

Dave Harris
Medway Council
Gun Wharf
Dock Road
Chatham
Kent ME4 4TR

19 June 2020

Dear Mr Harris

SUBMISSION OF FULL PLANNING APPLICATION
LAND AT UPNOR ROAD, UPPER UPNOR, MEDWAY
ESQUIRE DEVELOPMENTS

Please find enclosed a planning application package for a Full planning application at a site known as Land at Upnor Road, Upper Upton, Medway. The Description of Developments is as follows:

Erection of 75No. residential dwellings including affordable housing with associated car parking and infrastructure; new landscaping and public open spaces including new public rights of way and bus stop; sustainable urban drainage system and associated earthworks and a new vehicular access from Upnor Road.

In addition to this Cover letter, the application is supported by the following material:

1. Application Form;
2. Certificate B Notice;
3. Design and Access Statement prepared by Clague Architects;
4. Planning Statement prepared by Esquire Developments;
5. Statement of Community Involvement prepared by Maxim PR
6. Landscape and Visual Impact Assessment prepared by Barton Willmore Landscape;
7. Landscape Strategy prepared by HW & Co;
8. Ecology Appraisal prepared Aspect Ecology;
9. Transport Statement prepared by DHA Transport;
10. Flood Risk Assessment and drainage Report prepared Amazi Consulting and Infrastructure Design Ltd ;
11. Odour Constraints Assessment Report prepared by Wood Environmental;
12. Built Heritage Statement prepared by RPS Heritage;
13. Desk Based Archaeology Report prepared SWAT Archaeology;
14. Phase 1 Desk Study and Phase 2 Investigation prepared by Leap Environmental.

In addition, the following drawings are submitted for consideration:

Drawing Title	Drawing No
Site Location Plan	29414A 01
Existing Site Block Plan	29414A 02
Existing Site Sections Sheet 1	29414A 03
Existing Site Sections Sheet 2	29414A 04
Proposed Site Plan	29414A 10
Proposed Site Plan Coloured	29414A 11
Proposed Parking Strategy Plan	29414A 12
Proposed Fire and Access Plan	29414A 13
Proposed Refuse Strategy	29414A 14
Proposed Site Mix	29414A 15
House Type Drawing - Plots 1, 2, 3, 4 & 5	29414A 30
House Type Drawing - Plots 6, 7 & 8	29414A 31
House Type Drawing - Plots 9, 10, 11, 12, 13 & 14	29414A 32
House Type Drawing - Plots 15 & 16	29414A 33
House Type Drawing - Plots 17 & 18	29414A 34
House Type Drawing - Plots 19, 20, 21 & 22	29414A 35
House Type Drawing - Plots 23, 27, 28, 29 & 65	29414A 36
House Type Drawing - Plots 24 & 30	29414A 37
House Type Drawing - Plots 25, 26, 69 & 70	29414A 38
House Type Drawing - Plots 31 & 32	29414A 39
House Type Drawing - Plots 33 & 52	29414A 40
House Type Drawing - Plots 34, 35, 49 & 50	29414A 41
House Type Drawing - Plots 51 & 55	29414A 42
House Type Drawing - Plots 36, 37, 60, 61, 71 & 72	29414A 43
House Type Drawing - Plots 53 & 54	29414A 44
House Type Drawing - Plots 56 & 57	29414A 45
House Type Drawing - Plots 59 & 64	29414A 46
House Type Drawing - Plot 58	29414A 47
House Type Drawing - Plot 75	29414A 48
House Type Drawing - Plots 62, 63, 73 & 74	29414A 49
House Type Drawing - Plots 66,67 & 68	29414A 50
House Type Drawing - Plots 38, 39, 40, 41, 42, 43 & 44	29414A 51
House Type Drawing - Plots 45, 46, 47 & 48	29414A 52
Garages and Car Ports	29414A 53
Proposed Street Scenes Sheet 1	29414A 60
Proposed Street Scenes Sheet 2	29414A 61
Bird's-Eye View	LN-LP-09 Rev C

The application has been brought forward based on the Council's lack of 5-year housing land supply and housing delivery test.

The proposals represent an acceptable form of sustainable development in a sustainable and accessible location. The policies which are most important for determining this application are out of date and there are no adverse impacts that would significantly and demonstrably outweigh the benefits. The application should therefore be supported in accordance with Para. 11d ii).

The development proposals provide a significant number of benefits which should be weighed in favour of granting permission. These include the following:

- 1) Provides much needed market housing for local people;
- 2) Provides much needed affordable housing for people struggling to purchase a home;
- 3) Provides homes in close proximity (within 800m) to schools, shops, pubs, employment areas and bus stops;
- 4) Provides new Public Rights of Ways that will link and connect the existing footpath network and allow for further routes to enjoy the Hogmarsh Valley;
- 5) Provides for a new Bus Stop and increased Bus Service to enhance the opportunity to travel by public transport and for commuters to travel to and from work;
- 6) Will result in significant net biodiversity gains through extensive open space and landscaping-46% of the site on a present habitat sterile site;
- 7) Will introduce Hogmarsh Valley habitat into the site where it is presently sterile and increase the opportunity for natural flora and fauna to create additional habitat;
- 8) Will create publicly accessible open spaces on a currently private site for the enjoyment of the views of the Hogmarsh Valley and Rochester;
- 9) Will create a high quality bespoke development that reflects the unique surroundings of the Hogmarsh Valley and Upnor;
- 10) Is at a low density that will create an attractive setting and complement the existing village through its architecture and sense of place;
- 11) Will create a softer edge to the Hogmarsh Valley and create an more appropriate transition from semi-rural to urban than the present stark edge that presently exists;
- 12) Will create a softer defensible boundary to the Hogmarsh Valley preventing any further pressure on development of the Hogmarsh Valley;
- 13) Will create a development that responds positively to climate change and exceeds current building regulations requirements by removing any gas boilers and using Air Source Heat Pumps. Alongside a fabric first approach this reduce CO2 emissions by up to 30%;
- 14) Will deliver electric vehicle charging points on all dwellings and encourage the take up of electric vehicles by residents;
- 15) Will create a development that is COVID-19 adaptable with spacious plots, properties and gardens that can facilitate home working, home learning including fibre optic broadband and promote well-being;
- 16) Would not have a harmful impact on existing highways and drainage infrastructure;
- 17) Will be delivered by an SME Housebuilder and aid the delivery of choice and diversity in the market place.
- 18) Will be delivered expediently and contribute to the delivery of homes early in the 5-yr period;
- 19) Meets the identified criteria by Medway Council to boost the supply of land being on a suitable greenfield site, by a developer that will diversify the market and can deliver expediently without delay;

- 20) Will generate jobs through the construction process;
- 21) Will generate economic activity including the SME supply chain; and
- 22) Will support the rural economy and maximises opportunities to improve its sustainability by foot, cycle and public transport.

It is considered that the supporting documents and plans submitted as part of this application have demonstrated that the proposal represents a high-quality sustainable development that accords with the relevant planning policies of the Development Plan and other material considerations including the NPPF and, as such, that the proposal should be supported.

The application has been subject to various pre-application discussions with David Harris and Hannah Gunner including the scope of submitted documents against the councils validation criteria, of which topics are addressed within various reports such as utilities, affordable housing and renewables. There is no requirement for a tree survey or travel plan due to lack of trees/vegetation on site and the scale of development. The application is subject to a Planning Performance Agreement.

The application has been submitted on the Planning Portal and a fee of £26,309 has been paid via the planning portal on-line system.

If you have any questions, please do not hesitate to contact me.

Yours sincerely

Andrew Wilford



Head of Planning
Esquire Developments