

Wouldham
Burham Eccles
Wouldham

571728 163098 20 June 2007

TM/07/02143/RM

Proposal: Reserved matters of development platforms, main on-site road network, landscaping and public open spaces submitted pursuant to conditions 1, 13, 14, 20 and 21 of planning permission TM/05/00989/OAEA: Formation of development platforms and creation of new community including residential development, mixed-use village centre (including A1, A3 and B1 use), community facilities and primary school and associated highways works

Location: Former Peters Pit And Peters Works Site Hall Road Wouldham Rochester Kent

Applicant: Trenport (Peters Village) Ltd

1. Description:

1.1 These reserved matters relate to the main development site and include details of the main and internal road network, landscaping and public open spaces. Details have also been included of the tree survey, the riverside walk, cycleway and bridleway, contour plans of the development platform and of the formal play areas and pitches. Essentially these details relate to the main infrastructure and structural landscaping.

2. Reason for reporting to Committee:

2.1 The application is being reported to committee in light of significant local interest.

3. The Site:

3.1 The application site contains the Peters Pit and the former Peters Works, as well as the Hall Road and Ravens Knowle Pit. A Tree Preservation Order has been served on a large number of trees in Hall Road. The site lies within the strategic housing allocation under the Proposals Map of TMBLP 1998.

4. Planning History (most relevant):

TM/04/03421/EASP EIA opinion scoping application 3 November 2004

New residential and mixed use village centre development with associated highway works request for Scoping Opinion

TM/04/04322/OAEA Application Withdrawn 10 May 2005

Formation of development platforms and creation of new community including residential development, mixed-use village centre (including A1; A3 and B1 use), community facilities and primary school and associated highways works

TM/05/00989/OAEA Grant With Conditions 10 May 2006

Formation of development platforms and creation of new community including residential development, mixed-use village centre (including A1; A3 and B1 use), community facilities and primary school and associated highways works

TM/06/03315/RD 5 December 2006

Details of phasing of the development submitted pursuant to condition 2 of planning permission TM/05/00989/OAEA: Formation of development platforms and creation of new community including residential development, mixed-use village centre (including A1; A3 and B1 use), community facilities and primary school and associated highways works

TM/06/03364/RD 6 December 2006

Details of strategies for public open space, childrens play areas and public formal playing pitches submitted pursuant to conditions 20 and 21 of planning permission TM/05/00989/OAEA: Formation of development platforms and creation of new community including residential development, mixed-use village centre (including A1; A3 and B1 use), community facilities and primary school and associated highways works

TM/06/03795/RD 30 January 2007

Details of ecological mitigation strategy submitted pursuant to condition 35 of planning permission TM/05/00989/OAEA: Formation of development platforms and creation of new community including residential development, mixed-use village centre (including A1; A3 and B1 use), community facilities and primary school and associated highways works

TM/07/00270/RD 12 December 2007

Details of site investigations and remediation strategy submitted pursuant to condition 6 of planning permission TM/05/00989/OAEA (Formation of development platforms and creation of new community including residential development, mixed-use village centre (including A1; A3 and B1 use), community facilities and primary school and associated highways works) and to condition 8 of planning permission TM/05/00990/FLEA (Construction of a single carriageway road crossing incorporating segregated pedestrian and cycle way)

TM/07/00436/RD 13 November 2007

Details of footpath, cycleway and bridleway strategy submitted pursuant to condition 26 of planning permission TM/05/00989/OAEA: Formation of development platforms and creation of new community including residential development, mixed-use village centre (including A1; A3 and B1 use), community facilities and primary school and associated highways works

TM/07/00804/RD

16 May 2007

Details of Archaeology submitted pursuant to condition 31 of planning permission TM/05/00989/OAEA (Formation of development platforms and creation of new community) and condition 9 of planning permission TM/05/00990/FLEA (Construction of a single carriageway road crossing incorporating segregated pedestrian and cycle way)

TM/07/02048/RD

24 September 2007

Details of foul and surface water drainage strategy submitted pursuant to condition 7 of planning permission TM/05/00989/OAEA: Formation of development platforms and creation of new community including residential development, mixed-use village centre (including A1; A3 and B1 use), community facilities and primary school and associated highways works

TM/07/03779/RD

13 December 2007

Details of retention, interpretation and management programme for chalk faces submitted pursuant to condition 22 of planning permission TM/05/00989/OAEA: Formation of development platforms and creation of new community including residential development, mixed-use village centre (including A1; A3 and B1 use), community facilities and primary school and associated highways works

TM/07/04389/RD

25 February 2008

Details of piling submitted pursuant to condition 30 of planning permission TM/05/00989/OAEA: Formation of development platforms and creation of new community including residential development, mixed-use village centre (including A1; A3 and B1 use), community facilities and primary school and associated highways works

5. Consultees:

5.1 Wouldham PC: No comments.

5.2 Burham PC: No observations.

5.3 DHH: No objections.

5.4 KCC Highways: No comments.

5.5 Medway Council: No objection.

5.6 Natural England: Having considered the additional information provided, can confirm that providing no works are to be conducted within the boundary of the Peters Pit SSSI and SAC, NE has no comments to make.

5.7 Southern Water: No comments.

- 5.8 BHS: The height of the bridge over the bridleway appears to be satisfactory, as over 4m and greater than the BHS recommended height of 3.7m. I hope that the ragstone not granite problem has been resolved. Please ensure that the contrasting construction to be used where the connections into plot developments cross the bridleway is not slippery for horse shoes, and does not occur frequently enough to form a significant percentage of the bridleway.
- 5.9 EA: No objections subject attaching informative regarding bylaw. No objection to the proposed main on site road network and contour levels.
- 5.10 KCC PROW Office: I support the decision to divert Public Bridleway MR10 onto the proposed riverside area away from the main development road. However, the proposed surface of blockwork setts is not a suitable material for the entire length of the bridleway.

Comments on amended details: I am satisfied with the proposals for the riverside bridleway shown in the amended details of TM/07/02143/RM, including the change of surface to ragstone fines.

- 5.11 Ramblers Association: No response.
- 5.12 KCC Heritage: The archaeological evaluation work by MoLAS located buried remains of a possible medieval manorial site predating the post medieval Wouldham Hall building. It would be preferable for these remains to be preserved in situ. The precise area of the remains should preferably be defined by Trenport's archaeological consultants in agreement with us. This area of Wouldham Hall has also been highlighted as a possible place for an interpretation panel. We welcome the proposal for an open space and suggest this is an ideal place to put up an interpretation panel setting out description of the medieval buried remains and remarks on the now demolished post medieval building. It would also be useful if the character of the open space could reflect the heritage of this spot somehow. Is there to be any street furniture here - any benches or lamps? There is heritage interest in any surviving remains of Wouldham Hall but it is not something we would recommend preservation of *in situ*.
- 5.13 A8 Site Notice & Press Notice: No response.
- 5.14 Private Reps: 215/0X/0S/3R : Three letters received objecting on the following grounds:
- Tree planting needed on the northern perimeter of Ravens Knowle to provide a natural screen to the residential properties beyond;
 - Has there been a bridleway diversion order to KCC;
 - Surface of bridleway should be ragstone fines rather than granite fines.

6. Determining Issues:

- 6.1 The main issue to be considered is whether the proposed works will detract from the visual amenity of the locality.
- 6.2 The proposed main internal roads and central squares have been subject to discussions with KCC Highways. The main routes will link the riverside development, the lower, middle and upper development platforms in Peters Pit, to Ravens Knowle Pit, to the school site, to the bridge crossing and also to the southern access road. KCC Highways raise no objections to these works. Therefore, the proposals will not constitute a highway hazard.
- 6.3 The proposed structural landscaping scheme is very extensive and proposes woodland and woodland edge planting to supplement to the existing trees and vegetation to be retained along the northern and southern boundaries. In particular, whilst some protected trees are to be removed within Ravens Knowle pit, new woodland is proposed to compensate on the northern boundary to the Ravens Knowle Cottages. A large number of trees along Hall Road are to be retained to help preserve the rural character of this part of the development site and the setting of the Listed Buildings. In addition, to these works woodland, tree, hedgerow, shrub and grass planting is proposed at key strategic points, such as adjacent to the SSSI, around the public open spaces, by public squares and along the riverside walk. The proposed planting scheme includes a local variety of native species. The proposed details also include good quality hard landscaping. The proposed reserved matters will provide a high quality of structural landscape scheme to enhance the appearance of the Peters Village development.
- 6.4 The strategy for the public open spaces, formal playing pitches and childrens play areas has already been approved under application TM/06/03364/RD. These details provide the full details of these areas, which will to be maintained by a management company. The proposal provides two sports pitches, a Neighbour Equipped Area of Play in the form a Multi Use Games Area and two Local Equipped Areas of Play, as well as extensive areas of general open space. The proposed open space and play areas details are acceptable and enhance the environment for the future residents of Peters Village and the wider community.
- 6.5 The scheme also includes details of the proposed contour levels for the development. As Members may recall from the outline application stage, the riverside development part of the site is to be raised to above flood plain levels, whilst, the upper sections of Peters Pit are to be lowered, with the remaining land subject to less significant changes in levels. The intention is that the earth moved from the upper sections of Peters Pit will be used to raise the land levels by the riverside and within the pit floor. The levels in the upper section of the Peters Pit are to be reduced by between 7 to 10m, whilst the levels in the lower section of Peters Pit are to be raised by up to 1.5m and at the riverside the levels are to be raised by up to 2m. The existing chalk wall between Ravens Knowle and Peters

Pit is to be removed and the land levels predominantly lowered. These proposed works ensure that there is a natural progression of the land contours to the riverside, which help to minimise the visual impact of the development, particularly in Peters Pit and around Ravens Knowle. The proposed development contours will not detract from the visual amenity of the locality.

- 6.6 The riverside walk incorporates both a combined footpath/cycleway and a segregated bridleway. This is the diverted bridleway MR10. The riverside walk has been designed to include landscaping strips and benches at various intervals, as well as accommodating the needs of the EA's access to the river, as well as ensuring linkage to the housing and village centre. Details of the surfacing of the bridleway have been subject to discussions and the applicant is now proposing to use ragstone fines, in line with the link to the greenway and the southern access works. There will be a series of pedestrian crossing points to link to the development site, where blockwork paving is proposed across the bridleway, however, KCC PROW Office considers this arrangement acceptable.
- 6.7 The proposed riverside walkway passes under the Medway Crossing road bridge, where the minimum height will be 4.3m, which is considered acceptable to the KCC PROW Office and the BHS. The former diversion of bridleway MR10 is subject to separate legislation and I have attached an informative regarding this matter.
- 6.8 In the archaeological matters, the site of the former Wouldham Hall is proposed to be a public open space, which KCC Heritage raises no objection to. Details of the interpretation of this site and other archaeological finds within development are covered by a separate condition, which remains outstanding.
- 6.9 Finally, Natural England has raised no objections to the works and I can confirm that no works are proposed to be carried out within the SSSI and SAC.
- 6.10 In light of the above considerations, I support this proposal.

7. Recommendation:

- 7.1 **Approve Reserved Matters** in accordance with the following submitted details: Letters dated the 29 July 2008, 3 March 2008, 24 June 2008, Design & Access Statement received on the 20 June 2007, Tree Survey dated 30 April 2007, Supplementary Statement dated the 21 December 2007 and the following drawings 1378/EW/1C, 1378/EW/2C, 1378/EW/3C, 1378/EW/4A, 1378/EW/9, 1378/EW/10, 1378/EW/11, 1378/EW/12, 1378/EW/13, 1880/ON/GA/200 Rev B, 1880/ON/GA/201 Rev B, 1880/ON/GA/202 Rev B, 1880/ON/GA/203 Rev B, 1880/ON/GA/204 Rev B, 1880/ON/GA/205 Rev B, 1880/ON/GA/206 Rev B, 1880/ON/GA/207 Rev B, 1880/ON/EW/201 Rev A, 1880/ON/EW/202 Rev A, 1880/ON/EW/203 Rev A, site plan 501, 1378/PV/001D, 1378/PV/2B, 1378/PV/3A, 1378/PV/4, 1378/PV/5, 1378/PV/6, 1378/PV/7A, 1378/PV/8A, 1378/PV/9B, 1378/PV/10, 1378/PV/11A, 1378/PV/12, 1378/PV/13, 1378/PV/14A, 1378/PV/15,

1378/PV/16, 1378/PV/17, 1378/PV/18, 1378/PV/19, 1378/PV/20C, 1378/PV/21, 1378/PV/20, 1378/PV/22B, 1378/PV/23A, 1378/PV/24D, 1378/PV/25C, 1378/PV/26C, 1378/PV/27C, 1378/PV/28, 1378/PV/29, 1378/PV/30, 1378/PV/032A.

Informatives:

1. Under the terms of the Water Resources Act 1991 and associated bylaws, the prior written consent of the Environment Agency is required for any works in, over, under or adjacent to “main river”. This is termed Land Drainage Consent. The bylaw margin for tidal “main river” is fifteen metres from the top of the bank or toe of flood defence embankment or wall.
2. With regard to the diversion of the footpaths and bridleways, the applicant must contact Kent County Council, Strategic Planning, West Kent Public Rights of Way Office, 8 Abbey Wood Road, Kings Hill, West Malling, Kent, ME19 4YT. The applicant is also requested to contact the Ramblers Association and the British Horse Society.
3. The applicant is reminded that details of the interpretation and the management of the archaeological finds and heritage elements pursuant to condition 33 of outline planning permission TM/05/00989/OAEA remain outstanding.

Contact: Aaron Hill