

**RAPLEYS**

Supplementary Environmental Statement - Non-Technical  
Summary

for

AC Goatham and Sons Ltd

# LOWER RAINHAM, PUMP/BLOORS FARMS

**30 March 2020**

**Our Ref: SRS/18-01307**

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**QUALITY ASSURANCE**

This report has been prepared within the quality system operated at Rapleys LLP according to British Standard ISO 9001:2008.

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## PREFACE

An Environmental Statement (ES) was submitted to Medway Council (MC) in May 2019 as part of a suite of documents accompanying a planning application. That application comprised:

*“Redevelopment of land off Pump Lane to include residential development comprising approximately 1,250 residential units, a local centre (with final uses to be determined at a later stage), a village green, a two-form entry primary school, a 60 bed extra care facility, an 80-bed care home and associated accesses (vehicular, pedestrian, cycle).”*

Regulation 25(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 allows for the provision of ‘further information’ to be submitted. The further information has been collated into a Supplementary Environmental Statement (SES), produced in accordance with the aforementioned Regulations, albeit MC has not formally requested this as such under this Regulation.

Since the submission, consultation with statutory consultees including MC has been ongoing and a number of short responses to questions raised on a number of topics has been prepared - where this relates directly to the information contained within the May 2019 ES submission, it is reported within the SES. In addition, some further investigative/survey work has been undertaken, also included within the SES.

The ‘further information’ has not resulted in any changes to the illustrative masterplan or the Proposed Development itself. The further information can be summarised as follows -

- Borehole and infiltration testing resulting in revisions and clarifications to drainage/flooding matters;
- Review of MC strategic highway modelling resulting in clarifications to highway/transportation matters;
- Clarifications in respect of air quality matters;
- Clarifications in respect of agricultural matters.

The SES is supported by reciprocal revisions/additional Technical Appendices as appropriate.

In addition to the above, reciprocal revisions have been made to the Non-Technical Summary (NTS) document which also forms part of the ES. This document is the Supplementary Non-Technical Summary (SNTS).

Where parts of the original ES require deletion and /or replacement, this is noted in this SNTS - for the most part, this relates to some Technical Appendices which have been amended or supplemented. Within this SNTS, chapter amendments to text, figures, tables are identified in *red italics*. **Technical Appendix, Figure and Table** amendments are suffixed by the letter ‘*a*’ replacing the version in the original May 2019 NTS/ES. Supplemental information to be read in conjunction with the original numbered technical appendix is suffixed by the letters ‘*sup*’.

For ease of reading, this SNTS follows the same format and chapter numbering as the original NTS of May 2019.

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## 1 INTRODUCTION

1.1 There are no changes to this chapter of the original 2019 NTS.

## 2 METHODOLOGY

2.1 There are no changes to this chapter of the original 2019 NTS.

## 3 BACKGROUND TO THE DEVELOPMENT

3.1 There are no changes to this chapter of the original 2019 NTS.

## 4 DEVELOPMENT DESCRIPTION

4.1 There are no changes to this chapter of the original 2019 NTS, save for the following plan reference in paragraph 4.3 -

- Proposed Pump Lane Bridge Improvements (Plan ref. 20230-05-A) - which is revised to 20230-05-*d*.

4.2 This minor change to the junction proposal is in response to comments resulting from the Council Highways and the Safety Audit carried out.

## 5 ALTERNATIVES

5.1 There are no changes to this chapter of the original 2019 NTS.

## 6 POLICIES AND CONTEXT

6.1 There are no changes to this chapter of the original 2019 NTS.

## 7 ENVIRONMENTAL EFFECTS

### AGRICULTURAL LAND

7.1 Whilst it has not been necessary to carry out additional survey or assessment, the Council has raised a number of queries with the May 2019 ES chapter and associated **Technical Appendix 13.2** in relation to the farm business. A short Note has been prepared which responds to those queries (**Technical Appendix 13.2sup**). This does not alter the conclusions of the original assessment.

7.2 There are therefore no changes to paragraphs 7.2 - 7.6 of the original 2019 NTS.

### ECONOMY, POPULATION AND SOCIETY

7.3 There are no changes to paragraphs 7.7 - 7.16 of the original 2019 NTS.

### WATER RESOURCES

7.4 Whilst there are no changes to paragraphs 7.17 - 7.20 of the original 2019 NTS, the following should be noted:

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- 7.5 The original 2019 ES chapter and associated Technical Appendix 8.1 (Flood Risk Assessment and Drainage Strategy) identified a surface water drainage strategy which was subject to confirmation through further investigative work, notably an infiltration/borehole soakage test. This determines how quickly and to what extent surface water can soak into the ground.
- 7.6 The results of this confirm that infiltration as part of the drainage strategy is acceptable.
- 7.7 In addition, some further flood modelling refinements have been carried out to reflect the 1 in 100 year storm plus 40% climate change.
- 7.8 None of the above change the original conclusions of the effects of the Proposed Development.
- 7.9 A technical note has been prepared in respect of the above to supplement the original submission - **Technical Appendix 8.1sup**.

#### GROUND CONDITIONS/CONTAMINATION

- 7.10 There are no changes to paragraphs 7.21 - 7.25 of the original 2019 NTS.

#### TRANSPORTATION

- 7.11 Whilst there are no changes to paragraphs 7.26 - 7.29 of the original 2019 NTS, the following should be noted:
- 7.12 As part of the application consultation process with Council Highways, additional information has been submitted in relation to -
- Design and highway safety, including a Safety Audit (and response);
  - A Walking, Cycling, Horse Riding Assessment;
  - Detail on trip numbers;
  - Detail on bus service improvements;
  - Revisions to the Framework Travel Plan, and
  - Further Sensitivity Test modelling of traffic in the road network.

- 7.13 The essential conclusion is that the original Transport Assessment (Technical Appendix 10.1) is robust, no further assessment is necessary and the mitigation proposed to various highway junctions is more than sufficient. As such, there is no change to the original conclusions of the effects of the Proposed Development.

- 7.14 The additional information has been provided as a Technical Note to supplement the original submission - **Technical Appendix 10.1sup**.

#### ECOLOGY AND CONSERVATION

- 7.15 There are no changes to paragraphs 7.30 - 7.44 of the original 2019 NTS.

#### LANDSCAPE AND VISUAL AMENITY

- 7.16 There are no changes to paragraphs 7.44 - 7.49 of the original 2019 NTS.

#### AIR QUALITY

- 7.17 The Council has raised a number of queries with the May 2019 ES chapter and associated **Technical Appendix 12.1**. No further survey or assessment has been carried out. A short

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Note has been prepared which responds to those queries (**Technical Appendix 12.1sup**). This does not alter the conclusions of the original assessment.

7.18 There are therefore no changes to paragraphs 7.50 - 7.57 of the original 2019 NTS.

#### ARCHAEOLOGY AND CULTURAL HERITAGE

7.19 There are no changes to paragraphs 7.58 - 7.60 of the original 2019 NTS.

### 8 CONCLUSIONS

8.1 As a consequence of the above, there are no changes to paragraphs 8.1 - 8.2 or Table NTS2 of the original 2019 NTS.