Historic England

Mrs Hannah Gunner
Medway Council
Gun Wharf
Dock Road
Chatham
ME4 4TR

Direct Dial: 0207 973 3655

Our ref: P01087916

31 October 2019

Dear Mrs Gunner

T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990

LAND OFF PUMP LANE RAINHAM KENT ME8 7TJ
Application No. MC/19/1566

Thank you for your letter of 14 October 2019 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Historic England has reviewed the updated information submitted to support an outline application for up to 1250 residential units, a local village centre and green, a two form primary school, a 60 bed extra care facility and an 80 bed residential care home on agricultural land between Rainham and the Lower Rainham Road. While it is helpful to see an amplified heritage statement and cultural heritage chapter of the ES, it does not fundamentally change Historic England's view on the level of harm arising from this application or our recommendations. The advice set out in our letter of 1 August therefore remains Historic England formal position on this application.

Recommendation

Historic England continues to have concerns regarding the application on heritage grounds and considers that the application fails to meet the requirements of the NPPF in particular paragraphs 190 and 194. In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirablity of preserving listed buildings or their settings of any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to pay special regard attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material

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changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Alice Brockway
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cc: Ross Crayford, Matt Newton