

APPLICATION PROPOSAL		Ref No 24/502881/REM
Approval of reserved matters (Appearance, Landscaping, Layout and Scale sought) for sites E1 and E2 for residential development comprising 455no. dwellings and erection of a community hall, together with associated access, landscaping, drainage, infrastructure and earthworks, pursuant to 25/500824/HYBRID.		
ADDRESS Land East Of Iwade, Woodpecker Drive, Iwade, Kent, ME9 8ST		
RECOMMENDATION - Approve		
WARD Hartlip, Newington and Upchurch	PARISH/TOWN COUNCIL Upchurch	APPLICANT Bellway Homes - Kent Ltd AGENT DHA Planning
DECISION DUE DATE 03/06/2025		PUBLICITY EXPIRY DATE 23/01/2025

RELEVANT PLANNING HISTORY

Application Site

19/503974/HYBRID

Hybrid application comprising of - Outline application (all matter reserved except for access) for up to 466 dwellings and a community hall. Full planning application for access from Grovehurst Road and The Street and for a country park.

Approved Decision Date: 29.07.2022

22/505851/SUB

Submission of Details pursuant to conditions 15 (Off Site Highway Works Specifications) and 43 (Ecological Mitigation Strategy) of Application 19/503974/HYBRID.

Approved Decision Date: 03.03.2023

23/505303/HYBRID

Section 73 - Application for variation of conditions 7 (country park), 13 (village hall), 26 (surface water drainage scheme), 46 (OLEMP), 47 (habitat creation plan), and 49 (LEMMP for country park) pursuant to 19/503974/HYBRID for - Hybrid application comprising of - Outline application (all matter reserved except for access) for up to 466 dwellings and a community hall. Full planning application for access from Grovehurst Road and The Street and for a country park.

Approved Decision Date: 10.07.2024

24/502881/REM

Approval of reserved matters (Appearance, Landscaping, Layout and Scale sought) for sites E1 and E2 for residential development comprising 455no. dwellings and erection of a community hall, together with associated access, landscaping, drainage, infrastructure and earthworks, pursuant to 19/503974/HYBRID.

Pending Consideration Decision Date:

24/502923/SUB

Submission of details to discharge condition 34 (energy efficiency details) of planning application 19/503974/HYBRID.

Approved Decision Date: 12.08.2024

24/502924/SUB

Submission of details to partially discharge condition 26 (surface water drainage strategy masterplan) for the country park and development areas labelled 'E1' and 'E2' only, and to partially discharge conditions 27 (surface water drainage strategy) and 30 (surface water drainage) for development areas labelled 'E1' and 'E2' only of planning application 19/503974/HYBRID.

Approved Decision Date: 06.09.2024

24/503299/HYBRID

Section 73 - Application for variation of condition 7 (to allow delivery of the Country Park in phases alongside the adjacent development parcels) pursuant to 19/503974/HYBRID for - Hybrid application comprising of - Outline application (all matter reserved except for access) for up to 466 dwellings and a community hall. Full planning application for access from Grovehurst Road and The Street and for a country park.

Refused Decision Date: 12.11.2024

24/503300/SUB

Submission of details to discharge condition 5 (Planting Schedule) pursuant to

19/503974/HYBRID

Pending Consideration

24/503312/REM

Approval of reserved matters (Appearance, Landscaping, Layout and Scale sought) for sites E1 and E2 for residential development comprising 455no. dwellings and erection of a community hall, together with associated access, landscaping, drainage, infrastructure and earthworks, pursuant to 19/503974/HYBRID.

Pending Consideration

24/504943/REM

Approval of Reserved Matters (Layout, Scale, Appearance and Landscaping) for part site E1 for residential development comprising 42no. dwellings, together with associated access, landscaping, drainage, infrastructure and earthworks, pursuant to 19/503974/HYBRID (northern parcel).

Pending Consideration

24/504944/REM

Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale sought) for part site E2 for residential development comprising 22no. dwellings, together with associated access, landscaping, drainage, infrastructure and earthworks, pursuant to 19/503974/HYBRID (southern parcel).

Pending Consideration

25/500824/HYBRID

Section 73 Application for Minor Material Amendment to approved plans condition 9, 10 and 59 (to allow for minor amendments to the land use parameter plan - to ensure the proposal meets adopted design standards in terms of NDSS, private amenity, parking and road design) pursuant to 23/505303/HYBRID (for Section 73 - Application for variation of conditions 7, 13, 26, 46, 47, 49 pursuant to 19/503974/HYBRID for Hybrid application comprising of - Outline application (all matter reserved except for access) for up to 466 dwellings and a community hall. Full planning application for access from Grovehurst Road and The Street and for a country park).

Approved 13.05.2025

Nearby sites:

Land At Pond Farm Grovehurst Road Sittingbourne Kent ME9 8RD

23/500242/FULL - Section 73 - Application for minor material amendment to approved plans condition 3 (to allow tenure change to affordable housing, to deliver all 7no. units as Shared Ownership) and variation of condition 10 (to allow occupation of dwelling via a temporary access until Kent Highways works on Grovehurst Road are complete) pursuant to

19/501332/FULL for - Erection of 69 dwellings accessed from Grovehurst Road; public open and amenity space; together with associated landscaping and ecological enhancement works; drainage; utilities; and internal access roads, footpaths, cycleways and parking.
Approved Decision date: 17/11/2023

19/501332/FULL - Erection of 69 dwellings accessed from Grovehurst Road; public open and amenity space; together with associated landscaping and ecological enhancement works; drainage; utilities; and internal access roads, footpaths, cycleways and parking.
Approved Decision Date: 08/07/2022

Land North Of Sanderling Way Iwade Kent ME9 8TJ

18/505157/OUT - Outline application with all matters reserved apart from the means of access for residential development of up to 60 dwellings (with an illustrative layout to demonstrate adequacy of emergency and service access together with parking and indicative mix of house types, principles of landscaping ecological enhancement and surface water management) at land north of Sanderling Way, Iwade, Kent.
Pending consideration (Committee resolved to grant planning permission on 17/01/2025).

DESCRIPTION OF SITE

The wider application granted outline planning permission comprises approximately 54 hectares. The site wraps around the entirety of the existing eastern edge of Iwade, from Grovehurst Road in the south, continuing up to, and including a parcel of land on the western side of The Street, to the north of the settlement.

The Site is allocated in the Swale Local Plan under Policy A17 (Iwade Expansion). The Policy envisages development across three areas, referred to as land to the north, east and south of Iwade. This Reserved Matters application strictly relates to the land east of Iwade, which is the largest of the development areas. In particular the site subject to this reserved matters application comprises the development parcels known as 'E1' and 'E2' of the Outline planning permission and excludes Parcel 'N2' (west of The Street), and the Country Park, which was included in the detailed part of the outline planning permission.

Parcel 'E2' is the larger of the two parcels subject to this reserved matters application, running around the edge of Iwade from the south east of the existing settlement up to the edge of the existing public open space (Woodpecker Park). The smaller parcel, known as 'E1', is situated to the north east of the existing settlement. The two parcels are separated by open space which forms part of the Country Park, which benefits from detailed planning permission.

A large proportion of the site lies adjacent to existing dwellings (to the west of the site). The site, in very broad terms, lies at approximately 10m AOD, although does slope from the village of Iwade, down towards lower areas in the north and east of the site.

The parcels subject to the reserved matters application are located in flood zone 1.

The northern part of the site shares a boundary with The Swale Site of Special Scientific Interest (SSSI), The Swale Special Protection Area (SPA) and Ramsar site and an Area of High Landscape Value (Kent Level).

Located to the west of the site, and in the northern part of the existing settlement of Iwade, lie three listed buildings: the Grade I listed All Saints Church, Grade II listed traditional agricultural barn and Grade II listed Ivy Cottage.

PLANNING CONSTRAINTS

- Within the setting of Grade I listed All Saints Church, Grade II listed traditional agricultural barn and Grade II listed Ivy Cottage.
- Tree Preservation Order Reference: TP-02-18 of 2002.441/TPO
Description: Ash - Land north of All Saints Church, The Street, Iwade (The tree is located upon land that is proposed to be provided as open space)

PROPOSAL

Outline planning permission (ref: 19/503974/HYBRID) was granted on 29 July 2022 for the following description of development: *“Hybrid application comprising of - Outline application (all matter reserved except for access) for up to 466 dwellings and a community hall. Full planning application for access from Grovehurst Road and The Street and for a country park.”* A number of S.73 applications have been submitted since, with the most recent being 25/500824/HYBRID and therefore, the reserved matters application is submitted pursuant to this most recent approval.

Approval of Reserved Matters (landscaping, layout, scale and appearance) is now sought for 455no. dwellings and erection of a community hall, together with associated access, landscaping, drainage, infrastructure and earthworks.

The 455 dwellings, including 66 apartments is comprised of the following unit size and tenure mix:

	Unit Size	Affordable Rent	Shared Ownership	Private	Total
Apartments	1 bed flat	2	0	19	21
	2 bed flat	9	0	36	45
Houses	1 bed	2	0	0	2
	2 bed	3	0	71	74
	3 bed	9	3	226	238
	4 bed	2	0	73	75
	Total	27 (90%)	3 (10%)	425	455

The proposal includes 30no. affordable housing units in accordance with the s106 legal agreement secured in the Outline planning permission. The affordable housing tenure split comprises 90% affordable rented and 10% Shared Ownership, including 2 affordable rent units provided to M4(3) standard, in line with the Outline S106 Agreement.

The proposed dwelling houses are arranged as a variety of short terraces, semi-detached pairs and detached dwellings, which comprise of several house types of 2 to 3 storeys in height. The proposed apartment blocks are 3-storeys in height and comprise of 1 and 2 bedroom units.

The main vehicular access into Parcel E2 of the site is from Grovehurst Road in the south and from The Street to Parcel E1 in the north via four-arm roundabouts, which were secured at the Outline stage. There is no vehicular access connecting Parcels E1 and E2 as this area is retained as a green corridor, however pedestrian and cycle access is provided. Additional access routes for cycles and pedestrians connect with Fulmer Avenue and Swallow Avenue

to the west and a number access routes link with the country park at various points along the eastern boundary.

The proposed layout is contained within the two development parcels and is structured around perimeter blocks as intended from the outline planning stage. Parcel E1 contains a single access road that loops back around to create a perimeter block, with outward facing houses within the block. Two buildings within E1 are proposed outside of this structure, including an apartment block in the southern corner adjoining the park, and an adjoining semi-detached pair of dwellings. A pump station is also located in the far northern corner.

Parcel E2 contains a more complex hierarchical layout arrangement, whereby a spine route ('Principle Avenue') runs from the site access through the centre of the development parcel and loops back in the northern part of the parcel. A series of collector streets, alleys and mews feed off the Principle Avenue and supports vehicle, cycle, and pedestrian movement through the site. A series of design aspirations for the street types are set out within the Design and Access Statement (DAS) and these draw upon the principles established at outline stage.

A series of seven character areas are set out within the DAS that are responsive to the different characteristics across the site and wider context. These include: 1) South Gateway, 2) Urban Corridor South, 3) Shelter Belt / Country Park Edges, 4) Central Western Edge, 5), Northern Gateway, 6) Framing the Green, and 7) Urban Corridor Central and Central Area. For the purposes of the layout the character areas are expressed through the variations in layout, street hierarchy, landscape, scale and density but for the purposes of built form and architectural treatment these are grouped into three - Urban Corridor, Central Area, and Shelter Belt.

The proposed materials include variants of red and buff bricks highlighted with black / white weatherboarding and tile hanging in key locations and red plain clay and fibre cement slate roof tiles. Roof forms are pitched with gable ends that are either parallel or perpendicular to the street.

The proposed village hall is located at the junction to the southern entrance to Parcel E2 and is two storeys in scale and designed as a barn-like building, with a simple building form and pitched roof. External materials will consist of buff brickwork, black cladding and black clay / cement tiles.

The DAS sets out the proposed landscape design for the development parcels and includes three character areas; Rural Edge, Semi-Natural and Natural Edge, which seeks to create a gradual transition from rural settlement to the natural Country Park edge. The DAS explains that the Rural Edge would have tree lined streets and create a verdant landscape structure; Semi-natural would provide a continuous green corridor with a high degree of native planting creating a diverse natural environment and Natural Edge is characterised with large areas of open space with mixed native and non-native tree planting.

The proposed play strategy includes a series of informal play-on-the-way facilities within landscaped areas connecting to the Country Park in both development parcels, as well as dedicated formal play spaces centrally located within Fulmar Green, which is the primary green space within Parcel E2. The play equipment is proposed to be naturally sourced and uses integrated features particularly for the play-on-the-way areas, whilst the formal play area includes spring rockers, balance beams and an activity panel. A trail of exercise equipment is also provided within various areas of public open space to encourage an active and healthy lifestyle for all age groups.

The allocated parking spaces for the majority of the houses will be provided in the form of private driveways, with some incorporating car barns. Parking for the apartments and plots 36-46, 142-145, 206-210 and 294-320 will be provided within parking courts. The proposal includes 91 visitor parking spaces and 15 unallocated parking spaces to allow for overspill parking from the proposed four-bedroom houses, which do not have access to a garage or third parking space. EV charging facilities will be provided, with each residential dwelling having access to 'active' charging infrastructure.

Cycle storage will be provided within sheds in rear gardens to accommodate a minimum of one cycle parking space per bedroom for the houses and within shared storage facilities to accommodate one space per unit for the apartments.

The community hall will be provided with 28 vehicle parking spaces; three of which will be disabled bays and three will be provided with EV charging points. Eight cycle parking spaces will also be provided in the form of sheltered Sheffield stands.

Revisions:

Minor revisions were received during the course of the application, which included the following:

- Refinements to house type designs.
- Refinements to unit mix and tenure split.
- Revised elevations of the apartment blocks to provide Juliette and stacked balconies.
- Changes to the orientation of the community building and its surrounding landscaping and associated parking area.
- Refinement of the proposed landscaping, including additional tree and bulb planting, and further detail provided within a Landscape Statement, Landscape Arrangements Plans and updated Maintenance & Management Plan.
- Refinements to the proposed play space, including redirected pathways and additional accessible play opportunities.
- Reductions in hard standing areas.
- Revised parking dimensions and visitor parking layouts.
- Provision of additional traffic calming features on the spine route.

Further information in response to comments raised by officers was also provided during the application, including the following:

- Accommodation schedule and internal floorspace details.
- Open space schedule.
- Shadow Habitat Regulations Assessment.
- Ecological Enhancement Plan.
- Additional detail including street sections,
- Further design justification of the access strategy, density definition and distribution,
- Transport Technical Note, including additional swept paths.
- Arboricultural Impact Assessment.
- Drainage details including drainage strategy plans, network calculations,
- Outdoor lighting report and street lighting details.
- Drawings to reflect the above revisions.

CONSULTATION

One round of public consultation has been undertaken, during which letters were sent to neighbouring occupiers; a notice was displayed at the application site and the application was advertised in the local newspaper. Full details of representations are available online.

Three objections were received in relation to the consultation, although officers note that only two of these raised issues that are material considerations to this application. Concerns / comments were raised in relation to the following matters:

- Impact on endangered species.
- Impact on privacy of neighbouring properties from proposed apartment block.
- Loss of light impact on neighbouring gardens.
- Noise pollution.
- Light pollution.
- Air pollution from vehicles.
- Impact on the existing village community.
- Increased impacts from visitors due to the Country Park.
- Impact on local social and transport infrastructure.

Iwade Parish Council commented on the application raising the following points:

- Request details of the village hall garden area; a safe area away from the road is required.
- Village Hall car park – the parking allocation plan shows the car park area is shared with nearby properties. How will parking allocation be separated?
- During Village hall hiring parking needs to be closed to the public using the Nature Park.
- Toilets at the Village Hall will be available to the public, who will cover the maintenance cost?
- Request the speed limit is 20mph.
- Following a housing needs survey it was highlighted that bungalows are needed in the village, will the developer provide them in this plan.
- Road infrastructure, more schools and doctors are needed to accommodate the increase in residents in the area.

Officer comments:

The design for the village hall garden area is discussed within the Character and Appearance - Landscaping section, whilst parking and speed limits are discussed within the Transport and Highways section. The maintenance cost of the Village Hall and infrastructure implications are not material considerations within this Reserved Matters application. Housing typologies for the development were established at the Outline stage and the proposal generally accords with the principles it set.

REPRESENTATIONS

Active Travel England

No comment.

Environment Agency

No comment.

HSE

Site does not fall within any HSE major hazard site or major accident hazard pipelines consultation zones. HSE has no comment to make on the planning application provided that none of the proposed developments constitutes as a “vulnerable” building.

Officer Comment: No proposed buildings constitute as a vulnerable building.

Natural England

No comment.

Southern Water

Southern Water has undertaken a desktop study of the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network. This initial study indicates that these additional flows may lead to an increased risk of foul flooding from the sewer network. Any network reinforcement that is deemed necessary to mitigate this will be provided by Southern Water.

Southern Water will liaise with the developer in order to review if the delivery of our network reinforcement aligns with the proposed occupation of the development, as it will take time to design and deliver any such reinforcement.

It may be possible for some initial dwellings to connect, pending network reinforcement. Southern Water will review and advise on this following consideration of the development programme and the extent of network reinforcement required.

Southern Water will carry out detailed network modelling as part of this review which may require existing flows to be monitored. This will enable us to establish the extent of any works required.

UK Power

No objections.

SBC Housing

Initially advised that whilst the proposed 30 affordable housing units overall is acceptable and meets the requirements of the s106, the types / sizes need to be reconsidered as there were no 4-bedroom homes included in AH mix. Further clarification was also requested detailing the tenure split and location of the affordable housing units by tenure.

Revised details and further information was provided, to incorporate 2 x 4-bedroom houses as affordable rent units. The tenure split is subject to further agreement with an RP, which has not yet been identified. To avoid prejudicing any potential RP interest it is not proposed to identify the tenure split as part of the reserved matters. However an affordable housing strategy will be submitted pursuant to the S106.

The affordable housing officer confirms that the revised details and further information are acceptable and in accordance with the s106, with 27 Affordable Rent Tenure and 3 Shared Ownership homes.

SBC - Urban Design and Heritage

Initially requested revisions to include additional pedestrian connections to the west, additional landscaping to break up parking areas, further architectural expression to apartment blocks and improvements to the Village Hall to address the prominent corner location. Further information was also requested regarding street types with sections to be included, and to clarify the density definition and distribution across the site.

Further information was requested regarding the landscape design, including the provision of a Landscape Strategy & Masterplan, to better reflect the concept secured at the Outline stage. Amendments were also requested to improve the relationship between the proposed built form / scale / character of the development and associated landscape, and to address discrepancies between sections and contour plans.

Following receipt of further information, the Urban Design officer advised that the additional information provided more granular detail of the design approach and explains how the reserved matters relate to, and would deliver, the vision, design and placemaking principles set out within the outline application. Overall, previous queries and concerns have been

adequately addressed and no further objections raised, subject to conditions to secure details of materials, construction details, (soft and hard) landscaping and to prevent meter cupboards on elevations fronting a highway (with the exception of terrace houses where the features should be avoided where possible).

It was also confirmed that the proposal would not cause any harm to the setting of the nearby grade I listed All Saints Church.

SBC - Environmental Health

No objection subject to inclusion of informative regarding Environmental Code of Development Practice.

KCC - Highways

Initially requested a plan showing the extents of adoption by Kent County Council (KCC) Highways and Transportation. Once provided KCC Highways requested further information and revisions including:

- Dropped kerb crossing at entrance to Parcel E1.
- Provision of parking restrictions to prevent service vehicle access being blocked.
- Optimisation of parking space dimensions.
- Vehicle tracking for servicing vehicles requiring access to Parcel E1 courtyard parking areas.
- Confirmation of access to rear garden cycle stores.
- Additional traffic calming features to reduce speeds to 20mph.
- Confirmation that visibility splays are appropriate to speeds.
- Vehicle tracking to demonstrate service vehicles can safely pass visitor bays adjoining unit 351 in Parcel E2.
- Clarification of parking arrangements for spaces behind carports.
- Improvement to distribution of visitor parking.
- Village Hall – improvement to pedestrian access, parking, EV charging, and clarification of vehicle tracking for service vehicles.

These matters were addressed through revisions and clarifications in a Transport Technical Note, and KCC Highways have confirmed they have no further concerns.

KCC PROW Officer

No objection - There are no Public Rights of Way (PROW) affected by this proposal, Public Footpath ZR90 is in close proximity but KCC PROW comments on this will come through any future consultation regarding the proposed Country Park area.

Lower Medway Int. Drainage Board

The site is located across two river catchments that drain into the Lower Medway Internal Drainage Board's district, although only a small portion of the site itself lies within the district. This means that proposals to discharge surface water from the site into any watercourse will be subject to a land drainage consent in line with the Board's Byelaws.

The site is adequately sized to accommodate a SuDS drainage scheme and the proposals do not appear to detrimentally impact the Board's interests. The Board welcomes the variety of SuDS features being proposed, the allowances for urban creep and climate change, the restricted discharge rates via Hydrobrake flow control, and an appropriate exceedance flow route. However, the scheme must be in agreement with Kent County Council as the LLFA.

If the drainage Strategy is deemed appropriate by the LPA and KCC, information is offered to the applicant regarding land drainage consent requirements.

Officer Comment: Drainage consent falls outside of the planning process, however the information offered by the Board to the applicant is included as an informative in the recommendation.

KCC - Surface Water/Flooding (SUDS)

No objection to the approval of the Reserved Matters.

The LLFA note an application (24/502924/SUB) has been submitted for the discharge of Conditions 26, 27 and 30 relating to surface water matters. The LLFA will manage any outstanding drainage matters under those Conditions.

KCC Ecology

Initially requested further information including an ecological enhancement plan, ecological mitigation details, and a Shadow Habitat Regulations Assessment (HRA).

An ecological enhancement plan was provided accordingly and it was recommended that a condition be included to secure the installation of the proposed ecological enhancement features.

Regarding the ecological mitigation details, KCC Ecology advise that they accept that it may not be appropriate to require the detailed mitigation strategies to be submitted as part of this application however there is a need to ensure that the mitigation will not require a redesign of the proposed layout. Therefore, they recommend that information is provided demonstrating that appropriate mitigation can be implemented within the site. A letter from the applicant's ecological consultant has been submitted detailing that the proposed mitigation measures agreed as part of the outline application can still be implemented. As the area of open space has not been reduced KCC Ecology confirm that they are satisfied that the mitigation can be achieved and will come forward through conditions 43 and 44.

An updated shadow HRA was provided and reviewed by KCC Ecology, who advise that the conclusions of no adverse impact on the Swale SPA and Ramsar site are agreed subject to appropriate mitigation being secured.

Officer comment: The mitigation measures for the Swale SPA and Ramsar were secured within the Shadow HRA submitted with the parent Hybrid permission. As such, no further mitigation measures are required.

SBC – Greenspaces manager

Initially requested revisions to the proposed play space area to avoid pathways bisecting the proposed play space, include more accessible play opportunities and to provide higher quality play equipment. Provision of bulb planting within the proposed landscaping was also requested and details of an inspection regime for the play equipment.

Revised plans were provided accordingly and it was confirmed to address the comments raised.

Officer Comment: A condition to secure the proposed play equipment is included accordingly.

SBC – Trees

No objections subject to the development's compliance with the submitted tree protection measures contained within the arboricultural implications report by SJA Trees, dated June 2024 and relevant landscape maintenance and management plan by Macfarlane +

Associates, dated July 2024. The general layout and appearance of the two residential sites appear to follow the layouts shown within the HYBRID application.

Officer Comment: A condition to secure the tree protection measures is included accordingly.

SBC - Climate Change/Renewable Energy

No objection – confirmed that the proposals are acceptable with regards to energy, emissions and water consumption.

Kent Police

Initially made recommendations for the layout and design of the scheme. Following receipt of revised plans Kent Police confirmed that they have no further comments.

DEVELOPMENT PLAN POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)

Bearing Fruits 2031: The Swale Borough Local Plan 2017:

- ST1 – Delivering sustainable development in Swale
- ST2 – Development targets for jobs and homes 2014 – 2031
- ST3 – The Swale settlement strategy
- CP2 - Promoting sustainable transport
- CP3 – Delivering a wide choice of high-quality homes
- CP4 – Requiring Good Design
- CP5 – Health and Wellbeing
- CP7 – Conserving and enhancing the natural environment – providing for green infrastructure
- A17 – Inward Expansion
- DM6 – Managing transport demand and impacts
- DM7 – Vehicle Parking
- DM8 – Affordable Housing
- DM14 – General development criteria
- DM17 – Open space, sports and recreation provisions
- DM19 – Sustainable design and construction
- DM21 – Water, flooding and drainage
- DM24 - Landscape
- DM28 – Biodiversity and geological conservation
- DM34 – Schedule Monuments and archaeological sites

Supplementary Planning Guidance:

- Swale Landscape Character and Biodiversity Appraisal 2011
- Swale Landscape Sensitivity Assessment (2019)
- Parking Standards SPD

ASSESSMENT

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 sets out that the starting point for decision making is the development plan unless material considerations indicate otherwise.

The National Planning Policy Framework provides the national policy context for the proposed development and is a material consideration of considerable weight in the determination of the application. The NPPF states that any proposed development that accords with an up-to-date local plan should be approved without delay. At the heart of the NPPF is a presumption in favour of sustainable development and for decision-taking this means approving development that accords with the development plan.

The principle of the development for up to 466 dwellings and a community hall on the application site has been established by the grant of outline planning permission under application reference 19/503974/HYBRID and subsequent S.73 approvals. This proposal seeks reserved matters consent for 455 dwelling and a community hall which is within the limits of the planning permission and is therefore acceptable in principle.

Housing

Policy CP3 and DM8 of the Local Plan and NPPF Paragraphs 61 and 66 of the NPPF set out the expectation for affordable housing and housing size mix. The scheme is proposed to deliver 455 dwellings on the site including a mixture of 2, 3 & 4-bedroom houses and 1 & 2 bedroom apartments across market, affordable rented and shared ownership tenures.

Affordable Housing

The S106 agreement attached to the outline planning permission secures, among other matters, 30 affordable housing units, comprising 27 Affordable Rented units and 3 Shared Ownership units.

The proposal provides 30 affordable housing units with a tenure split in accordance with the Outline s106 legal agreement. This includes 2 x 1-bed flats and 9 x 2-bed flats provided as affordable rent units, with the remaining affordable rent units provided as 1, 2, 3 and 4 bed houses. The three Shared Ownership units are provided as 3-bed houses.

It is noted that the two ground floor flats located in block 023-033 will be delivered to M4(3) standard which is acceptable and meets s106 requirements. The remaining 27 affordable housing units should be delivered to M4(2) standard.

The location and clustering of the 30 affordable homes places them all in one corner of the site. When considering together the size of this development, the low number of affordable homes, the tenure split of the 30 affordable housing units and the housing management needs of the RP, on this occasion this is acceptable.

The Council's Affordable Housing officer advises that the affordable housing provision accords with the Outline s106 agreement and provides an acceptable mix across both tenures. As a result the scheme complies with policy DM8.

Housing Size Mix

The Local Plan Policy CP3 requires the mix of tenures and sizes of homes provided in any development to reflect local needs and the Strategic Housing Market Assessment.

The outline planning permission proposed a mix of units which was considered to comply with policy CP3 of the Local Plan. As a result, a condition was imposed requiring the reserved matters to be submitted in accordance with it. The outline planning permission dealt with the entirety of the site and this reserved matters includes two out of the three parcels. In assessing the mix that has been put forward under the reserved matters application, the mix of units falls within the allowances of the numbers allowed by the outline

planning permission (with any slight shortfall able to be addressed via the remaining parcel. The only slight deviation is there are 2 additional 2 bed houses proposed compared to the mix secured by condition. However, on the basis that this is a minor deviation this is considered acceptable. Furthermore there are more 4 bed houses proposed than the approved mix set out, however, there are no five bed units and as such the total number of 4 bed units falls within the number of 4+5 bed houses that were allowed. On this basis it is considered that this is an appropriate mix which complies with policy CP3.

Landscape and Visual

NPPF paragraph 187 (b) seeks planning decisions to contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside. NPPF paragraph 135 (c) seeks decisions to ensure that development is sympathetic to local character and history, including the surrounding built environment and landscape setting.

The site specific Local Plan policy (A17) seeks the development to be of high quality design, respecting the settlement form/pattern, character and rural landscape setting of the village as identified by this document.

The application site (including the wider site including the Country Park) is not within any landscape designations, however it is adjacent to a designated Area of High Landscape Value (Kent Level), located to the north, north-east and east of the site. The site sits within the Iwade Arable Farmlands character area as identified by the Swale Landscape Character and Biodiversity Appraisal, which identifies the condition of this landscape as 'poor', with a 'moderate' sensitivity. The guidelines included in the document discusses restoring remaining landscape structure, including hedgerow, orchards, shelterbelts, the softening of major transport infrastructure and the use of local materials.

The landscape and visual impacts of the development were considered at the Outline stage with the aid of a Landscape and Visual Appraisal, which identified the site context in respect of the relationship with both the adjacent land designation and the character of the area which the site lies within.

The outline planning permission included the provision of a Country Park and was required to achieve the relevant objectives of Policy A17. The committee report identified the Country Park as providing the opportunity to embed the proposed built form into the wider context of the landscape in a more coherent way than the current relationship (between the edge of the built form in Iwade and undeveloped areas). It was also established that the landscaping within the Country Park would soften the urban edges of the development and therefore was secured by conditions. The provision of the Country Park is therefore an important part of the mitigation measures secured to reduce landscape setting impacts from the built form of the proposed development.

The Design and Access Statement (DAS) supporting the Hybrid application also set out design aspirations for the development parcels, which were within the Outline part of the parent permission, whereby all design matters were reserved for future consideration. It sets out the aspiration for the dwellings adjacent to the country park to have their frontages outward facing to create an acceptable transition into the countryside. The Hybrid DAS also set out a desired network of streets, key open spaces within the development parcels, subdivision of the site into Character Areas, building forms and materials, which were concluded to provide a clear rationale as to the way in which built form can come forward on the site. Consequently, Condition 42 of the planning permission requires the Reserved Matters to generally accord with these design aspirations.

The Reserved Matters proposal has been arranged around perimeter blocks, which ensures that the dwellings adjoining the Country Park are outward facing to create a more suitable transition into the adjoining undeveloped area as anticipated at the Outline stage. The scale of the proposed buildings (discussed in more detail below) are 2 to 3 storeys in height, which also aligns with the aspirations at the Outline stage and limits the presence of the development from the nearby designated landscape.

The proposed landscape strategy sets out three landscape character areas to create a gradual transition to integrate with the adjoining built areas of Iwade to the west and create a natural edge adjoining the Country Park to soften its appearance to the north and east. The proposed planting strategy would provide a naturalised boundary to accommodate native species to soften the edges of the development parcels and enhance the rural character of the site.

The information submitted with and during the application illustrates how the reserved matters proposal relates to, and would deliver, the design aspirations set out within the Hybrid application. In particular, in conjunction with the delivery of the Country Park, the proposal appropriately mitigates its impact on the setting of the nearby designated landscape. The revised proposal therefore aligns with the established principles set out in the Outline application.

The proposal's landscape and visual effects remain consistent with the approved Outline permission and the proposed landscaping will serve to soften the impact and improve the setting of the development. Subject to the recommended condition, the proposal accords with the requirements of policies CP4, CP7, DM24 and DM29 of the Local Plan and relevant provisions of the NPPF, in so far as they have regard to matters of landscape and visual impact.

Character and appearance

The National Planning Policy Framework attaches great importance to the design of the built environment and that design should contribute positively to making places better for people. The Local Plan reinforces this requirement.

The Outline part of the Hybrid application reserved all matters for further consideration except for the access into the site. The Hybrid permission also established that the DAS provided a clear rationale as to the way in which built form can come forward on the site. Condition 42 of the Hybrid permission requires the reserved matters details to accord generally with the provisions of the Hybrid DAS and incorporate the building forms and materials generally as shown in Section 5.5 of the DAS. It also secured the key open spaces set out generally as shown in Section 5.7, and the subdivision of the site into Character Areas generally as shown in Section 5.8 of the DAS and for each Character Area the details shall incorporate the design principles set out in the document.

Access

Access into the site is from Grovehurst Road and The Street via four-arm roundabouts for vehicles and was secured in the Hybrid consent. Additional access points for pedestrians and cycles via Fulmar & Swallow Avenues were also secured by Condition 20, which requires further details to be submitted for approval.

The proposed layout includes access routes for cycles and pedestrians to connect with Fulmer Avenue and Swallow Avenue to the west to allow for these connection points to come forward as required by the condition, with the detailed design to be submitted at a later date.

A number of access points also link with the country park at various points along the eastern boundary. It is considered that the broad movement strategy and routes are consistent with the Outline stage aspirations and help integrate the site to the existing village and adjoining countryside.

Layout

The proposal will be arranged as a series of perimeter blocks, which create a network of well-defined streets and open spaces across the site. The blocks are outward facing, ensuring the streets and open spaces have active frontages and are subject to natural surveillance. The size of the perimeter blocks within the proposed masterplan respond to those considered at outline stage and which exist within the wider context.

Blocks are structured to accommodate east - west streets that responds to the contours of the site and link Iwade to the forthcoming Country Park. In general, the arrangement of blocks creates a legible and permeable scheme, provides clarity of public and private space, clarity of street hierarchy and spatial enclosure, and ensures limited blank elevations to the street. The arrangement of blocks is considered to be acceptable.

The DAS submitted in this application outlines a series of design aspirations for the street types proposed and these draw upon the principles established at outline stage. These are accompanied by excerpts from the illustrative masterplan, and additional detail including street sections have been provided to illustrate the key design principles to deliver street quality and principles contained in the outline consent.

The proposed internal street structure comprises an appropriate range of street typologies that have the potential to provide a legible hierarchical movement network for the area. Details are provided on the principal avenue, which is the primary street through the site and is described as having 3m shared cycleway/footway with separate tree lined landscaped verge and 2m footway on the opposite side. The shared cycle/footway runs the entire length of the site and connects with existing routes to the south and country park in the north. This would be supported by a network of secondary and tertiary routes that would be primarily shared surfaces or have 1.8m footway on one side.

The car parking strategy would incorporate a variety of approaches with driveways, car barns, garages and parking courts integrated. In terms of layout design, the majority of the site has car parking on plot which ensures streets are not generally dominated by car parking. Revisions were made during the application to break up runs of parking spaces with additional landscaping in parts of the northern area of E2 and the return loop to further soften these areas, which are now considered acceptable.

With respect to the layout of the parking courts, these are largely animated and softened with planting including trees, which is acceptable. Cycle storage will also be provided within sheds in rear gardens and shared storage spaces for apartments and for the community building which is also acceptable.

Overall, the proposed layout appears to reflect the design principles set out at outline stage and responds positively to the local context.

Scale & density

The distribution of density and building heights are in line with those agreed at the outline stage. Taller (up to 3 storeys) and denser development would be located centrally, which helps define the street hierarchy and help to shape and define the character of the proposed development whilst being visually contained. Lower densities and heights to the edges both

help respond to the existing built character of Iwade and help transition to the Country Park in the east and north.

Further information was provided during the application to clarify the definition of different densities and how this supports character and responds to the context of the site. The distribution of density and height in the proposal allows different design responses to the varied characteristics within the site and surroundings. The scale and density of the proposal is therefore acceptable.

Appearance

A series of seven-character areas is set out within the DAS that are responsive to the different characteristics across the site and wider context. For the purposes of the layout the character areas are expressed through the variations in layout, street hierarchy, landscape, scale and density but for the purposes of built form and architectural treatment these are grouped into three - Urban Corridor, Central Area, and Shelter Belt.

It is noted that the outline scheme anticipated simple built forms in a limited palette of materials such as a mix of local red and yellow brick and timber boarding as these are found in the local area. The reserved matters application reflects the aspirations of the outline by providing twenty house types in simple forms in the materials anticipated.

Whilst there is a degree of repetitiveness to some of the built forms, the streets accommodate a mix of house types with different scales, designs and elevational treatments which together helps to provide visual variation and a broader range of physical characteristics to the street. The buildings themselves are enlivened by a range of features including bays, brickwork details, cills headers, stone window surrounds, and canopies. These, together with varied materials, helps both to provide variety to the streetscapes, unify the development and reflect the local area.

During the application revisions were made to improve the design detail and architectural expression of the rear elevation of the flatted blocks given their visibility from parking court, gardens and surrounding streets. The rear elevations of the flatted blocks have been enlivened with Juliette and stacked balconies through these revisions, which provides a higher level of design quality. Stacked balconies also provide private outdoor amenity space in addition to the open spaces across the site.

In terms of the village hall, the proposed two storey scale and design as a barn-like building with a simple building form and pitched roof is appropriate to the site and surrounds. Its location and prominence mean that it can be viewed in the round from the road network, neighbouring buildings, and open spaces and active elevations on three sides respond positively to this visibility. Revisions were made during the application to address concerns that the west facing elevation is primarily blank and faces towards Grovehurst Road, which is a missed opportunity given the gateway location and lighting provision at this location. The revisions to the community building, including its re-orientation so that the blank elevation now faces the Country Park and is screened by new planting, which is acceptable and creates a more welcoming experience at the site entrance. The materials would be in keeping with the proposed street scene.

The council's Urban Design Officer advises that subject to carefully controlling materials by planning condition, in appearance terms the proposal would suitably accord with the design principles agreed at outline stage. As the Hybrid permission did not secure details of external finishing materials, a condition is recommended accordingly.

Landscaping

The proposed landscape character areas are shown as rural edge, semi-natural and natural edge, which seeks to create a gradual transition from rural settlement to the natural Country Park edge. The DAS outlines that the Rural Edge (adjoining the existing development in Iwade) would have tree lined streets and create a verdant landscape structure; Semi-natural planting would provide a continuous green corridor with a high degree of native planting creating a diverse natural environment; and Natural Edge (adjoining the Country Park) is characterised with large areas of open space with mixed native and non-native tree planting.

More detail of the proposed landscaping and open space areas within the Reserved Matters boundaries has been set out in a Landscape Statement, Landscape Arrangements Plans and updated Maintenance & Management plan, which were provided during the application in response to requests made by officers. Additional tree planting within the proposal was also included. The details illustrate how the buildings and streets within the various parts of the development are designed around the key open spaces and gateways and are informed by the approved Outline landscape strategy. It also demonstrates that the proposed planting strategy would provide a naturalised boundary to accommodate native species to soften the edges of the development parcels and enhance the rural character of the site.

The proposed planting strategy includes meadow seed mixes to provide benefits for biodiversity and sensory interest. Marginal plant mixes planted along the existing water course would maximise habitat creation and planting below trees would further soften the streetscape. Bulbs and fruit-bearing trees are also proposed to create a welcoming site frontage, provide seasonal interest and relate to the area's heritage.

Generally, the boundary treatments follow an appropriate approach with high quality walls to public facing / frequently used areas and closed boarded fences to the rear of properties.

The DAS outlines the proposed open space areas, which generally align with the locations and names set out in the Hybrid consent, comprising the Village Green, Widgeon Green, Fulmar Green, Swallow Green and Sanderling Green. Further detail of these spaces are provided in the Landscape Strategy, which illustrates how the design reflects the aspirations set at the Outline stage. Across the site there will also be a mix of formal and informal play spaces to provide active spaces for children of all ages, along with exercise equipment suitable for various age groups and abilities. The additional information submitted provide Officers a more granular understanding of the landscape design decisions taken and how the reserved matters relate to, and would deliver, the vision, design and placemaking principles set out within the outline application.

Officers note that the area of landscaping to the south-western side of the Village Hall was removed from the proposals, which the applicant advises is due to this area being within the junction improvement safeguarding land handed to KCC to deliver the junction improvement works. The junction has separate planning permission from KCC under application ref: KCC/SW/0213/2021. KCC advise that they will not require all of this land within the safeguarding area and therefore intend on handing back a portion of it to the applicant to deliver landscaping and manage. Given it has not yet been fully established exactly how much land will be handed back, a condition is recommended to secure the final design and delivery of landscaping within the area to the south-west of the village hall.

The proposed landscaping is therefore acceptable, subject to conditions for details of soft and hard landscaping and replacement of the landscaping during the early stages of the development.

Conclusion

The queries and concerns raised during the application have been adequately addressed and the proposal has the potential to integrate successfully into the site's context and deliver a well-designed place. The character and appearance of the proposal is acceptable subject to additional detail via condition on materials, (soft and hard) landscaping and prevention of meter cupboards on elevations fronting a highway with the exception of terrace houses where the features should be avoided where possible.

It is therefore considered that the proposal will enrich the character of the area in accordance with Policies CP4, A17 and DM14 of the Local Plan and the NPPF, in so far as they have regard to matters of layout, design and character.

Heritage

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("PLBCAA") provides that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This is supported by Local Plan Policy CP 8 and Policy DM 32 to sustain and enhance the significance of Swale's designated heritage assets.

All Saints Church is a grade I listed building and located approximately 20m from the boundary with the Hybrid application site. The grade II listed Ivy Cottage (to the south of the Church) and the grade II listed Iwade Barn (to the north of the Church) are within 100m and 15m respectively of the wider application site.

The Hybrid permission was accompanied by a heritage statement, which was reviewed and its conclusions agreed as set out in the officer's report. It was established that the retention of open space and provision of Country Park in the area closest to the grade I listed All Saints Church would limit visibility between the listed church and the built form of the development parcels. This would therefore preserve the setting of the grade I listed church, and for similar reasons it was concluded that the setting of the grade II listed Ivy Cottage and Iwade Barn were also adequately preserved.

The reserved matters application does not include the country park within the site boundary; however, the proposal keeps to the parameters agreed at outline stage with the scale and distribution of open space and built form similarly provided. In view of this, the proposal in detailed form would continue to preserve the setting of the nearby designated heritage assets in accordance with the NPPF and the Local Plan.

Living Conditions

Existing residents

The Local Plan requires that new development has sufficient regard for the living conditions of neighbouring occupiers. The Hybrid permission sought to prevent harmful amenity impacts on existing neighbouring dwellings to the west by securing perimeter plans, which fix the positions of the development parcels. Where the proposed dwellings would be located adjacent to existing dwellings, 'Development Offsets' were secured within the perimeter plans, which sets a minimum distance between existing dwellings and those proposed. The proposed development retains the 15m and 5m offsets to the western boundary in accordance with the Outline perimeter plan approved under ref: 25/500824/HYBRID. The proposal also orientates the proposed dwellings to face the flank elevation towards the boundary where closer than 15m. This ensures that the proposal does not result in unacceptable overlooking impacts on the adjoining existing properties. The proposal is also limited to 2 to 3-storeys in height, which together with the setback of the proposed buildings

prevents unacceptable loss of light, loss of outlook and overbearing impacts on the adjoining properties. The provision of landscaping along boundaries will also provide screening and defensible space between the proposal and adjoining properties.

The nature of the proposed residential development is unlikely to create adverse noise disruption or nuisance to neighbouring properties. The proposed layout also generally avoids noisier areas, such as parking areas, communal / public open space areas and play areas, near sensitive neighbouring areas.

It is noted that an objection raised concerns of overlooking impacts from a proposed apartment block. However, the apartment block would be over 25m away from the closest adjoining property and therefore the separation distance is sufficient to mitigate any unacceptable impacts on privacy.

The proposal is of a scale and design that preserves amenity standards of the existing residential dwellings and therefore complies with policy DM 14 of the Swale Local Plan.

Future residents

New development is expected to offer future occupiers a sufficient standard of accommodation.

Revisions were provided during the application to address concerns raised by officers in regard to the internal space of several dwelling types in relation to some of the single bedrooms shown as double bedrooms. The revisions clarify that these rooms would be single bedrooms, which ensures the dwellings comply with the Nationally Described Space Standards. Further information was also provided to clarify internal storage provision and outdoor amenity space for the units.

The revised internal floor plans indicate that the proposed dwellings and units would be provided with functional layouts with adequate space generally in line with the Nationally Described Space Standards. All proposed dwellings and most units are dual aspect with good access to daylight and sunlight and habitable spaces are also provided with acceptable outlook. In this regard the proposal is considered to provide a good standard of accommodation for future occupiers.

All proposed dwellings are provided with private rear gardens of acceptable proportions. The proposed flat blocks are provided with either a 'stacked' balcony, which provides the occupants with outdoor amenity space, or a Juliet balcony. The DAS addendum justifies that the design incorporates 'stacked' balconies where possible, but where there are constraints that prevent this the design includes a Juliet balcony. Officers consider that the proposal optimises the provision of private amenity space for the flats where possible, and acknowledge that generous areas of public open space are provided within the development, including the Country Park, which will provide good access to outdoor amenity space for future residents. Furthermore, the Local Plan policies do not set a minimum requirement for private amenity space for flats. Overall, the provision of external amenity space is acceptable.

The Hybrid permission expected separation distances to be considered at the reserved matters stage, noting that the dwellings will be assessed against the criteria that are used in these circumstances, i.e. a minimum of 21m rear to rear and 11m flank to rear. The proposal was revised during the application following concern with the separation between Plot 011 and 018. The location of the houses have been adjusted to ensure 21m back-to-back distances are achieved. Officers confirm this resolves the issues raised and all other

dwelling are provided with acceptable separation to provide future residents with acceptable levels of light, outlook and privacy.

The layout of the development is also considered to provide sufficient communal open space to serve future occupants. The proposed open space and play spaces areas were revised during the application in response to comments from the Greenspaces Manager, which is discussed further in the Open Space section of this report. The Greenspaces Manager advises that the revised open space areas are now acceptable.

The Environmental Health (EH) officer has reviewed the application and raises no objections. Officers note that the Hybrid permission secures necessary relevant details by condition to protect future residents from potential disturbance.

The proposal would deliver a development which is acceptable in terms of the living conditions of both future occupiers and the occupiers of existing nearby residential properties. The proposal is therefore considered to be in accordance with Policy DM14 of the Local Plan and the NPPF.

Transport and Highways

The NPPF promotes sustainable patterns of development and expects land use and transport planning to work in parallel in order to deliver such.

The NPPF states that:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.”

Local Plan policy promotes sustainable transport through utilising good design principles. It sets out that where highway capacity is exceeded and/ or safety standards are compromised proposals will need to mitigate harm.

A detailed Transport Assessment was submitted with the Hybrid application, whereby the transport sustainability, highway safety and trip generation were assessed and established to be acceptable. The quantum of development in the current reserved matters application does not exceed that approved. As such, the proposals will not present an increase in vehicle movements to that previously agreed.

Vehicular access to the site is provided in the form of two roundabouts, one on Grovehurst Road and one on The Street, and was approved in detail in the Hybrid consent. A series of financial contributions and planning obligations were also secured by s106 legal agreement and conditions towards funding of junction improvements, public transport improvements, travel plan audit and monitoring, sustainable transport vouchers, and pedestrian/cycling facilities.

Revisions and additional information by means of a Transport Technical Note have been submitted during the application in response to comments made by KCC Highways in relation to multiple aspects of the proposed internal layout and design. The highways matters relevant only to Parcels E1, E2 or the Village Hall are split into the relevant subsections below accordingly, while all other site wide matters regarding the residential development are discussed in the ‘general’ subsection.

Parcel E1

The main access 'principal avenue' to E1 is 5.5m wide and includes 2m footways on both sides which conforms with the standards for a Major Access Road as defined by the Kent Design Guide (KDG): Designing for Movement. From the adoption plans provided, the shared surface access roads will not be offered to KCC however appears to have been designed in accordance with the KDG.

The orientation of the access road offers plenty of deflection as to not require additional engineering features to slow traffic and achieve the intended design speeds. This teamed with a raised block table and a change of surface from the major access road into the shared surface is sufficient. The applicant has provided internal visibility splays which include visibility windows on the bends for a design speed of 15mph which is accepted.

KCC Highways requested that pedestrian access be improved to the country park from the principle avenue to tie in with the informal crossing point. The applicant has made changes to the footpath and the site layout has been amended, which rectifies this concern.

Swept path drawings are included and show tracking for delivery vehicles, emergency fire tender and refuse lorry all of which are all acceptable and do not show areas of overrun to kerbs, frontages or parking spaces. KCC Highways recommended that parking restrictions be introduced around areas that need to be safeguarded for turning, namely in the vicinity of plot 427. It is a concern that these areas could be used for visitors which will result in a lack of turning facility. The applicant is willing to include restrictions where necessary to prevent parking in these areas and therefore this can be overcome through a condition securing these restrictions.

Parking details have been submitted in this application as required by Hybrid permission condition 17. Parking provision is largely in line with the guidance set out within SBC's Parking Standards and a percentage uplift has been added to increase the number of visitor spaces, especially to meet the demand for the 4 bedroom units that do not have access to a garage or third parking space. Visitor spaces are well distributed around the parcel, however KCC Highways raised concern there were areas where the parking bays located on the outer parameters did not offer an area of hard standing for pedestrians. This has been addressed through revisions as necessary.

Previous concerns were raised regarding the courtyard parking area 442-552, as no vehicle tracking had been carried out. Appendix C of the Technical Note sufficiently addresses this and KCC Highways confirm that there is adequate manoeuvrability into this area. It has also been confirmed that the block will be served roadside and not to the rear. Drag distances for operatives and residents are within the specified guidance, which is acceptable and the courtyard has adequate surveillance.

Parcel E2

The spine road within E2 has been designed in accordance with the KDG for a major access road at 6m which is accepted by KCC Highways. It is noted that the internal access roads have been designed differently depending on the hierarchy.

KCC Highways advise that the internal access roads have again been designed in accordance with the KDG and the proposed road widths is accepted. Visibility splays have also been provided for the internal junctions. The layout of the spine road has been updated to include traffic calming features at 60m intervals on the straight sections that previously offered little deflection in order to promote a 20mph design speed throughout the development. In addition, the internal junction visibility has also been amended for the 20mph design speed. These revisions address concerns raised by KCC Highways, who confirm that it is now acceptable.

Vehicle swept path analysis have been provided and drawing 32352-T-10 shows tracking for a refuse vehicle. KCC Highways raised concern of the area around plot 351 as being tight for a refuse vehicle to pass should the bay be occupied by a vehicle. However, this has been addressed as seen in the amended layout to provide more space for a refuse vehicle to pass a parked vehicle.

Residential - General Highways and Parking Matters

Tandem parking is provided across the site and has been accepted by KCC Highways in principle. Revisions were made to increase the widths of the spaces on the plots that have a shared parking space taking form by 2 tandem spaces side by side to address concerns raised. This will ensure residents are more easily able to access vehicles and enable bins to be wheeled to the roadside between parked cars.

KCC Highways notes that an overall uplift has been applied to visitor spaces, however they raised concern that the visitor provision could be better distributed to serve the whole development. This point was clarified in the additional information and KCC Highways confirm that overall, the visitor parking is well distributed to serve the development.

Cycle storage is proposed to be provided in the rear gardens, via a secure and covered (shed) at a ratio of one cycle parking space per bedroom for the houses and one space per dwelling for flats. This accords with Swale's Parking Standards SPD. The additional information submitted confirmed that either side or rear access will be provided for all dwellings so that residents can access their rear garden in particular for those that have rear parking allocation. The provision of cycle parking is secured by Condition 18 of the Hybrid consent.

Condition 37 of the Hybrid permission requires the reserved matters application to include details of electric vehicle (EV) charging. The Sustainability Plan illustrates that EV charging spaces have been provided at 1 per dwelling, and 1 space per 2 apartments which is policy compliant. The Transport Technical Note also sets out the EV charging requirements under Part S of the Building Regulations. As such, the details are acceptable and no further details are required to be secured by condition.

Community hall

Access into the community hall is located approximately 50m from the Grovehurst Road roundabout and achieved by a 6m vehicle crossing. The design for the community hall has been updated to address comments from KCC Highways, including provision of a direct pedestrian link from the street, vehicle tracking and clarification of refuse collection. The updated layout now includes the provision of 25 parking spaces including 3 spaces provided with EV charging and 10 cycle parking spaces, which complies with the SPD requirements. Removable timber bollards are proposed to prevent unauthorised use of the parking spaces allocated to the community hall.

Conclusion

Overall, sufficient evidence has been provided and adequate changes made to the design layout as requested by KCC Highways, who confirm that no further objections are raised. Officers note that objections raised concerns of impacts and congestion to the wider transport network. However, these matters were dealt with at the Outline stage and are not material to this application.

Officers note that (in addition to those mentioned above) conditions are secured within the Hybrid permission for details to be submitted of a Construction Traffic Management Plan

(condition 14), access to parcels E1 and E2 (conditions 15 & 16), pedestrian and cycling connections and facilities (conditions 20 & 21). Outline compliance conditions secure the delivery of internal access (condition 19) and Travel Plan (condition 22).

The proposed Reserved Matters are considered acceptable in highways terms and are therefore in accordance with the provisions of policies DM 6 and DM 7 of the Local Plan and the NPPF.

Open Space and Play Space

Policy DM17 of the Local Plan sets out that new housing development shall make provision for appropriate outdoor recreation and play space, including urban parks, children's play areas, open space for sport, allotments or community gardens proportionate to the likely number of people who will live there. This space should be fully accessible all year round and therefore is generally not appropriate for Sustainable Urban Drainage Systems such as stormwater ditches.

Condition 42 of the Hybrid permission requires the reserved matters proposal to generally accord with the key open spaces set out in Section 5.7 of the parent application DAS. The key open spaces were split into the following areas:

1. The Village Hall Green
2. Wigeon Green
3. Fulmar Green
4. Woodpecker Park extension, which links with
 - a. Swallow Green in the south (A) and
 - b. All Saints View in the north (B)
5. Sanderling Green

Section 7.2 of the DAS submitted within this reserved matters application sets out the key open space areas within the proposed development, which generally accord with the details as required by Condition 42 of the planning permission. The open space areas for the development also follow the parameter plan from the Hybrid planning consent. The landscape design of the proposed open space areas are acceptable as discussed within the Design section of this report. The Council's Greenspaces Manager and Trees Officer raised no objections to the selection of plants and trees proposed to be included following the inclusion of seasonal bulb species in the revised proposal.

Across the site there will be a mix of formal and informal play spaces to provide active spaces for children of all ages, along with exercise equipment suitable for various age groups and abilities. The proposal was amended to relocate pedestrian links to avoid these crossing through the middle of the children's play area. The play specification was also amended to improve its quality and include more accessible play opportunities at the request of the Greenspaces Manager. A condition to secure the final design and implementation of proposed play equipment is included.

The Council's Greenspaces Manager confirmed that the proposed open space strategy is acceptable and accords with the outline permission. Revised details were provided and confirmed by the Greenspaces Manager to resolve the issues raised.

The level of open space and play space provided for this site is acceptable and consistent with the Outline permission, and therefore in compliance with Policy DM17 of the Local Plan and the NPPF.

Trees

The NPPF recognises the contribution of trees to the character and quality of urban environments and sets out that new streets should be tree lined. Local Plan Policy DM29 sets out that the Council will seek to ensure the protection, enhancement and sustainable management of woodlands, orchards, trees and hedges.

The application is supported by an Arboricultural Impact Assessment, which identifies the trees worthy of retention, assesses the implications of the development proposals on retained trees, and provides recommendations for their protection.

The Council's Tree Officer advises that the general layout and appearance of the proposed development follows the layout shown within the HYBRID application, which was considered by the Tree Officer. Therefore, given the little material change in the layouts proposed in this Reserved Matters application, no objections are raised subject to compliance with the submitted tree protection measures contained within the arboricultural implications report. A condition to secure the tree protection measures is included accordingly.

The proposal is therefore acceptable subject to the recommended condition in accordance with Local Plan policy DM29.

Ecology

Ecological mitigation

The National Planning Policy Framework states that the planning system should contribute to and enhance the natural environment by minimising impacts on and providing net gains for biodiversity.

Local Plan Policy DM28 sets out that development proposals will conserve, enhance, and extend biodiversity, provide for net gains where possible, minimise any adverse impacts and compensate where impacts cannot be mitigated.

The Outline application was accompanied by an Ecological Assessment, which was reviewed by the KCC Ecology team who raised no objections to the proposal subject to conditions, which were secured accordingly. These include Conditions 43(Detailed ecological mitigation strategy), 44 (updated Preliminary Ecological Appraisal), 45(Reptile / Great Crested Newt translocation report), 46(Outline Landscape and Ecology Management Plan (OLEMP)), 47(Habitat creation plan), 48(Landscape and Ecology Management Plan), 49(Landscape and Ecology Management and Monitoring Plan for the country park), 50(Lighting plan), 51(Detailed lighting plan), and 52(Ecological Enhancement Plan), 57 (BNG strategy of 20%); 58 (BNG for each phase to be in accordance with BNG strategy). Conditions 48, 51, 52 and 58 require the details to be submitted within the reserved matters application.

KCC Ecology have compared the submitted masterplan with the landscape masterplan submitted with the original application and confirm they are satisfied that the area of landscaping or open space within the residential area is unchanged or (in the NW of the site) increased from what was previously proposed. As such KCC Ecology confirm they are satisfied that there will be no loss of habitat connectivity through the built area.

Lighting Plan

Condition 51 of the Hybrid permission requires the Reserved Matters submission to include details of lighting with respect of mitigating impacts on ecologically sensitive areas. Details of external lighting have been submitted accordingly.

KCC Ecology note that the proposal will result in an increase in lighting within the site and beyond the site boundary into the country park. The light spill plans indicate that the light

spill will be largely less than 1lux but acknowledge it will not directly impact the SPA/Ramsar due to the distance between the housing and the designated sites. It is therefore considered that the proposal meets the requirements of condition 51.

Landscape Management

A Landscape Maintenance and Management Plan (LEMP) has been submitted and updated during the course of the application. It provides details of how the open space, vegetation and other landscape components would be managed and to reinforce and perpetuate the essential design objectives covered in the Landscape Design Concept.

The proposal would create additional wildlife habitats and enhancements to biodiversity, promotes the protection of wildlife and supporting habitat, and secure opportunities for the enhancement of the nature conservation value of the site. The proposal would also provide and maintain an attractive and robust landscape setting to the development. KCC Ecology, SBC Greenspaces Manager and the SBC Tree Officer have not raised any concerns with the revised landscape maintenance and management plan.

Ecological Enhancements

A general arrangement plan has been produced and it has confirmed native species planting will be implemented. An ecological enhancement plan has been submitted and provides an overview of the habitat creation to be carried out within the Country Park to benefit biodiversity and provides details of ecological enhancement features to be incorporated into the development site.

KCC Ecology initially noted that only a plan showing the location of the enhancement features within the country park had been provided and other than confirming that hedgehog highways would be incorporated into the gardens it only gave an overview of the enhancement features proposed for housing. However, updated plans were submitted demonstrating that boxes and integrated features will be incorporated into the majority of the dwellings for swifts, sparrows, bats, bees and butterflies.

KCC Ecology advise that these measures must be incorporated as detailed and request a condition for confirmation upon completion. However, the development is required to be constructed in accordance with the approved details, and therefore securing the additional confirmation is not considered to be necessary.

Having regard to the Outline permission it is considered that the proposed development is acceptable in terms of ecology and biodiversity in accordance with Local Plan Policies CP7 and DM28 of the Local Plan and the NPPF.

Biodiversity Net Gain (BNG)

The outline application was submitted and dealt with prior to the requirement for mandatory BNG. However, conditions 57 and 58 of the planning permission require in turn, a strategy setting out how the development area will contribute to the delivery of an overall site-wide biodiversity net gain of a minimum of 20%; and the reserved matters to be submitted in accordance with the agreed strategy with a detailed scheme for all proposed habitat features and enhancements. Details have been submitted in respect of condition 57 under ref. 25/500618/SUB. KCC Ecology have concluded that a BNG comfortably in excess of 20% can be achieved and as such consider the details acceptable. In addition details within the reserved matters application have set out the details required for each phase, as required by condition 58. KCC Ecology as part of their overall response in terms of the reserved matters application are satisfied that ecology matters have been satisfactorily dealt with. On this basis, it is considered that the details submitted satisfactorily demonstrate the matters required by condition 58 are acceptable.

Surface Water Drainage, Flood Risk and Network Capacity

The NPPF states that local planning authorities should ensure that flood risk is not increased elsewhere and that any residual risk can be safely managed. It then goes on to set out that development should only be allowed in areas at risk of flooding where supported by a site-specific FRA and the sequential and exception tests are passed, as applicable. These national policies are reflected in policy DM 21 of the Local Plan.

Flood Risk and Surface Water Drainage

The Hybrid application was supported by a detailed Flood Risk Assessment and surface water drainage strategy, which demonstrated that flooding and drainage issues could be adequately managed subject to Conditions 25 – 30 imposed on the planning permission.

Kent County Council as Lead Local Flood Authority (LLFA) have reviewed the latest Proposed Surface and Foul Water Drainage Strategy (drawing BHSITTINGBOURNE.10/10-P5) and illustrative MasterPlan (3294-MA-900- P02) drawings from which they confirm that they have no objections to the proposed layout. An application (24/502924/SUB) has been approved for the discharge of Conditions 26, 27 and 30 relating to surface water matters. As such, no further information is required within this Reserved Matters application in regard to flood risk and drainage.

Network capacity

Southern Water advise that they have undertaken a desktop study of the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network. This initial study indicates that these additional flows may lead to an increased risk of foul flooding from the sewer network. Any network reinforcement that is deemed necessary to mitigate this will be provided by Southern Water.

Southern Water will liaise with the developer in order to review if the delivery of the network reinforcement aligns with the proposed occupation of the development, as it will take time to design and deliver any such reinforcement. They advise that it may be possible for some initial dwellings to connect, pending network reinforcement. Southern Water will review and advise on this following consideration of the development programme and the extent of network reinforcement required.

This matter was also raised during the original Hybrid application, whereby the officer report states in response to this that connection to the foul sewerage network is dealt with through Section 104 and Section 106 Agreements of the Water industry Act, which falls outside of the planning process. On this basis, the matter would be dealt with via applications and agreements outside of the planning process and continues to be the case now and has no bearing on the reserved matters being considered here.

As per the above assessment, the proposal is acceptable in accordance with policy DM 21 of the Local Plan and the NPPF.

Sustainability / Energy

Policy DM19 of the Local Plan requires development proposals to include measures to address climate change. Conditions 34 and 35 of the Hybrid permission secure details of sustainable design and construction measures and low emission gas boilers, whilst condition 37 secures water efficiency measures. Condition 36 requires the Reserved Matters application to include details of electric vehicle charging facilities. The proposed Sustainability Plan demonstrates that each dwelling would include electric vehicle charging facilities along with charging points provided in parking courts. The details have been

reviewed by the Council's Climate Change officer, who confirms it is acceptable. Subject to the details secured by conditions in the Outline permission, the proposal accords with policy DM21 of the Local Plan.

Other matters

The impact of the proposal in regard to brickearth, air quality and land contamination were assessed at the Outline stage and considered acceptable subject to conditions to secure the relevant details.

In terms of the impact on services and infrastructure, again this was considered and addressed as part of the outline planning application and is covered by s106 that accompanies the outline planning permission.

Conclusion

The proposal has been revised to ensure all concerns raised by consultees have been addressed. The proposal would make an effective contribution to the Borough's housing supply with well-designed homes, whilst safeguarding the environment and biodiversity. The layout, scale, appearance and landscaping proposals are sympathetic to local character and safeguard the living conditions of the existing and future occupiers in accordance with Local Plan policies and the NPPF.

RECOMMENDATION

Approve – subject to the following conditions:

CONDITIONS

1. Plans and Documents

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

- P003 Rev B - Site Layout Plan
- P004 Rev B - Planning Layout
- P005 Rev B - Tenure Plan
- P006 Rev B - Parking Allocation Plan
- P007 Rev B - Occupancy Plan
- P008 Rev B - Character Area Plan
- P009 Rev B - Housetypes Plan
- P010 Rev B - Massing Plan
- P014 Rev B - Refuse Strategy Plan
- P015 Rev B - Fire Strategy Plan
- P100_UC 4B.T02.UC.02
- P100_UC 4B.T03.UC.01 Rev A
- P100_UC 4B.T03.UC.02 Rev A
- P100_UC 4B.T03.UC.03 Rev A
- P100_UC 4B.T04.UC.01
- P100_UC 3B.T01.UC.04 Rev A
- P100_UC 3B.T02.UC.02 Rev A
- P100_UC 3B.T04.UC.02
- P100_UC 3B.T05.UC.02
- P100_UC 3B.T06-07.UC.02
- P100_UC 3B.T07.UC.01

- P100_UC 3B.T08.UC.02 A
- P100_UC 3B.T08.UC.04 A
- P100_UC 3B.T09.UC.02 A
- P100_UC 3B.T10.UC.03
- P100_UC 3B.T11-08.UC.01-04 A
- P100_UC 2B.T01.UC.01 A
- P100_UC 2B.T01.UC.01 A
- P100_UC 2B.T02.UC.01 A
- P100_UC 1B-2B.T01-05.UC.01
- P100_CA 4B.T02.CA.02 A
- P100_CA 3B.T01.CA.01 A
- P100_CA 3B.T01.CA.04 A
- P100_CA 3B.T02.CA.02 A
- P100_CA 3B.T03.CA.01 A
- P100_CA 3B.T04.CA.02
- P100_CA 3B.T05.CA.02
- P100_CA 3B.T08.CA.02 A
- P100_CA 3B.T09.CA.02 A
- P100_CA 3B.T10.CA.01
- P100_CA 3B.T11.CA.02
- P100_CA 3B.T11-08.CA.02 A
- P100_CA 3B.T12.CA.02
- P100_CA 2B.T01.CA.01 A
- P100_CA 2B.T03.CA.01 A
- P100_CA 2B.T04.CA.01 A
- P100_SB 4B.T01.SB.01 A
- P100_SB 4B.T02.SB.01
- P100_SB 4B.T02.SB.05
- P100_SB 3B.T01.SB.04 A
- P100_SB 3B.T01.SB.05 A
- P100_SB 3B.T02.SB.01 A
- P100_SB 3B.T02.SB.05 A
- P100_SB 3B.T04.SB.01
- P100_SB 3B.T05.SB.01
- P100_SB 3B.T08.SB.01 A
- P100_SB 3B.T08.SB.04 A
- P100_SB 3B.T08.SB.05 A
- P100_SB 3B.T09.SB.01 A
- P100_SB 3B.T11.SB.01
- P100_SB 3B.T11-08.SB.01-05 A
- P100_SB 3B.T12.SB.01
- P100_SB 2B.T01.SB.01 A
- P100_SB 2B.T03.SB.05 A
- P100_SB 2B.T04.SB.01 A
- P200_UC Rev A - Flat Block 1
- P201_UC - Flat Block 2
- P202_UC - Flat Block 3
- P203_UC - Flat Block 4
- P204_UC - Flat Block 5
- P205_UC - Flat Block 6
- P210 Rev A - Community Building
- P250 Garages

- P251 Rev A - Car Barns
- P252 Rev A - Bin Store
- P300 Rev A - Site Sections - A
- P301 - Site Sections - B
- P302 - Site Sections - C
- P303 - Site Sections - D
- P304 Rev A - Site Sections - E
- UE0660ECO-Willowbrooklwade_Enhancements_250204_1
- UE0660ECO-Willowbrooklwade_Enhancements_250204_2
- UE0660ECO-Willowbrooklwade_Enhancements_250204_3

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

2. Materials

No development beyond the construction of foundations shall take place until precise details of the materials for the boundary treatment, and the external finishing materials of buildings, to be used on the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

Details and photos of samples of materials shall include (but not be limited to) external walls, roofing, windows, doors, soffits, building entrances, and any other materials in the development, accompanied by elevations indicating exactly where the materials are to be used.

The development shall be built in accordance with the approved details and retained as such thereafter.

Reason: In the interest of visual amenity.

3. Landscaping

No development beyond the construction of foundations shall take place until full details of soft and hard landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall be in general accordance with the below approved drawings and documents and include existing trees, shrubs and other features, planting schedules of plants, noting species (which shall be native species and of a type that will encourage wildlife and biodiversity), plant sizes and numbers where appropriate, details of any hard surfacing materials, details of root barriers and soil volumes for any tree planted within a road side verge and an implementation programme:

- 3294-MA-900 Rev P02
- 3294-MA-1000 Rev P02
- 3294-MA-1001 Rev P02
- 3294-MA-1002 Rev P02
- 3294-MA-1003 Rev P02
- 3294-MA-1004 Rev P02
- 3294-MA-1005 Rev P02
- 3294-MA-1006 Rev P02
- 3294-MA-1007 Rev P02
- 3294-MA-1100
- 3294-MA-RP001 LANDSCAPE STATEMENT (dated: October 2024)

The works shall be carried out for each phase prior to the first occupation of the development within each relevant phase or in accordance with a timetable submitted to and approved in writing by the Local Planning Authority. The maintenance and management of

the hard and soft landscaping shall accord with the approved document: 3294-MA-RP002 LANDSCAPE MAINTENANCE AND MANAGEMENT PLAN REV A (dated: May 2025).

Reason: To accord with the terms of the application and the requirements of Policy A17 of the Swale Borough Local Plan - Bearing Fruits 2031. To ensure the early delivery of part of the strategic landscaping to the site, in the interests of visual amenity and wider landscape objectives.

4. Village Hall Green

Prior to the first use of the Village Hall and notwithstanding the details shown on the Landscape Plans (refs: 3294-MA-900 Rev P02 and 3294-MA-1007 Rev P02), detailed landscaping plans for the land between the south-western elevation of the Village Hall and Grovehurst Road, shall be submitted to and approved in writing by the Local Planning Authority. The plans shall clearly indicate the boundary line of the works associated with the highway improvements to the A249 Grovehurst Road junction (KCC ref: KCC/SW/0213/2021).

The works shall thereafter be carried out in accordance with the approved details.

Reason: To accord with the terms of the application and the requirements of Policy A17 of the Swale Borough Local Plan - Bearing Fruits 2031. To ensure the early delivery of part of the strategic landscaping to the site, in the interests of visual amenity and wider landscape objectives.

5. Landscaping replacement

Upon completion of the soft landscaping works, any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within the next planting season, unless otherwise agreed.

Reason: To ensure the retention and maintenance of strategic landscaping, in the interests of visual amenity.

6. Play equipment

The areas shown on the approved drawings for open space and play areas shall be surfaced and equipped with play equipment, in accordance with a schedule and timetable to be submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of any dwellings within each phase. The open space and play areas shall be provided prior to the occupation of no more than 50% of the dwellings within each phase. No other permanent development (whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or not) shall be carried out in the open space and play areas without the prior written approval of the Local Planning Authority.

Reason: To ensure that sufficient open space and play areas are made available in the interests of the residential amenities of the area.

7. Ecological Enhancement Plan

The ecological enhancement features shall be implemented prior to the first occupation of the relevant phase of the development in accordance with approved drawings:

UE0660ECO-Willowbrooklwade_Enhancements_250204_1,
UE0660ECO-Willowbrooklwade_Enhancements_250204_2 and
UE0660ECO-Willowbrooklwade_Enhancements_250204_3.

The features shall be retained in good condition for the lifetime of the development.

Reason: To ensure ecological enhancements are provided.

8. Tree protection measures

The measures for Tree Protection as set out in the Arboricultural Implications Report dated November 2024 (ref: Ref. SJA air 24111-01c) shall be adhered to throughout the construction of the development hereby approved.

Reason: In the interests of visual amenities and encouraging wildlife and biodiversity opportunities.

9. Meter cupboards

No development above foundation level shall take place until the details of the position and appearance of the electric meter boxes and external flues for the proposed dwellings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity.

10. Parking Restrictions – E1

Prior to the occupation of any dwellings within Parcel E1, details shall be submitted to and approved in writing by the Local Planning Authority of measures to prevent vehicles parking within the vehicle turning areas. The measures shall be implemented prior to the occupation of any dwellings in Parcel E1 and retained in good condition for the lifetime of the development.

Reason: In the interest of highways safety and convenience.

11. Electric Vehicle Charging

No dwelling shall be occupied until the electric vehicle charging point for the dwelling has been installed in accordance with the details shown on drawing no. 4410_P013 Rev B – Sustainability Plan.

Reason: In order to promote sustainable forms of transport.

12. Electric Vehicle Charging

The village hall shall not be brought into use until the electric vehicle charging points for the hall have been installed in accordance with the details shown on drawing no. 4410_P013 Rev B – Sustainability Plan.

Reason: In order to promote sustainable forms of transport.

Informatives

Lower Medway Internal Drainage Board

The site is located across two river catchments that drain into the Lower Medway Internal Drainage Board's district. Proposals to discharge surface water from the site into any watercourse will be subject to a land drainage consent in line with the Board's Byelaws (specifically Byelaw 3 available at

<https://lowermedwayidb.co.uk/wp-content/uploads/2022/01/Lower-Medway-Byelaws.pdf>).

Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy available at https://lowermedwayidb.co.uk/wp-content/uploads/2024/04/WMA_Table_of_Charges_and_Fees-April_2024.pdf. The one-off Surface Water Development Contribution is due to the Board to cover the increased flow and volume in its maintained drainage network.

The board would like to take the opportunity to inform the applicant of the following requirements regarding land drainage consent:

- Outfall A is within the IDB district on an ordinary watercourse; land drainage consent is required for the surface water discharge and the outfall arrangement.
- Outfall B is within the IDB district but on the main river, therefore, land drainage consent from the Board is required for the surface water discharge and the Environment Agency will need to be approached regarding the outfall structure to secure a Flood Risk Activity Permit.
- Outfalls C, D & E, and F are outside the IDB district but within a catchment that drains into the district, therefore, land drainage consent is required from the Board for the surface water discharge and Kent County Council for the outfall structures.

The Council's approach to the application

In accordance with paragraph 39 of the National Planning Policy Framework (2024), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

The applicant/agent was advised of minor changes required to the application and these were agreed.

Case Officer Ben Oates

Case Officer Sign: BOates	Date: 27/05/2025
Delegated Authority Sign: P.Gregory	Date: 02/06/2025
PRINT NAME:	
TL/DM Countersign:	Date: