



Supplementary Environmental Statement  
for  
AC Goatham and Sons  
**LOWER RAINHAM,  
PUMP/BLOORS FARMS**

**30 March 2020**

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

---

## Contents

|  |    |
|--|----|
| Quality Assurance .....                                  | 1  |
| 1 Introduction.....                                      | 2  |
| 2 Methodology .....                                      | 4  |
| 3 Background to the Development.....                     | 5  |
| 4 Planning Policy .....                                  | 6  |
| 5 Alternatives .....                                     | 7  |
| 6 Development Description .....                          | 8  |
| 7 Economy, Population and Society (Socio-economics)..... | 9  |
| 8 Water Resources .....                                  | 10 |
| 9 Ground Conditions/Contamination .....                  | 11 |
| 10 Transportation.....                                   | 12 |
| 11 Landscape and Visual .....                            | 13 |
| 12 Air Quality.....                                      | 14 |
| 13 Land Use and Agriculture .....                        | 15 |
| 14 Archaeology and Cultural Heritage .....               | 16 |
| 15 Ecology and Conservation.....                         | 17 |
| 16 Overview .....  | 18 |

## Appendices

|                              |   |
|------------------------------|---|
| Appendix 8.1 <sup>sup</sup>  | Technical Note - Surface Water & Drainage Strategy Addendum |
| Appendix 10.1 <sup>sup</sup> | Technical Note 3  |
| Appendix 10.2 <sup>a</sup>   | Framework Travel Plan                                       |
| Appendix 12.1 <sup>sup</sup> | Response to Comments on Air Quality                         |
| Appendix 13.2 <sup>sup</sup> | Loss of Agricultural Land Rebuttal                          |

QUALITY ASSURANCE

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

|             |   |
|-------------|---|
| Created by: | Sarah R Smith BA (Hons) MRTPI<br>Partner                    |
| Signature:  | <u>Sarah R Smith</u><br>Sarah R Smith (Mar 31, 2020)        |
| Checked by: | Duncan Parr BA DUPI Dip TP FRGS MRTPI Cgeog MEWI<br>Partner |
| Signature:  | <u>Duncan Parr</u><br>Duncan Parr (Apr 1, 2020)             |

---

## 1 INTRODUCTION

### PREFACE

- 1.1 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).”*

- 1.2 Regulation 25(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 allows for the provision of ‘further information’ to be submitted. This 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.

- 1.3 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 have been prepared - where this relates directly to the information contained within the May 2019 ES submission, it is reported within this SES. In addition, some further investigative/survey work has been undertaken, also included within this SES.

- 1.4 This ‘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.

- 1.5 Where parts of the original ES require deletion and /or replacement, this is noted in this SES - for the most part, this relates to some Technical Appendices which have been amended or supplemented. Within this SES, 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 ES. Supplemental information to be read in conjunction with the original numbered technical appendix is suffixed by the letters ‘*sup*’.

- 1.6 For ease of reading, the SES follows the exact same format and chapter numbering as the original May 2019 ES.

### ES CHAPTER 1 - INTRODUCTION

- 1.7 There are no changes to the original May 2019 ES chapter 1 or its associated **Technical Appendices 1.1, 1.2, 1.3**, other than to note the following:

- 1.8 In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Regulation 25 (3), an appropriate advertisement has been placed in the local newspaper acknowledging the production and submission of this SES.

---

1.9 Comments on this SES should be forwarded to MC by the **7 May 2020**. The SES is available to view on the web and at the Council Offices:

- **Telephone:** 01634 331700
- **Email:** [Planning.representations@medway.gov.uk](mailto:Planning.representations@medway.gov.uk)
- **Address:** Development Management, Medway Council, Gun Wharf, Dock Road, Chatham, ME4 4TR.

1.10 Additional hard copies of the NTS (free of charge), or electronic copies of all documentation (either via a sharefile link or on a cd) are available from:

- **Email:** [info@rapleys.com](mailto:info@rapleys.com)
- **Address:** 33 Jermyn Street, LONDON, SW1Y 6DN.

---

## 2 METHODOLOGY

2.1 There are no changes or amendments to this chapter of the original May 2019 ES.

---

### **3 BACKGROUND TO THE DEVELOPMENT**

3.1 There are no changes or amendments to this chapter of the original May 2019 ES.

---

## 4 PLANNING POLICY

4.1 There are no changes or amendments to this chapter paragraphs 4.1 to 4.30 of the original May 2019 ES.

4.2 Original May 2019 ES paragraph 4.31 is deleted and replaced by

*(4.31) ‘The emerging local plan is still in its early stages of preparation. The publication draft (Regulation 19) is planned to be published in summer 2020 with submission for examination by January 2021 and target adoption of December 2021’.*



---

## 5 ALTERNATIVES

5.1 There are no changes or amendments to this chapter of the original May 2019 ES.

---

## **6 DEVELOPMENT DESCRIPTION**

- 6.1 There are no changes or amendments to this chapter paragraphs 6.1 to 6.20 of the original May 2019 ES.
- 6.2 Original paragraph 6.21 identifies a potential timing for determination of the outline application, subsequent submissions and a potential start on site. Whilst this is out of date now, in the current circumstances it is evidently not possible to predict with any degree of certainty when normal service may resume. Consequently, no changes are made to the timescales quoted. This does not affect the overall ES conclusions of significance of effect.
- 6.3 There are no changes or amendments to this chapter's remaining paragraphs 6.22 to 6.38.

---

## **7 ECONOMY, POPULATION AND SOCIETY (SOCIO-ECONOMICS)**

- 7.1 There are no changes or amendments necessary to this chapter of the original May 2019 ES.  
The impacts/effects and subsequent conclusions remain valid.

---

## 8 WATER RESOURCES

### PREFACE

- 8.1 In the original May 2019 ES, this chapter and its associated **Technical Appendix 8.1 (Flood Risk Assessment and Drainage Strategy)** detailed a surface water drainage strategy (chapter paragraphs 8.61 and 8.66 specifically refer) which was subject to confirmation through further investigative work, notably infiltration/borehole soakage testing.
- 8.2 Infiltration/borehole soakage testing was carried out by Southern Testing Laboratories in October 2019. The results indicate that infiltration as part of the drainage solution is in principle acceptable for the Site.
- 8.3 In addition to the above, the following further refinements have been made to the FRA/Drainage Strategy in response to comments from the LLFA and Natural England -
- use Flood Estimation Handbook (FEH) rain profile data in the drainage modelling and design;
  - provide drainage modelling results (Micro-Drainage) for storms with return 1 in 100 year plus 40% climate change;
  - allow for Urban Creep, 10% increase in impermeable areas; and,
  - include further information on SuDS train and water quality improvement.
- 8.4 All of the above is reported and set out in a Technical Note 'Surface Water Drainage Strategy Addendum' dated January 2020. This is included as part of this SES as **Technical Appendix 8.1sup**. It should be read in conjunction with **Technical Appendix 8.1** submitted in May 2019.

### CONCLUSION

- 8.5 For the avoidance of doubt, the information contained in **Technical Appendix 8.1sup** does not result in any changes or amendments directly to the paragraphs that make up chapter 8 Water Resources of the original May 2019 ES. Consequently, the conclusions of the effects of the Proposed Development remain the same as previously reported.

---

## 9 GROUND CONDITIONS/CONTAMINATION

- 9.1 There are no changes or amendments to this chapter or its associated **Technical Appendix 9.1** of the original May 2019 ES. The impacts/effects and subsequent conclusions remain valid.

---

## 10 TRANSPORTATION

### PREFACE

10.1 The original Transport chapter of the May 2019 ES was supported by **Technical Appendix 101.1 Transport Assessment** and **Technical Appendix 10.2 Framework Travel Plan**. As part of the application consultation process, the following additional information has been already been provided to MC, but is also included formally as part of this SES -

- Technical Note 1 (7<sup>th</sup> October 2019) - this covers and includes further information on design and highway safety, a Road Safety Audit (and response), a Walking, Cycling, Horse Riding Assessment, further detail on trip numbers, bus service improvements and a revised Framework Travel Plan;
- Technical Note 2 (31<sup>st</sup> October 2019) - this covers further information on trip generation, notably in relation to education;
- Technical Note 3 (March 2020) - this principally provides a response and analysis to Sensitivity Test data provided by the Council. It also includes as appendices to it, Technical Notes 1 and 2 and information associated with them. It concludes the following - 'A detailed review of the Medway modelling has been undertaken which has demonstrated the methodology and assessment as set out in the TA is shown to be robust. No further assessment is necessary. The scheme of mitigation, as proposed, is demonstrably sufficient. Indeed, it will exceed what is required in so far as it will clearly give rise to net improvement'.

**10.2** For the avoidance of doubt original **Technical Appendix 10.1** remains valid, but is supplemented by Technical Note 3 which is referenced as **Technical Appendix 10.1sup**. **Technical Appendix 10.2** is deleted in its entirety and replaced with **Technical Appendix 10.2a**.

### CONCLUSION

10.3 For the avoidance of doubt, the information contained in **Technical Appendix 10.1sup** and **Technical Appendix 10.2a** does not result in any changes or amendments directly to the paragraphs that make up chapter 10 Transportation of the original May 2019 ES. Consequently, the conclusions of the effects of the Proposed Development remain the same as previously reported.

---

## 11 LANDSCAPE AND VISUAL

- 11.1 There are no changes or amendments to this chapter or its associated **Technical Appendix 11.1** of the original May 2019 ES. The impacts/effects and subsequent conclusions remain valid.

---

## 12 AIR QUALITY

### PREFACE

- 12.1** Whilst no additional survey or assessment work has been carried out in relation to air quality, consultation with the Council's EHO raised a number of queries with the May 2019 ES chapter and its associated **Technical Appendices 12.1-12.7**. A single Note has been prepared which responds to those queries and is included as part of this SES as **Technical Appendix 12.1<sup>sup</sup>**.

### CONCLUSION

- 12.2 For the avoidance of doubt, the information contained in **Technical Appendix 12.1<sup>sup</sup>** does not result in any changes or amendments directly to the paragraphs that make up chapter 12 Air Quality of the original May 2019 ES. Consequently, the conclusions of the effects of the Proposed Development remain the same as previously reported.



---

## 13 LAND USE AND AGRICULTURE

### PREFACE

- 13.1 Whilst no additional survey or assessment has been carried out, the Council has raised a number of queries with the May 2019 ES chapter and associated **Technical Appendix 13.2**. A short Note has been prepared which responds to those queries and is included as part of this SES as **Technical Appendix 13.2sup**.

### CONCLUSION

- 13.2 For the avoidance of doubt, the information contained in **Technical Appendix 13.2sup** does not result in any changes or amendments directly to the paragraphs that make up chapter 13 Land Use and Agriculture of the original May 2019 ES. There are no changes or supplements to **Technical Appendix 13.1**. Consequently, the conclusions of the effects of the Proposed Development remain the same as previously reported.

---

## 14      **ARCHAEOLOGY AND CULTURAL HERITAGE**

- 14.1      There are no changes or amendments to this chapter or its associated **Technical Appendices 14.1, 14.2 and 14.3** of the original May 2019 ES. The impacts/effects and subsequent conclusions as reported remain valid.

---

## 15 ECOLOGY AND CONSERVATION

- 15.1 There are no changes or amendments to this chapter or its associated **Technical Appendices 15.1, 15.2, 15.3, 15.4, 15.5 and 15.6** of the original May 2019 ES. The impacts/effects and subsequent conclusions as reported remain valid.

---

## 16 OVERVIEW

- 16.1 There are no changes to this chapter of the original May 2019 ES.
- 16.2 There are no changes or amendments to the **Abbreviations** or **References** chapters of the original May 2019 ES.
- 16.3 There are no changes or amendments to the **Figures** contained within the original May 2019 ES Main Text document.