In determining whether the principle of this proposal is acceptable, it is important to have regard to material considerations, in particular, the emerging Local Plan. The Local Planning Authority is progressing the Medway Local Plan 2041 to replace the Medway Local Plan 2003.

The Regulation 19 version of the emerging Plan was approved for publication at a full Medway Council meeting on Thursday 26 June 2025. A 6-week consultation period ran from Monday 30 June until Monday 11 August 2025. A pre-examination checklist was submitted in November 2025 to the Planning Inspectorate and their response confirmed that, subject to addressing some relatively narrow questions, the emerging Plan was ready for examination. The Regulation 22 Local Plan was submitted for examination on 18th December 2025 and examining inspectors have been appointed.

The Regulation 22 Local Plan will allocate the amount of housing and commercial land required to meet the borough's up-to-date targets. The Regulation 22 Local Plan has provided for a housing need of 24,540 over the plan period, equating to 1,636 new homes per year. This meets the Local Housing Needs requirement as defined through use of the government's standard method formula. The Local Plan provides for housing land supply through implementation of schemes with planning permission – 'pipeline' sites, new site allocations for development, and allowance for 'windfall' sites. The supply provided in the draft plan consists of: Pipeline sites (with planning consent, not completed or allocated) – 1,762 Local Plan allocations – 21,194 and Windfall sites – 1,584. This provides a small buffer on supply over need.

The site is allocated within the emerging local plan for circa 45 dwellings as site GS2, which includes the redevelopment of the existing Samuel Towers. There is no local wildlife conservation area within the proposal plans.

The broad principle of residential development in an urban residential area on predominately previously developed land is considered acceptable, however, subject to the compliance with the detailed matters of the above policies which are set out in the assessment below. If not met then a consideration regarding the presumption of sustainable development is required due to the Council's current 5 year land supply. The emerging site allocation will also need to be considered within the planning balance.

Design and impact on ALLI and Conservation Area

Paragraphs 131 and 135 of the NPPF emphasises the importance of good design. 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. Paragraph 136 of the NPPF encourages tree lined streets and the importance of trees on development sites. Policy BNE14 of the Local Plan seeks to ensure development is not detrimental to the setting of the conservation areas. Paragraphs 202-221 set out how to assess the impact on heritage assets.

Policy SA1 Chatham Town Centre and Surrounds of the emerging local plan indicates that any application should be supported by a Heritage, Townscape and Visual Impact Assessment alongside the planning application. The original submitted layouts did have these, but it is acknowledged that they have not been updated as the design has evolved.

With regards to the impact on the setting of the conservation area and visual dominance of the site, a heritage addendum has been submitted in support of the first amendment to the original scheme. It is agreed the reduction from three to two storeys properties has limited the impact on the development on the setting of the conservation area and on the green scarp associated with the fields of fire and, therefore, go some way to minimise the harm on the setting of the conservation area as required by paragraph 208 of the NPPF. However, the views images within this document have purely imposed the proposed development onto the existing vegetation. By virtue of the siting of the application on the site a cut and fill method is required to provide the proposed houses. There is concern that the proposed method would result in the loss of a lot of the existing vegetation and the screening of the development pictured in the heritage statement. However, the scheme has been further amended with the loss of properties 8 to 16 to allow the retention of the lowland Calcareous Grassland and the location of the retaining wall has been shifted in front of properties 11 to 16 which allows more planting below the lower retaining wall which would aid in softening the appearance of the development in longer views and consequently considered reduce the harm on the setting of the conservation area and non-designated heritage asset of the Great Lines to less than substantial harm subject to suitable landscape and materials conditions.

With regards to the layout, size and scale of the development the application has been amended a number of times due to concerns. Most notably the reduction of dwelling and removing development to the southeast of the site to limit the impact on the Calcareous Grassland. Alterations to the garden depths and the relation to the steep retaining walls, these gardens have been enlarged, (however, not fully overcome within all gardens, as indicated in amenity below) and the reduction of dwellings has allowed the lower retaining wall to be moved further back into the site to allow more tree planting below to aid screening this part of the development as showing in the supporting sections. The application was supported by a landscaping masterplan which has not been updated since the last changes and, therefore, full landscaping conditions and management would be required to be secured should the application be recommended for approval.

The layout is now considered to be of an appropriate, however, the harm to the ALLI, and impact on the setting of the conservation area would need to be considered within the planning balance.

Amenity

There are two main amenity considerations, firstly the impact of the proposed dwellings on neighbours and secondly the living conditions which would be created for potential occupants of the development itself. Policy BNE2 of the Local Plan and paragraph 135 (f) of the NPPF relates to the protection of these amenities.

Neighbouring Residential Amenity

By virtue of the siting, size and scale of the development, orientation of the site and path of the sun and relation to neighbours' properties, including the and level differences, there would be no unacceptable impact on neighbouring properties with regards to sunlight, daylight, outlook or privacy.

When considering future uses of the proposal the site is within the recent Article 4 direction in Gillingham South preventing conversions to HMOs and, therefore, no condition is required for the removal of permitted development rights which could intensify the impact of the development.

Due to the nature of the required cut and fill works and neighbours in the vicinity there is potential impact from noise and dust during construction, and accordingly a condition is recommended for a Construction Environment Management Plan (CEMP) to minimise the harm during the construction period.

Amenity of Future Occupiers

The proposed dwellings have been considered against the Technical Housing Standards - nationally described space standard dated March 2015 (the national standard) and all houses would meet the required gross internal floor areas of 84m² for a 3-bedroom 4-person dwelling over two storeys. All double and single bedrooms meet the national standards for area and width requirements. Finally, all the habitable rooms would benefit from suitable outlook.

As guidance, the Medway Housing Standards (interim) November 2011 (MHDS) states that private rear gardens for the width of the property should be 10m in depth and 7m when constraints exist. There are a number of properties that fall short of this guidance, houses 1, 5, 6, 11, 12 and 13 all fall short of this figure under measuring between approximately 4.5 m (house 13), and approximately 5.8m (house 12) to approximately 6.9m (house 1). Houses 1, 5, 6, and 11 are all within approximately 0.6m of this figure. There is a lack of depth of a metre plus at 12 and 13. While plot 13 has the shortest depth there is additional garden width due to it being a corner plot which would offset some of the concern.

It should be noted that plot 2 has a 10m depth lower level garden approximately 2.4m below the dwelling served by a large staircase. The garden is located to the rear of property 1 and all but one window has been relocated within that property to look away from the garden and on balance considered acceptable.

With regards to noise an acoustic assessment has been submitted, it has not been updated to reflect the recent changes. However, this assessment was considered acceptable and provided suitable mitigation. A condition would be required to provide a scheme of protection from the development from road traffic noise.

There is a conflict with some of the properties falling short of garden depth requirements which can lead to detrimental impact on future occupiers for appropriate outdoor amenity space contrary to Policy BNE2 of the Local Plan and paragraph 135 of the NPPF. This will need to be considered within the planning balance.

Highways

Concerns have been raised within the public consultation responses the area already being densely populated and the existing traffic pressures.

The proposal utilises the existing vehicular access from Longhill Avenue to Sameul Towers and the proposed road would allow for vehicle to travel and turn in forward gear.

Parking surveys of the existing Samuels Towers parking provision has been undertaken and concluded that these parking spaces are not fully used. The proposed layout would result in 24 spaces provided for the existing development which is considered acceptable subject to a parking management plan.

With regards to the proposed new dwellings would be served by 16 parking spaces and 6 visitor spaces which is below the requirements for the Medway Interim with the Interim Parking Standards at 32 spaces, however, the standard do allow for a reduction in urban areas with access to services. The site is considered to be in a sustainable location and, therefore, the level of parking is considered acceptable as there are parking controls in the area to impact neighbours. The previously mentioned parking management plan which will ensure the parking for both the existing flats and proposed dwellings can operate suitably. Further conditions would need to be imposed to ensure electric charging points and cycle store are provided for each dwelling to aid and encourage sustainable transport measures.

The applicant has provided a transport statement in support of the application, which included a TRICS assessment to predict trip generation of the proposed development when it was proposing 24 units. The assessment was considered acceptable and would not cause any highway safety issues. The reduction of the number of homes to 16 would reduce the impact that was previously assessed.

Lastly a CEMP would be required to limit impacts on development on the road network especially any impacts on the A2 at Chatham Hill.

Subject to the abovementioned conditions and other including car parking management plans, refuse and cycling provision the application is considered to be acceptable in respect to Policies H4, BNE2, T1, T2, T3, T4 and T13 of the Local Plan and paragraphs 115 and 116 of NPPF.

Contamination

Policy BNE23 of the Local Plan requires that land known to be or likely to be contaminated should be accompanied by detailed site examination and appropriate remedial measures to reduce or eliminate risk to human health and the wider environment be agreed.

The application has been supported preliminary risk assessment report which includes a desktop study and site investigation. The desk top study recommends that the moderate to low risks can be 'mitigated by clearing fly tipped waste as part of the site clearance and requiring suitably trained groundworkers to maintain a watching brief for evidence of demolition rubble in the fill materials during the reprofiling of the site. If such rubble is encountered, then a Materials Management Plan should be implemented to ensure that soils from contaminated areas are not spread to contaminate other areas. If demolition rubble is encountered within the upper 0.6m of private gardens, or 0.3m in communal landscaped area, then soils could either be tested to confirm suitability for use or replaced with clean subsoil and topsoil'. This approach is acceptable, however, to ensure these recommendations are undertaken a remediation condition should be imposed if the application were considered acceptable.

Subject to the recommended conditions no objection is raised to the proposal under Policy BNE23 of the Local Plan and paragraphs 196 and 198 of the NPPF.

Air Quality

The application is supported by an air quality assessment that is considered acceptable and predicts that pollutant concentrations in the opening year shall meet the relevant air quality objectives. A suitably worded air quality emissions statement condition would be required.

Subject to the abovementioned condition, no objection is raised in accordance with Policy BNE24 of the Local Plan and paragraph 187 of the NPPF.

Ecology and impact of Wildlife Site

The application was submitted prior to mandatory BNG requirements and this application is, therefore, not required to meet the mandatory figures.

Consultation responses indicate the impact of the development and the status of the site as highlighted in the Principle section regarding the designated ALLI and Local Nature Conservation area. The application is supported by a number of ecological documents including Preliminary Ecological Appraisal, Reptile Report, confirmation of reptile relocation, Landscape and Ecology Management Plan (LEMP) Biodiversity report and Biodiversity net gain spread sheet.

The site is occupied by reptiles, and the applicant has agreed a suitable translocation to Riverside Country Park. This is considered acceptable subject to suitably worded conditions implementing the mitigation measures as set out in the preliminary ecological appraisal.

In addition to reptiles the site has potential habitat for bats and breeding birds. A condition for a lighting plan for biodiversity would be required to reduce the impact on bats and other nocturnal creatures. While an informative would be required to remind the applicants about the Wildlife and Countryside Act 1981 and working in breeding bird habitats.

The site is part of a wider designation, which includes the Great Lines, for the local nature conservation area under Policy BNE36 of the Medway Local Plan 2003 is partly due to the calcareous grassland habitat onsite. This is a rare habitat, with the only remaining sites tending to be on valley sides and steep escarpments, and areas reserved for military use. Scrub encroachment is known to be a problem where habitat management is limited. In Kent, this type of grassland is estimated to cover 1,929 ha, which is 0.5% of the county's surface area. 32.6% of the county's resource is reported to be within this wider Local Wildlife Site.

The Policy BNE36 indicates development that would materially harm, directly or indirectly harm the scientific or wildlife interests will not be permitted unless the development is connected to the management of the site. Development where there is an overriding need will exceptionally be permitted if no reasonable alternative site or the overriding need will be judged against the strategic/or local importance of the affected nature conservation. In such the exceptional circumstances, the detrimental impact upon the wildlife interest is minimal and appropriate compensatory measures required. It should be noted that the 2003 maps do not include the built Samuel Towers development and the site is not designated for protection in the emerging local plan.

The original proposal would have resulted in the loss of the calcareous grassland habitat from the cut and fill of properties above. The scheme has evolved during the life of the application to retain this area of the site with the intention to preserve and manage the calcareous grassland habitat. Suitable details within a construction environmental management plan would need to be secured through a condition to ensure the habitat is not impacted during the construction of the development including the cut and fill. Other conditions including the landscaping and management would be required.

As there is potential harm to the designated site and calcareous grassland and the Council do not currently have a 5-year land supply it is considered that the impact on the designated site would need to be considered within the planning balance.

Flooding/SUDS

The application is supported by a Surface Water Management Report. The site lies within Flood Zone 1 (low risk) according to the Environment Agency's mapping highlighting the low risk of surface water flooding.

Inspection of British Geological Mapping indicates the presence of Lewes Nodular Chalk at bedrock. It is noted that infiltration tests have been undertaken which do not show favourable rates and that further testing will need to be undertaken during the design phase.

Any SuDs scheme should be designed in accordance with SuDs Management Train principles including the prevention of runoff by reducing impermeable areas and utilising source, site, and regional controls where necessary. It is also recommended the use of rainwater harvesting, grey water recycling and water butts where practicable in order to provide an additional means of surface water attenuation as well as reduced demand on potable water supplies.

It should be ensured that there is a maintenance schedule in place for the lifetime of the development to maintain any SuDs, which serve it. All SuDS should be located in publicly accessible areas, unless deemed inappropriate or not possible, to allow for suitable access for maintenance. A plan of the frequency of maintenance for each SuDS feature on site based on guidance in the CIRIA SuDS Manual as well as details of who will be carrying out the maintenance.

Subject to conditions regarding the submission of a suitable construction water management plan, SuDs scheme (including details of maintenance) and a verification report the proposed development is in accordance with paragraphs 172 of the NPPF.

Climate Change and Energy Efficiency

The application is supported by an Energy Statement. Within the application, the report indicates how the proposal will meet the requirements for part L of the building regulations including the use of air source heat pump.

If the application were considered for approval a verification condition to ensure that these measures have been provided prior to occupation would be required in accordance with paragraph 154 of the NPPF.

S106 Matters

The Community Infrastructure Levy Regulations 2010 provide that in relation to any decision on whether or not to grant planning permission to be made after 6 April 2010, a planning obligation (a s106 agreement) may only be taken into account if the obligation is (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development. The obligations proposed comply with these tests because they are

necessary to make the development acceptable in planning terms, they are directly related to the development and are fair and reasonable in scale and kind.

The following contributions are sought.

Greenspace Services

A contribution of £58,213.60 towards improvements within the vicinity of the site based on a contribution of £3,638.35 per dwelling.

Schools

A contribution of £101,664.68 broken down to £31,462.04 for nursery provision and £4,412.81 for primary provision within 2 miles of development site or SEND education within Medway. £61,187.89 for secondary provision and £4,601.94 for sixth form provision within Medway.

Community Facilities

A contribution of £4,180.64 towards community facilities within the vicinity of the site based on a contribution of £261.29 per dwelling.

Libraries

A contribution of £3,768 towards equipment and facilities at Libraries in the vicinity based on a contribution of £235.50 per dwelling.

Health

A maximum contribution of £14,427.52 towards contribution towards extension/refurbishment or upgrading of existing proactive premises within the vicinity or contribution to a new facility if required based on a contribution of £901.72 per dwelling was initially sought. However, as the proposal is for less than 20 dwellings the health contribution is no longer requested.

Public Realm

A contribution of £3,920 towards public realm improvements at Chatham Town Centre.

Waste

A contribution of £3,948.16 towards provision, improvements and promotion based on a contribution of £246.76 per dwelling.

Sports Provision

A contribution of £5,555.04 towards contribution towards improvements at the Strand Lido. Based on a contribution of £347.19 per dwelling.

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. Natural England has advised that an appropriate tariff of £350.16 per dwelling (excluding legal and monitoring officer's costs, which separately total £550) should be collected to fund strategic measures across the Thames, Medway and Swale Estuaries. This tariff should be collected for new dwellings, either as new builds or conversions (which includes HMOs and student accommodation). Giving a total contribution of £5,602.56.

These strategic SAMMS mitigation measures are being delivered through Bird Wise North Kent, which is the brand name of the North Kent Strategic Access Management and Monitoring Scheme (SAMMS) Board, and the mitigation measures have been informed by the Category A measures identified in the Thames, Medway & Swale Estuaries Strategic Access Management and Monitoring Strategy (SAMS) produced by Footprint Ecology in July 2014. Further information regarding the work being undertaken is available at The Bird Wise website which can be found at <https://northkent.birdwise.org.uk/about/>.

A decision from the Court of Justice of the European Union detailed that mitigation measures cannot be taken into account when carrying out a screening assessment to decide whether a full 'appropriate assessment' is needed under the Habitats Directive. Given the need for the application to contribute to the North Kent SAMMS, there is a need for an appropriate assessment to be carried out as part of this application. This is included as a separate assessment form.

The applicants have accepted the requested contributions and are in the progress of completing the unilateral undertaking. The s106 package agreed would look to offset the impact of the proposed residents. Subject to agreeing a suitable worded deed of variation no objection is, therefore, raised under paragraphs 56, 58, 59, 193 and 194 of the NPPF and Policies BNE2, S6 and BNE35 of the Local Plan.

Presumption in Favour of Sustainable development and the Overall Planning Balance (Having Regard to the Council's Position on its Five Year Land Supply)

The Council accepts that the current Local Plan is of age, being adopted in 2003. However, the assessment above refers to Local Plan policies where they are still considered relevant and applicable.

The Council cannot currently demonstrate a five-year supply of deliverable housing sites as required by paragraph 78 of the NPPF (currently at approximately 3 years), and, therefore, the most important policies for determining the application are deemed to be out-of-date. In such circumstances, paragraph 11(d) of the NPPF is engaged, requiring that planning permission be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF taken as a whole.

The Council are progressing with their emerging local plan to meet the housing need and the redevelopment of this site forms an allocated site.

Simply because the presumption in favour of sustainable development has been engaged, that does not mean that development plan policies relevant for the supply of housing should be ignored. Rather it is for the decision maker to decide how much weight should be afforded to them.

In assessing the proposed development against the policies in the NPPF as a whole, as well as relevant Local Plan policies, the NPPF indicates that there are three dimensions to sustainable development: economic, social and environmental. It is, therefore, appropriate to balance the assessment of the development as set out above, against the Local Plan policies and policies in the NPPF in these terms and unless there are any adverse impacts that would significantly and demonstrably outweigh the benefits, of doing so, planning permission should be granted.

Economic

The new residents will generate more demand for local services and facilities, and this would contribute to boosting the local economy and vitality of the surrounding area. The development would also boost the local economy in the form of direct, indirect and induced jobs from the construction of the development. As these benefits would be both short-and long-term, moderate positive weight is given to this.

The planning obligations set out in the s106 include a range of financial contributions to make the proposal acceptable. These financial contributions are intended to mitigate the effects of the development and render it acceptable in planning terms.

Accordingly, neutral weight is attributed to this. In addition, and although Council Tax receipts would be created for Medway, they are not benefits, as they are collected or paid to mitigate the additional demand that the new homes would bring on services that Medway provides. These matters, therefore, attract neutral weight.

Social

The development would deliver 16 dwellings towards the housing land supply contributing to the identified need in the Medway area at a time when delivery is well below the annual requirement and, therefore, given significant weight.

Due to the site constraints and to limit the impact on the development there are properties below the guidance of Medway Housing Standards (interim) November 2011 (MHDS). This would have moderate weight.

The development on the slopes of Great Lines would result in less than substantial harm to the setting of the Great Lines conservation area and non designated heritage asset.

Environmental

As per the Ecology section of this report the proposal would result in the loss of a designate habitat site and potential to impact the Cancerous Grassland which has resulted in its designation. The harm should have significant weight.

The development has provided details of how the proposal would limit the impact on climate change via energy efficiency measures while the application was prior to the mandatory BNG requirements.

It is considered, no harm would arise in relation to highway safety subject to appropriate conditions. However, this is not a public benefit and is considered neutral in the overall planning balance.

In the balancing of this application it is important to note the site does form an allocation site for residential development within the emerging local plan.

When considering the harm of the protected nature site in more detail. The designation maps from the 2003 Local Plan do not include the since consented Samuel Towers development and car park which would impacted this designated site when approved. It also noted that under the emerging local plan the area would not be identified as a local wildlife site. The proposed development expands residential development further into the designation site. It should be considered that the main reason for the designation is the area of calcareous grassland found on the wider site designation and the eastern section of this application site. The area within the application site has been subject to the evolution of the size and scale of the development through the life of the application. The development on the eastern side of the site has been removed with the intention for the identified calcareous grassland within the development site be retained and managed, which would limit the harm of this proposal and subject to conditions aid in retaining the important habitat.

The positioning of the lower retaining walls is also designed to limit the impact on the calcareous grasslands which has resulted in the issue with the reduced garden depth at plot 11, 12 and 13. As per the amenity section house 1, 5, 6 and 11 are close to the level of provision, while 13 has a wider garden the house depth and these harms are therefore, not as substantial. Plot 12 is quite below the standard but it understood to, resolve would result in further loss of the calcareous grassland and, therefore, justified.

While not ideal level of provision it would provide some private amenity provision for the property.

With regards to the impact of the less than substantial harm of the conservation area is overcome by the public benefits of the housing provision of which there is a requirement due to the Council's 5 year land supply. The scheme has reduced the impact over time by reducing the height of the properties, braking up the blocks more and reducing the developed area. Due to the amended location of the lower retaining wall there is potential for some tree planting to further screen the development. Although the development would provide an additional line of development along the scarp of the fields of fire, it would sit below an existing row of semi detached housing and adjacent the permitted large samuel towers blocks limiting the impact on the conservation area and ALLI.

Overall, the proposal gives rise to a number of benefits, as well as identified harms. Taken together, those harms mean that the development conflicts with the adopted Development Plan when read as a whole. However, when applying the tilted balance under paragraph 11(d) of the NPPF, the adverse impacts of granting permission have been minimised during the life of the application and would not significantly and demonstrably outweigh the scheme's benefits when assessed against the policies of the NPPF taken as a whole.

The application would normally be determined under delegated powers but is being referred for Committee determination due to the number of objections received contrary to this recommendation.

Local Finance Considerations

There are no local finance considerations.

Conclusions and Reasons for Refusal

Overall, it is considered that this proposal is acceptable due provision of housing and required within the Medway area. These benefits have been considered in the planning balance against the negative impacts regarding the impact biodiversity and would demonstrably outweigh the harm.

The proposals are considered to comply with Policies H4, S6 BNE1, BNE2, BNE14, BNE23, BNE24, BNE34, BNE35 and BNE36, T1, T2, T3, T4 and T13 of the Medway Local Plan 2003 and paragraphs 11, 56, 58, 59, 90, 96, 115, 116, 124, 125, 131, 135, 136, 154, 187, 193, 196, 198, 199, 202-221 of the National Planning Policy Framework 2024.

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/> .