

# Planning Committee – Supplementary agenda

**A meeting of the Planning Committee will be held on:**

**Date:** 20 December 2017

**Time:** 6.30pm

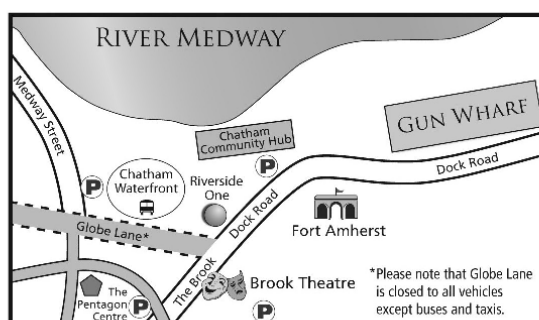
**Venue:** Meeting Room 9 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

## Items

- 15 Additional Information - Supplementary agenda advice sheet (Pages 3 - 34)**

For further information please contact Ellen Wright, Democratic Services Officer on Telephone: 01634 332012 or Email: [democratic.services@medway.gov.uk](mailto:democratic.services@medway.gov.uk)

**Date: 20 December 2017**



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available on our website  
**[www.medway.gov.uk](http://www.medway.gov.uk)**

A summary of this information can be made available in other formats from **01634 333333**

If you have any questions about this meeting and you want to speak to someone in your own language please ring **01634 335577**

বাংলা	331780	ગુજરાતી	331782	ਪੰਜਾਬੀ	331784	کوردی	331841	ارو	331785	Русский	332374
中文	331781	हिंदी	331783	Polski	332373	ଝଡ଼ିଆ	331786	فارسی	331840	Lietuviškai	332372



Medway Council

PLANNING COMMITTEE – 20 December 2017

Supplementary Agenda Advice

Minute 427 Planning Committee 25 October, Rochester Riverside

Please see attached as appendix a copy of the current draft conditions for Rochester Riverside. The S106 will shortly be signed that will allow the permission to be issued. There may still be a few minor tweaks to conditions but broadly they are finalised.

Page 28 MC/17/2542 The Old Archdeaconry, Rochester

Recommendation

Amend Condition 2 as follows (elements in bold are the amendments):

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

APA-133 P-01B, APA-133 P-02, APA-133 **P-03C**, APA-133 P-04B, APA-133 P-05A, APA-133 P-06A, APA-133 P-07, APA-133 P-08C, APA-133 P-09B, APA-133 P-10, APA-133 P-11B, APA-133 P-12A, APA-133 P-13, APA-133 P-14, APA-133 P-15, APA-133 P- D-01A, APA-133 P- D-02, APA-133 P- D-03, APA-133 P- D-04, APA-133 P- D-05, APA-133 P-GR.01 C, APA-133 P-GR.02 A, APA-133 P-GR.03 A, APA-133 P-GR.04 A, APA-133 P-GR.05 B, APA-133 P-GR.06, APA-133 P-GR.07 B, APA-133 Dem-01 A, APA-133 Dem-02 and **Outline Schedule of Work dated July 2017** Received 19/07/17, 29/08/17, 20/09/17, 21/09/17 and 25/09/17.

Page 44 MC/17/2543 The Old Archdeaconry, Rochester

Recommendation

Amend Condition 2 as follows (elements in bold are the amendments):

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APA-133 P-01B, APA-133 P-02, APA-133 **P-03C**, APA-133 P-04B, APA-133 P-05A, APA-133 P-06A, APA-133 P-07, APA-133 P-08C, APA-133 P-09B, APA-133 P-10, APA-133 P-11B, APA-133 P-12A, APA-133 P-13, APA-133 P-14, APA-133 P-15, APA-133 P- D-01A,

APA-133 P- D-02, APA-133 P- D-03, APA-133 P- D-04, APA-133 P- D-05,  
APA-133 P-GR.01 C, APA-133 P-GR.02 A, APA-133 P-GR.03 A,  
APA-133 P-GR.04 A, APA-133 P-GR.05 B, APA-133 P-GR.06, APA-  
133 P-GR.07 B, APA-133 Dem-01 A, APA-133 Dem-02 and **Outline  
Schedule of Work** dated July 2017 Received 19/07/17, 29/08/17,  
20/09/17, 21/09/17 and 25/09/17.

Page 56      MC/17/2951      3 Nore Close, Darland

### Recommendation

Add new condition 3 as follows:

3. Prior to the commencement of development details for the surfacing and drainage of the proposed front car parking area, including any landscaping and boundary treatment, shall be submitted to and approved in writing by the Local Planning Authority. The approved front car parking area, including the provision of a drop kerb (which should have the consent of the Local Highway Authority) should be provided prior to the bringing into use of the proposed extension and shall thereafter be maintained.

Reason: To provide sufficient off street car parking to meet the needs of the development.

### Proposal

Description to be **amended** to refer to dormer to rear and roof light to front

### Representations

1 further letter has ben received objecting to the development for the reasons already set out on the report

### Planning Appraisal

#### *Background*

Add the following as a second paragraph

The previous application (MC/17/0853) was refused on the following ground:

*As a result of the height and roof type of the side extension, the roof design of the single storey front extension and the design and introduction of the front dormer, the proposal would have a detrimental impact on the character and appearance of the existing dwelling and the street scene in general contrary to Policy BNE1 of the Medway Local Plan 2003.*



*Residential amenity*

Penultimate paragraph should refer to no4. NOT no.10

Page 80      MC/17/2695      183 Maidstone Road

**Representation**

1 additional letter has been received from one of the objectors re-iterating concerns already summarized.



## Draft Decision

MC/17/2333



*Serving You*

Mr David Stengel  
btpw partnership  
110-114 Norman Road  
Greenwich  
SE10 9QJ

App's Name c/o Agent Countryside  
Properties (UK) Ltd & The Hyde Group

Planning Service  
Physical & Cultural Regeneration  
Regeneration, Culture, Environment &  
Transformation  
Civic Headquarters  
Gun Wharf  
Dock Road  
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Kent ME4 4TR  
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### TOWN & COUNTRY PLANNING ACT 1990

### Town & Country Planning (Development Management Procedure) (England) Order 2015

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Location: Rochester Riverside, Rochester, ME1 1NH

Proposal: Hybrid planning application seeking outline permission for the erection of up to 1,400 no. dwellings including a primary school and nursery (D1 use), up to 1,200sqm of commercial floorspace (A1/A2/A3/A4/B1/D1 and D2 uses) together with a pedestrian footbridge, parking, open space and landscaping. Full permission for phase 1, 2 and 3 of the development consisting of the erection of 489 no. dwellings (of the 1,400 no. total), the provision of a hotel (use Class C1), 885sqm of commercial floorspace (A1/A2/A3/A4/B1/D1 and D2 uses) along with site access/spine road, parking, open space and landscaping

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### **Notification of Grant of Planning Permission to Develop Land.**

Take Notice that the Medway Council in pursuance of its powers under the above Act HAS GRANTED PERMISSION for the development of land as described above in accordance with your application for planning permission received complete on 30 June, 2017.

The development hereby permitted for phases 1 – 3 shall commence within 3 years of the date of this permission.

Reason: As required by the provisions of section 92(2)(b) of the Town and Country Planning Act 1990.

- 2 Plans and particulars of the reserved matters referred to in Condition 4 above shall be submitted in writing to the Local Planning Authority for approval. Such application for approval shall be made to the Authority before the expiration of ten years from the date of this permission and the reserved matters shall be carried out in accordance with the approved details.

Reason: To comply with Section 92(2) of the Town and Country Planning Act 1990.

- 3 The development to which the outline permission relates (phases 4 - 7) must be begun no later than the expiration of 2 years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

4 **Outline Conditions**

With respect to the part of the application that seeks outline permission (phases 4 - 7), approval of the details of the layout, scale and appearance of the buildings, the means of access thereto and the landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To accord with the terms of the submitted application and to ensure that these details are satisfactory

- 5 The development quantum granted under this permission and any subsequent reserved matters permissions, shall not:
- Exceed more than 1400 units (inclusive of 489 hereby granted permission)
  - Exceed more than an aggregate 5,135sqm of floor space falling within (A1, A2, A3, A4, B1, D1 and D2)
  - Provide less than 44,760sqm of Open Space

Reason: To ensure the development does not create environmental impacts above and beyond those identified in the submitted Environmental



Impact Assessment.

- 6 The reserved matters submission shall be in accordance with the following approved parameters plans:

- Site Plan : CPL-ROC\_HTA-A\_DR-PP-0002 Rev B received on 30 June 2017
- Extent of Outline with Hybrid Application: CPL-ROC\_HTA-A\_DR-PP-0003 Rev A received on received on 30 June 2017
- Site Access : CPL-ROC\_HTA-A\_DR-PP-0004 Rev B received on 30 June 2017
- Development Parcels : CPL-ROC\_HTA-A\_DR-PP-0005 Rev B received on 30 June 2017
- Publicly Accessible Open Space : CPL-ROC\_HTA-A\_DR-PP-0006 Rev E received on 16 August 2017
- Heights : CPL-ROC\_HTA-A\_DR-PP-0007 Rev E received on 16 August 2017
- Route Network : CPL-ROC\_HTA-A\_DR-PP-0008 Rev C received on 30 June 2017
- Phasing : CPL-ROC\_HTA-A\_DR-PP-0009 Rev B received on 30 June 2017
- Minimum Extent of Biodiverse Roofs : CPL-ROC\_HTA-A\_DR-PP-0010 Rev C received on 30 June 2017
- Land Uses : CPL-ROC\_HTA-A\_DR-PP-0011 Rev D received on 30 June 2017
- Corys Bridge Parameters Plan: CPL-ROC\_HTA-A\_DR-PP-0015 received on 30 June 2017
- Corys Bridge Illustrative Parameters Plan: CPL-ROC\_HTA-A\_DR-PP-0016 received on 30 June 2017

Reason: For the avoidance of doubt and in the interests of proper planning.

- 7 Prior to the submission of the first Reserved Matters application, an updated masterplan and overarching design code will be submitted to and approved by the Local Planning Authority.

A draft of the design code shall be submitted for an independent design review process prior to the submission of each reserved matters application. The review shall be undertaken by an independent third party to be agreed in writing by the Local Planning Authority. The subsequent submission shall outline how the comments of the design panel have been taken into account in the submitted spatial design framework.

Reason: To ensure a satisfactory external appearance in accordance with Policy BNE1 of the Medway Local Plan 2003.

- 8 Prior to the submission of each subsequent reserved matters application, a design framework review shall be submitted to and approved in writing by the Local Planning Authority. All reserved matters applications shall be submitted in accordance with the approved design framework.

Reason: To ensure a satisfactory external appearance in accordance with Policy BNE1 of the Medway Local Plan 2003.

- 9 Any reserved matters application seeking approval for 'scale' for any phase or sub phase hereby permitted, that includes any buildings that are proposed to exceed a height of 5 storeys and/or 20 metres shall be accompanied by accurate visual renditions (AVR's) and updated viewpoint visualisations showing how the design sits in its context, particularly in relation to the nearby heritage assets.

Reason. In the interests of visual amenity in accordance with Policy BNE1 of the Medway Local Plan 2003 and to protect the special character and appearance of nearby heritage assets in accordance with Section 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Area) Act 1990.

- 10 Any reserved matters application shall include a full sunlight and daylight analysis report for that phase or sub phase in accordance with the BRE Guide 'Site Layout Planning for Daylight and Sunlight' to demonstrate the proposed residential dwellings will achieve suitable sunlight and daylight levels in accordance with the BRE Guidance.

Reason: To ensure adequate levels of amenity for future residents in accordance with Policy BNE2 of the Medway Local Plan 2003.

- 11 Any application seeking the approval of Reserved Matters pursuant to Condition 4 that affects the Grade I listed Roman Wall or its setting must be accompanied by a Heritage Assessment considering the impact of the proposed development on the heritage asset and its setting, providing details of how the Roman Wall will be conserved and measures for its long terms protection.

Reason. In the interests of visual amenity in accordance with Policy BNE1 of the Medway Local Plan 2003 and to protect the special character and



appearance of nearby heritage assets in accordance with Section 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Area) Act 1990.

- 12 At the time of each reserved matters application, an updated travel plan must be submitted to and approved in writing by the Local Planning Authority.

The updated travel plan shall be implemented in accordance with the approved details and maintained thereafter.

Reason: To accord with Policy T4 of the Medway Local Plan 2003.

- 13 No development shall take place above ground works within Phase 4 until details of the improvements to Star Hill/City Way Roundabout have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation within Phase 4.

Reason: To ensure the development does not have a prejudicial impact on the local road network in accordance with Policy T1 of the Medway Local Plan 2003.

- 14 No development shall take place above ground works within Phase 4, until full details for the construction of the Cory Creek footbridge have been submitted to and approved in writing by the Local Planning Authority. The details shall include detailed design and an assessment of any ecological impact and associated mitigation measures. The footbridge shall be constructed in accordance with the approved details prior to the occupation of 50% of the units within Phase 4.

Reason: In the interests of design and environmental quality in accordance with Policy BNE1 of the Medway Local Plan 2003 and the 2014 Rochester Riverside SPD

- 15 Prior to the submission of the first reserved matters a strategy for connecting the Riverside Walk (as shown on approved parameter plan CLP-ROC\_HTA-A\_DR-XX-006 Rev E) to the Esplanade shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall identify the opportunities and constraints for the delivery of a connection from the Riverside Walk to the Esplanade, confirming that the development hereby approved will not preclude the future delivery of the connection.

Reason: To provide a suitable means of pedestrian and cycle access in the interests of highway safety and connectivity in accordance with

Policies T3 and T4 of the Medway Local Plan 2003.

- 16 Prior to the submission of reserved matters for Phase 4, details of the strategy for managing the loss of the existing coach park within the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall set out either:

- Details of the location of replacement of coach parking; or
- Alternative measures for managing tourist coach movements to and from Rochester.

The strategy shall set out responsibilities for implementation of the identified measures, and programme for delivery. The strategy shall be implemented in accordance with the approved details and retained thereafter.

Reason: To ensure the continued provision of a coach park serving Rochester as a tourist destination.

17 **Detailed Permission Conditions**

The Phase 1 - 3 development hereby permitted shall be carried out in accordance with the following approved plans:

J16.078/D001 A	Site Layout - Phase 1 & 2 Site Layout - Plot Reference received on 20 October 2017
J16.078/D002	Site Layout - Phase 3 Site Layout - Plot Reference received on 30 June 2017
J16.078/D100	Street Elevation Location Key received on 30 June 2017
J16.078/D101 A	Street Elevation 01 & 02 received on 20 October 2017
J16.078/D102 A	Street Elevation 03, 04 & 05 received on 20 October 2017
J16.078/D103	Street Elevation 06, 07 & 08 received on 30 June 2017
J16.078/D104 A	Street Elevation 09, 10 & 11 received on 20 October 2017
J16.078/D105 A	Street Elevation 12, 13 & 14 received on 20 October 2017
J16.078/D106	Street Elevation 15, 16 & 17 received on 30 June 2017
J16.078/D201	House Type 01 - Egret - 2B3P - Plans and Elevations received on 30 June 2017
J16.078/D202	House Type 02a - Egret w/con - 2B3P - Plans and Elevations received on 30 June 2017
J16.078/D203	House Type 02b - Egret w/con - 2B3P - Plans and Elevations received on 30 June 2017
J16.078/D206 A	House Type 03 - Sanderling - 2B3P - Plans and Elevations received on 13 July 2017
J16.078/D211	House Type 04a - Darland w/con - 3B4P - Plans and Elevations received on 30 June 2017
J16.078/D212	House Type 04b - Darland w/con - 3B4P - Plans and Elevations received on 30 June 2017
J16.078/D216 A	House Type 05a - Shellduck - 3B5P - Plans and Elevations received on 13 July 2017
J16.078/D217 A	House Type 05b - Shellduck - 3B5P - Plans and Elevations received on 13 July 2017
J16.078/D218 A	House Type 05c - Shellduck - 3B5P - Plans and Elevations



received on 13 July 2017

J16.078/D221 House Type 06 - Heron - 3B5P - Plans and Elevations

received on 30 June 2017

J16.078/D222 House Type 07 - Heron w/con - 3B5P - Plans and

Elevations received on 30 June 2017

J16.078/D226 A House Type 08 - Horsted - 3B5P - Plans and Elevations

received on 20 October 2017

J16.078/D231 House Type 09 - Pochard - 4B6P - Plans and Elevations

received on 30 June 2017

J16.078/D236 House Type 10a - Dunlin - 4B6P - Plans and Elevations

received on 30 June 2017

J16.078/D237 B House Type 10b - Dunlin - 4B6P - Plans and Elevations

received on 20 October 2017

J16.078/D238 A House Type 10c - Dunlin - 4B6P - Plans and Elevations

received on 20 October 2017

J16.078/D239 A House Type 10d - Dunlin - 4B6P - Plans and Elevations

received on 13 July 2017

J16.078/D240 House Type 10e - Dunlin - 4B6P - Plans and Elevations

received on 30 June 2017

J16.078/D241 House Type 11a - Dunlin w/bay - 4B6P - Plans and

Elevations received on 30 June 2017

J16.078/D242 A House Type 11b - Dunlin w/bay - 4B6P - Plans and

Elevations received on 13 July 2017

J16.078/D243 House Type 11c - Dunlin w/bay - 4B6P - Plans and

Elevations received on 30 June 2017

J16.078/D244 House Type 11d - Dunlin w/bay - 4B6P - Plans and

Elevations received on 30 June 2017

J16.078/D246 House Type 12 - Shornemead - 4B6P - Plans and

Elevations received on 30 June 2017

J16.078/D251 A House Type 13 - Amherst - 4B7P - Plans and Elevations

received on 13 July 2017

J16.078/D252 A House Type 14 - Amherst - Garage - 4B7P - Plans and

Elevations received on 13 July 2017

J16.078/D256 A House Type 15 - Curlew - 3B5P - S/O - Plans and

Elevations received on 13 July 2017

J16.078/D261 B House Type 16 - Peregrine - 5B8P - Plans and Elevations

received on 20 October 2017

J16.078/D301 House Type 01 - Egret - 2B3P – Sections received on 30  
June 2017

J16.078/D311 House Type 04a - Darland w/con - 3B4P - Sections  
received on 30 June 2017

J16.078/D321 House Type 06 - Heron - 3B5P - Sections received on 30  
June 2017

J16.078/D322 House Type 07 - Heron w/con - 3B5P - Sections received  
on 30 June 2017

J16.078/D331 House Type 09 - Pochard - 4B6P - Sections received on  
30 June 2017

J16.078/D336 A House Type 10a - Dunlin - 4B6P - Sections received on 13  
July 2017

J16.078/D346 House Type 12 - Shornemead - 4B6P – Sections received  
on 30 June 2017

J16.078/D361 House Type 16 - Peregrine - 5B8P - Sections received on  
30 June 2017

J16.078/D401 A Block 1B - Hotel - Ground Floor received on 12 October

2017	
J16.078/D402 A	Block 1B - Hotel - Typical Floor received on 12 October
2017	
J16.078/D403 A	Block 1B - Hotel - Roof Plan received on 12 October 2017
J16.078/D406	Block 1C - Ground received on 30 June 2017
J16.078/D407	Block 1C - Typical Floor received on 30 June 2017
J16.078/D408	Block 1C - Fourth Floor received on 30 June 2017
J16.078/D409	Block 1C - Roof Plan received on 30 June 2017
J16.078/D411	Block 2A - Ground and First Floor received on 30 June
2017	
J16.078/D412	Block 2A - Second and Third Floor received on 30 June
2017	
J16.078/D413	Block 2A - Roof Plan received on 30 June 2017
J16.078/D416	Block 2B - Ground and First Floor received on 30 June
2017	
J16.078/D417	Block 2B - Typical Floor and Roof Plan received on 30
June 2017	
J16.078/D421	Block 2C - Ground Floor received on 30 June 2017
J16.078/D422 A	Block 2C - First Floor received on 13 July 2017
J16.078/D423 A	Block 2C - Second Floor received on 13 July 2017
J16.078/D424 A	Block 2C - Typical Floor received on 13 July 2017
J16.078/D425 A	Block 2C - Fifth Floor received on 13 July 2017
J16.078/D426	Block 2C - Roof Plan received on 30 June 2017
J16.078/D431 A	Block 2D - Ground and Typical Floor received on 20
October 2017	
J16.078/D432	Block 2D - Roof Plan received on 30 June 2017
J16.078/D436 A	Block 2E - Ground and Typical Floor received on 20
October 2017	
J16.078/D437	Block 2E - Roof Plan received on 30 June 2017
J16.078/D441 A	Block 2F - Ground and Typical Floor received on 20
October 2017	
J16.078/D442	Block 2F - Roof Plan received on 30 June 2017
J16.078/D446	Block 3A - Ground, Typical Floor and Roof Plan received
on 30 June 2017	
J16.078/D451	Block 3B - Ground and Typical Floor received on 30 June
2017	
J16.078/D452	Block 3B - Roof Plan received on 30 June 2017
J16.078/D456 A	Block 3C - Ground and Typical Floor received on 13 July
2017	
J16.078/D457	Block 3C - Third Floor and Roof Plan received on 30 June
2017	
J16.078/D501 A	Block 1B - Elevations received on 12 October 2017
J16.078/D502 A	Block 1B - Elevations received on 12 October 2017
J16.078/D506	Block 1C - Elevations received on 30 June 2017
J16.078/D507 A	Block 1C - Elevations received on 13 July 2017
J16.078/D511 A	Block 2A - Elevations received on 13 July 2017
J16.078/D516 A	Block 2B - Elevations received on 13 July 2017
J16.078/D521	Block 2C - Elevations received on 30 June 2017
J16.078/D522	Block 2C - Elevations received on 30 June 2017
J16.078/D531 A	Block 2D - Elevations received on 20 October 2017
J16.078/D536 A	Block 2E - Elevations received on 20 October 2017
J16.078/D541 A	Block 2F - Elevations received on 20 October 2017
J16.078/D546 A	Block 3A - Elevations received on 13 July 2017
J16.078/D551	Block 3B - Elevations received on 30 June 2017
J16.078/D556 A	Block 3C - Elevations received on 13 July 2017



J16.078/D601 A 2017	Block 1B - Sections A - A & B - B received on 12 October
J16.078/D606 2017	Block 1C - Sections A - A & B - B received on 30 June
J16.078/D611 2017	Block 2A - Sections A - A & B - B received on 30 June
J16.078/D616 2017	Block 2B - Sections A - A & B - B received on 30 June
J16.078/D621 2017	Block 2C - Sections A - A & B - B received on 30 June
J16.078/D631 2017	Block 2D - Sections A - A & B - B received on 30 June
J16.078/D636 2017	Block 2E - Sections A - A & B - B received on 30 June
J16.078/D641 2017	Block 2F - Sections A - A & B - B received on 30 June
J16.078/D646 2017	Block 3A - Sections A - A & B - B received on 30 June
J16.078/D651 2017	Block 3B - Sections A - A & B - B received on 30 June
J16.078/D656 2017	Block 3C - Sections A - A & B - B received on 30 June
J16.078/ November 2017	RR Phase 1,2 & 3 Tenure Diagram received on 30

CPL-ROC\_HTA-A\_DR\_S01\_0200\_Block 1A Ground\_Rev F received on 16 August 2017

CPL-ROC\_HTA-A\_DR\_S01\_0201\_Block 1A First\_Rev C received on 30 June 2017

CPL-ROC\_HTA-A\_DR\_S01\_0202\_Block 1A Second\_ RevA received on 30 June 2017

CPL-ROC\_HTA-A\_DR\_S01\_0203\_Block 1A Third\_ RevA received on 30 June 2017

CPL-ROC\_HTA-A\_DR\_S01\_0204\_Block 1A Fourth received on 30 June 2017

CPL-ROC\_HTA-A\_DR\_S01\_0205\_Block 1A Fifth\_Rev A received on 13 July 2017

CPL-ROC\_HTA-A\_DR\_S01\_0206\_Block 1A Roof\_Rev B received on 16 August 2017

CPL-ROC\_HTA-A\_DR\_S01\_0210\_Block 1A South Elevation\_Rev A received on 30 June 2017

CPL-ROC\_HTA-A\_DR\_S01\_0211\_Block 1A East Elevation\_ Rev A received on 30 June 2017

CPL-ROC\_HTA-A\_DR\_S01\_0212\_Block 1A North Elevation\_Rev A received on 16 August 2017

CPL-ROC\_HTA-A\_DR\_S01\_0213\_Block 1A West Elevation\_ Rev D received on 16 August 2017

CPL-ROC\_HTA-A\_DR\_0220\_Block 1A Detail Section received on 30 June 2017

6542-LD-PLN-100 A	Phase 1-3 Landscape Masterplan on 30 June 2017
6542-LD-PLN-110 C	Landscape Proposals (Sheet 1 of 9) on 30 June 2017
6542-LD-PLN-111 C	Landscape Proposals (Sheet 2 of 9) on 30 June 2017
6542-LD-PLN-112 C	Landscape Proposals (Sheet 3 of 9) on 30 June 2017
6542-LD-PLN-113 C	Landscape Proposals (Sheet 4 of 9) on 30 June 2017
6542-LD-PLN-114 C	Landscape Proposals (Sheet 5 of 9) on 30 June 2017
6542-LD-PLN-115 C	Landscape Proposals (Sheet 6 of 9) on 30 June 2017

6542-LD-PLN-116 C Landscape Proposals (Sheet 7 of 9) on 30 June 2017  
 6542-LD-PLN-117 C Landscape Proposals (Sheet 8 of 9) on 30 June 2017  
 6542-LD-PLN-118 A Landscape Proposals (Sheet 9 of 9) on 30 June 2017  
 6542-LD-DET-130 A Phase 1-3 Landscape Proposals - Sections on 30 June 2017  
 6542-LD-DET-131 A Phase 1-3 Landscape Proposals - Sections on 30 June 2017  
 6542-LD-DET-132 A Phase 1-3 Landscape Proposals - Sections on 30 June 2017

Reason: For the avoidance of doubt and in the interests of proper planning.

- 18 No development shall take place above ground on each relevant block until detailed floorplans of every floor level, of every residential block of apartments has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved plans.

Reason: To enable the Local Planning Authority to control such development in the interests of amenity, in accordance with Policies BNE1 and BNE2 of the Medway Local Plan 2003.

- 19 No development shall take place within Phase 3 until a Baseline Condition Survey of the Blue Boar Crane and a Management and Maintenance Plan has been submitted to and approved by the Local Planning Authority. The Blue Boar Crane must be retained and the Management and Maintenance Plan implemented as approved.

Reason: To preserve an important part of the historic character of the site.

- 20 Prior to occupation of each phase or sub phase, the approved car parking spaces relevant to that phase or sub phase shown on the approved drawings listed under condition 17 must be provided and retained thereafter and the space used for no other purpose.

Reason: To ensure satisfactory parking arrangements for cars in accordance with Policies T1 and T13 of the Medway Local Plan 2003

- 21 Prior to occupation of each phase or sub phase, the approved cycle parking spaces relevant to that phase or sub phase shown on the approved drawings listed under Condition 17 must be provided and retained thereafter and the space used for no other purpose.

Reason: To ensure the provision and permanent retention of bicycle



spaces in accordance with Policy T4 of The Medway Local Plan 2003.

- 22 Prior to the use commencing, a detailed servicing strategy for the hotel shall be submitted to and approved in writing by the Local Planning Authority. The servicing of the hotel must then be carried out in accordance with the approved details.

Reason: To protect the amenity of nearby residential properties in accordance with Policy BNE2 and to ensure the development does not have an adverse affect on the local road network by the generation of unacceptable levels of traffic in accordance with Policies T1 and T13 of the Medway Local Plan 2003.

- 23 Prior to the use commencing an operational statement for the café / restaurant at ground floor of the Hotel shall be submitted to and approved in writing by the Local Planning Authority. The operational statement shall set out hours of use, maximum number of covers, waste and refuse collection facilities and strategy and a management statement detailing any mitigation measures proposed to ensure no detrimental effect on neighbouring residential uses.

Reason: To safeguard amenity conditions in accordance with Policy BNE2 of the Medway Local Plan 2003.

- 24 No development shall take place aboveground until details of measures to manage pedestrian movements at the Gas House Lane/Corporation Street Junction have been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details prior to first occupation.

Reason: To provide a suitable means of pedestrian access in the interest of highway safety in accordance with Policy T3 of the Medway Local Plan 2003.

- 25 No development shall take place above ground until details of a bus shelter for the north bound stop, opposite the railway station on Corporation Street Junction has been submitted to and approved in writing by the Local Planning Authority. The bus shelter shall be implemented in accordance with the approved details prior to first occupation.

Reason: To accord with Policy T14 of the Medway Local Plan 2003.

- 26 **Outline & Detailed Phases - Conditions**

No development shall take place on any Phase of the Site as shown on approved drawing number CPL-ROC\_HTA-A\_DR-XX-0009 Rev B except for surveying, testing, sampling, soil tests, ground investigations, pegging out, tree protection, archaeological investigations, works of demolition, works of remediation and decontamination, site clearance, construction of temporary hoardings and boundary fences, construction of temporary haul roads, works to secure access to the Site and the existing Cory's Road multi-storey car park, the provision of temporary services to the Site, drainage and sewerage works, laying of services and service diversions and the erection of contractors' compounds unless and until all parties with any legal or equitable interest (including but not limited to all freehold and leasehold owners and mortgagees and charges) in any part of that Phase have entered into an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) in a form approved by the Council and consistent with the terms approved by the Council's Planning Committee on 25 October 2017 with the effect that the land in that Phase is bound by the obligations contained in that agreement.

Reason: Paragraph 010 of the National Planning Policy Guidance advises that a negatively worded condition limiting the development that can take place until a planning obligation has been entered into can be used in exceptional circumstances. The Council is satisfied that because it owns a substantial part of the application site and because there are legal difficulties that arise when a local planning authority seeks to enter into a Section 106 Agreement which purports to bind land which it owns it is reasonable and necessary to impose this condition.

## 27 Phasing

No development shall take place until a phasing plan has been submitted to and approved in writing by the Local Planning Authority.

The Phasing Plan shall:

- a. Define the extent of the area of each phase by reference to and in accordance with the phases shown on plan CPL-ROC\_HTA-A\_DR-XX-0009 Rev B;
- b. Specify the order and timing of the proposed phases [which shall be sequentially starting with Phase 1];
- c. Include in relation to the phases for which reserved matters approval is being sought and phases where reserved matters have already been approved:
  - i. Details of the number and mix of residential units (including affordable housing and self-build plots) to be accommodated;
  - ii. Details of the order and timing of public realm, infrastructure works, highway works and pedestrian and cycle works; and
  - iii. Details of the quantum and type of open space and outdoor sports facilities to be provided in each phase and a timetable for its provision for use by the public;



The Phasing Plan shall also include indicative details for phases where reserved matters have not yet been approved.

An updated Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority in advance of each reserved matters application.

The Development hereby permitted shall at all times be carried out in accordance with the approved Phasing Plan [and prior to the approval of a Phasing Plan must be carried out sequentially by reference to and in accordance with the phases shown on plan CPL-ROC\_HTA-A\_DR-XX-0009 Rev B starting with Phase 1].

Reason: To ensure that the development is comprehensively designed and phased.

## **28 Materials**

No development shall take place above ground within any phase or sub phase, until details and samples of all finishing materials to be used in the construction of the buildings within that phase or sub phase, including glazing, have been submitted to and approved in writing by Local Planning Authority. Each building shall thereafter be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance in accordance with Policy BNE1 of the Medway Local Plan 2003.

## **29 Landscaping**

No development shall take place above ground within any phase or sub phase, until a detailed planting scheme has been submitted to and approved in writing by the Local Planning Authority for that phase or sub phase. This scheme must include the number, size, species and positions of all soft landscaping, including trees and shrubs.

This planting scheme must be implemented as approved by the end of the planting season immediately following first occupation of the development within the phase or sub phase (or within any other time limit as agreed in writing by the Local Planning Authority).

Reason: To ensure a satisfactory external appearance and provision for landscaping in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

## **30**

No development shall take place above ground within any phase or sub phase until details and samples, where appropriate, of all boundary walls, railings, gates, fences and other means of enclosure relating to that phase

or sub phase have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to first occupation of the phase or sub phase.

Reason: To ensure a satisfactory external appearance in accordance with Policy BNE1 of the Medway Local Plan 2003.

- 31 No development shall take place above ground within any phase or sub phase, until samples of the materials to be used for the hard landscaping for that phase or sub phases, have been submitted to and approved in writing by the Local Planning Authority. The hard landscapingshall be implemented in accordance with the approved details prior to first occupation of that phase or sub phase.

Reason: To ensure a satisfactory external appearance in accordance with Policy BNE1 of the Medway Local Plan 2003.

- 32 If any trees or plants either retained or provided as any part of any approved landscaping scheme die, are removed or become seriously damaged or diseased within a period of 5 years from the planting date, replacement(s) of a similar size and species shall be planted within the next planting season in accordance with the landscaping scheme approved pursuant to Condition 29.

Reason. In the interests of residential and visual amenity in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

33 **Construction & Environmental Management Plan**

No development shall take place within any phase or sub-phase, including any works of demolition, until a Construction and Environmental Management Plan (CEMP) for that phase or sub phase has been submitted to and approved in writing by the Local Planning Authority. The plan shall include, but not be limited to, the following information:

- i) A construction programme including a 24 hour emergency contact number;
- ii) Parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- iii) Locations for loading / unloading and storage of plant and materials in constructing the development;
- iv) Erection and maintenance of security hoardings (including



- decorative displays and facilities for public viewing where appropriate);
- v) Wheel washing facilities and measures to control the emission of dust and dirt during construction;
- vi) Construction vehicle access and egress routes for each phase;
- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works;
- viii) Measures to control noise affecting nearby residents;
- ix) Pollution incident control and site contact details in case of complaints

The construction works shall be carried out in accordance with the approved CEMP..

Reason: Required prior to commencement of development to avoid any irreversible detrimental impacts to human health and amenity in accordance with Policy BNE2 of the Medway Local Plan 2003.

#### 34      **Non-residential**

Prior to the occupation of each commercial unit (A1-A4), an operational statement shall be submitted to and approved in writing by the Local Planning Authority for that commercial unit (A1 – A4) setting out the proposed method of operation including, but not limited to, the use, proposed hours of operation, proposed servicing strategy and where necessary, any management procedures for the unit that will reduce the potential impact of the use on residential amenity. The commercial unit shall be operated in accordance with the approved details.

Reason: To protect the amenity of nearby residential properties in accordance with Policy BNE2 of the Local Plan 2003.

#### 35      No deliveries, refuse collection and/or any other commercial servicing activity to non-residential premises shall be undertaken, except for the delivery of newspapers, between the hours of:

- 23.30 and 06:00 Monday to Saturday and 18:00 and 08:00 Sundays and Public Holidays for all other non-residential buildings; and
- Prior to 06.00 on any day.

Reason: To protect the amenity of nearby residential properties in accordance with Policy BNE2 of the Medway Local Plan 2003.

#### 36      • Full details of any plant to be installed on any building (residential or commercial) or within the curtilage of a building hereby approved, shall be submitted to and approved in writing by the Local Planning

Authority prior to the installation of the plant on site. Details shall include: Full scaled drawings of the plant, screening, enclosures and/or ducts in context with the building

- A full acoustic report

The plant shall be implemented in accordance with the approved details.

Reason: To ensure the development is satisfactory in terms of visual and residential amenities in accordance with Policies BNE1 and BNE2 of the Medway Local Plan 2003.

### 37 Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The remediation shall be implemented in accordance with the approved details.

Reason: To ensure that the development is undertaken in a manner which acknowledges interests of amenity and safety in accordance with Policy BNE23 of the Medway Local Plan 2003.

- 38 Following completion of the measures identified in the approved remediation scheme and prior to the first occupation of any building within the relevant phase or sub phase, a verification report providing data demonstrating that the works set out in condition 36 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is undertaken in a manner which acknowledges interests of amenity and safety in accordance with Policy BNE23 of the Medway Local Plan 2003.

### 39 Highways

Prior to the stopping-up of Horse Wash Lane a programme for the design and delivery of a public right of way at footpath status running from the railway viaduct adjacent to Corporation Street (National Grid Reference 574211 168816) to Horse Wash Steps (National Grid Reference 574189 168841) shall be submitted to and approved in writing by the Local Planning Authority. The public right of way footpath shall be delivered in accordance with the approved programme and shall be provided to



adoptable standards.

Reason: To provide a suitable means of pedestrian and cycle access in the interests of highway safety and the visual amenity of the local area in accordance with Policies T3, T4 and BNE2 of the Medway Local Plan 2003.

- 40 Prior to the occupation of any phase or sub phase of the development hereby permitted, a strategy for the access and movement of vehicles around the site for deliveries, refuse collection and / or any other commercial servicing for that phase or sub phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To provide a suitable means of access in the interests of highway safety and the visual amenity of the local area in accordance with Policy BNE2 of the Medway Local Plan 2003.

- 41 Measures and initiatives to promote sustainable travel to future residents of the development, including the provision of a car club, shall be implemented and monitored in accordance with the details set out in the approved Travel Plan dated June 2017.

Prior to the final occupation within each phase a Travel Plan Monitoring Report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To accord with Policy T14 of the Medway Local Plan 2003.

- 42 **Open Space**

No development shall take place above ground within any phase or sub phase, until an open space and landscaping management strategy for that phase or sub phase has been submitted to and approved in writing by the Local Planning Authority. The management of the open space and landscaping shall thereafter be undertaken in accordance with the approved strategy.

Reason: To ensure a satisfactory external appearance and provision for landscaping in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

- 43 Prior to occupation of any residential dwelling in each phase or sub phase, full details of any play equipment and safe surfacing to be installed for that phase or sub phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the first occupation of any dwelling within that phase or sub phase and shall thereafter be retained.

Reason: To ensure the satisfactory provision of play equipment in accordance with Policy L4 of the Medway Local Plan 2003.

#### 44 Public Art

No development shall take place above ground within any phase or sub phase until full details of any public art and / or environmental interpretation boards to be incorporated within that phase or sub phase have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the first occupation of any building within that phase or sub phase and shall thereafter be retained.

Reason: To ensure a satisfactory external appearance and provision for landscaping in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

#### 45 Lighting

Prior to occupation of any building within each phase or sub phase, details of all external lighting relating to that phase or sub phase, including for open parking courtyard areas, enclosed parking spaces, any individual covered parking area and areas of communal open space, shall be submitted to and approved in writing by the Local Planning Authority. The details of the lighting shall include design, the exact position, light intensity and spillage and be illustrated on the associated landscaping plans for that phase or sub phase. The lighting shall be installed in accordance with the approved details prior to the first occupation of any part of the phase or sub phase to which it relates. The approved lighting shall be retained in situ thereafter.

Reason: To ensure a satisfactory external appearance and to ensure the provision of lighting does not result in glare or light overspill to surrounding properties in accordance with Policies BNE2 and BNE5 of the Medway Local Plan 2003.

#### 46 Ecology

No development shall take place above ground within any phase or sub phase until a "Lighting Design Strategy for Biodiversity" has been submitted to and approved in writing by the Local Planning Authority. The Lighting Design Strategy for Biodiversity shall:

- A. Identify those areas/features on site that are particularly sensitive for wildlife and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory;



- B. Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or have any detrimental impacts upon the nearby protected sites or habitats.

All external lighting shall be shown on the details required by condition 45 and shall be installed in accordance with approved details prior to the first occupation of any part of the phase or sub phase and these shall be maintained thereafter in accordance with the strategy.

Reason: In order to protect and enhance biodiversity on the site in accordance with Policies BNE22 and BNE37 of the Medway Local Plan 2003.

- 47 No development shall take place above ground within any phase or sub phase until an Ecological Design Strategy (EDS) addressing ecological enhancement of the site has been submitted to and approved in writing by the Local Planning Authority. The EDS shall include the following:

- a) Purpose and conservation objectives for the proposed works;
- b) Review of site potential and constraints;
- c) Detailed design(s) and/or working method(s) to achieve stated objectives including generous bat/bird boxes, areas of green roofs/walls and any other clear indications to improve biodiversity;
- d) Extent and location/area of proposed works on appropriate scale maps and plans;
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance;
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- g) Persons responsible for implementing the works;
- h) Details of initial aftercare and long term maintenance;
- i) Details for monitoring and remedial measures;
- j) Details for disposal of any wastes arising from works (where relevant).

The EDS shall be implemented in accordance with the approved details and all features shall be retained thereafter.

Reason: In order to protect and enhance biodiversity on the site in accordance with Policies BNE22 and BNE37 of the Medway Local Plan 2003.

48      Archaeology

No development shall take place, within any phase or sub phase, until the applicant, or their agents or successors in title, has secured the implementation of:

- i) archaeological evaluation and assessment works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and
- ii) following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority.

Reason: Required prior to commencement of development to avoid any irreversible detrimental impact to archaeological interest in accordance with Policy BNE21 of the Medway Local Plan 2003.

49      No development shall take place, within any phase or part phase, until details of foundations designs and any other proposals involving below ground excavation have been submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: Required prior to commencement of development to avoid any irreversible detrimental impact to archaeological interest in accordance with Policy BNE21 of the Medway Local Plan 2003.

50      Following completion of the archaeological investigation referred to in condition 48 above a Post Excavation Assessment Report shall be submitted to and approved in writing by the Local Planning Authority. The Post Excavation Assessment Report shall include an Updated Project Design which shall be submitted to and approved in writing by the Local Planning Authority. The Updated Project Design shall set out a programme and timetable for the completion of the archaeological works through to publication and archive deposition. The archaeological publication shall be produced in accordance with the approved Updated Project Design.

Reason: To ensure appropriate assessment and recording of the archaeological implications of development proposals in accordance with Policy BNE21 of the Medway Local Plan 2003.



51 **PV Panels**

Prior to occupation of any building within each phase or sub phase detailed roof plans and cross sections showing the use of the PV panels to be installed shall be submitted to and approved by the Local Planning Authority. The PV panels shall be implemented in accordance with the approved details prior to first occupation of the building to which they relate and shall thereafter be retained.

Reason: To ensure a satisfactory visual appearance in accordance with Policy BNE1 of the Medway Local Plan 2003.

52 **Energy**

The development shall achieve an overall site-wide 20% CO<sub>2</sub> emission improvement from Part L 2013 target emissions using SAP 2012 in accordance with the Rochester Riverside: Energy Statement June 2017. The measures to achieve this target emission shall be implemented prior to the occupation of any part of the relevant phase or sub-phase of the development and retained in situ thereafter.

Reason: To ensure satisfactory arrangements are made for energy efficiency and for renewable energy in the interests of sustainability in accordance with Policies BNE4 and CF11 of the Medway Local Plan 2003.

53 **Air Quality**

No development shall take place above ground within any phase or sub phase until an Air Quality Emissions Mitigation Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall be prepared in accordance with the April 2016 Medway Air Quality Planning Guidance, and shall include full details of the measures that will be implemented as part of the development to mitigate the air quality impacts identified in the approved Air Quality Assessment. The total monetary value of the mitigation to be provided shall be demonstrated to be equivalent to, or greater than, the total damage cost value of £708,493 calculated as part of the approved Air Quality Assessment. The development shall be implemented in accordance with the measures set out in the approved Mitigation Statement. Full details of the following standard air quality mitigation measures shall also be submitted for approval:

- All gas fired boilers installed within the development shall meet a minimum standard of <40mgNO<sub>x</sub>/kWh;



- 1 electric vehicle charging point per dwelling with dedicated parking;
- 1 electric vehicle charging point per 10 unallocated parking spaces;
- 1 electric charging point per 10 non-residential parking spaces;
- Mitigation in accordance with the Institute of Air Quality Management (IAQM) Guidance on the Assessment of Dust from Demolition and Construction.

All works, which form part of the approved mitigation scheme, shall be completed before any individual building is occupied and shall be retained thereafter.

Reason: To safeguard conditions to amenity in accordance with Policy BNE24 of the Medway Local Plan 2003.

#### 54 Drainage

No development shall take place within any phase or sub phase, until details of the proposed means of surface water disposal for that phase or sub phase have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the adequacy of the means of surface water disposal from the site in accordance with Policy CF12 of the Medway Local Plan 2003.

#### 55 Telecommunications

Prior to occupation of any building within each phase or sub phase, a detailed Telecommunications Strategy for the relevant phase or sub phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure that such equipment is an integral part of the design of the development in accordance with Policies BNE1 and CF14 of the Medway Local Plan 2003.

#### 56 Permitted Development Rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order amending, revoking and re-enacting that Order with or without modification) no mezzanine floor area shall be inserted into any commercial premises used for the purposes of A1 retail.

Reason: To safeguard any future impact on nearby town centres

- 57 No single retail unit falling within Class A1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Order revoking or re-enacting that Order) hereby permitted shall have a floorspace greater than 450sqm (gross internal area) at any point.

Reason: To safeguard against any future impacts on nearby town centres.

- 58 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification) no development shall be carried out within Schedule 2, Part 1, Classes A - E and H and Part 16, Classes A - C of that Order unless planning permission has been granted on an application relating thereto.

Reason: To enable the Local Planning Authority to control such development in the interests of amenity, in accordance with Policies BNE1 and BNE2 of the Medway Local Plan 2003.

- 59 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2017 (or any order amending, revoking and re-enacting that Order with or without modification) all dwellinghouses herein approved shall remain in use as a dwellinghouse falling within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order amending, revoking and re-enacting that Order with or without modification) and no change of use shall be carried out unless planning permission has been granted on an application relating thereto.

Reason: To enable the Local Planning Authority to control such development in the interests of amenity, in accordance with Policy BNE2 of the Medway Local Plan 2003.

60 **Cycle Parking**

No development shall take place above ground within any phase or sub phase until details of secure private cycle parking provision in the form of individual lockers for any flat blocks within that phase have been submitted to and approved in writing by the Local Planning Authority. Cycle Parking for flat blocks within that phase shall be provided in accordance with the approved details prior to first occupation of the relevant flat block and retained thereafter.

Reason: To ensure the provision and permanent retention of bicycle spaces in accordance with Policy T4 of the Medway Local Plan 2003.

61 **School**

Any Reserved Matters applications seeking approval for Primary School buildings and/or facilities shall be accompanied by the following supporting reports:



- A statement demonstrating that conclusions of approved Noise Impact Assessment (dated June 2017) remain valid, and details of implementation of required mitigation measures within the building;
- A statement demonstrating that conclusions of approved Air Quality Assessment (dated June 2017) remain valid, particularly with regard to the requirements of the Defra Air Quality Technical Guidance in respect of trains.
- A strategy for managing drop-off and collection of pupils without detriment to the safe operation of the highway network.

The reports shall be approved in writing by the Local Planning Authority. Any management and/or mitigation measures detailed in the report shall be implemented in accordance with the approved details prior to the school becoming operational and shall be retained thereafter.

Reason: To safeguard conditions of amenity in accordance with Policies BNE2, BNE24 and T1 of the Medway Local Plan 2003.

## 62      **Transportation Noise**

No development shall take place above ground within any phase or sub phase until a scheme for protecting the proposed development from transport noise sources has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of acoustic protection sufficient to ensure internal noise levels (LAeq,T) no greater than 30dB in bedrooms and 35dB in living rooms with windows closed and a maximum noise level (LAm<sub>ax</sub>) of no more than 45dB(A) with windows closed. Where the internal noise levels will be exceeded with windows open, the scheme shall incorporate appropriate acoustically screened mechanical ventilation. The scheme shall include details of acoustic protection sufficient to ensure amenity/garden noise levels of not more than 55dB (LAeq,T). All works which form part of the approved scheme shall be completed before any part of the development within that phase or sub phase is occupied and shall thereafter be maintained in accordance with the approved details.

Reason: To safeguard conditions amenity in accordance with Policy BNE2 of the Medway Local Plan 2003.

## 63      **Commercial Noise**

No development shall take place above ground within any phase or sub phase until an acoustic assessment has been undertaken to determine the impact of noise arising from commercial noise sources. The noise rating level (LAr,Tr) of these sources shall be at least 10dB below the background noise level (LA90,T) at the nearest residential facade. All measurements shall be defined and derived in accordance with BS4142: 2014. The results of the assessment and details of any mitigation measures shall be submitted to and approved in writing by the Local

Planning Authority. The approved measures shall be implemented before the development is brought into use and thereafter be maintained in accordance with the approved details.

Reason: To safeguard conditions amenity in accordance with Policy BNE2 of the Medway Local Plan 2003.

**64 Prevent transmission of noise between residential and commercial premises**

Prior to the occupation of any commercial premises, a scheme of acoustic protection of nearby residential units shall be submitted to and approved in writing by the Local Planning Authority. The scheme must demonstrate that the internal noise levels within the nearby residential units will conform to the indoor ambient noise levels for dwellings identified by BS8233 2014: Guidance on Sound Insulation and Noise Reduction for Buildings. All works which form part of the approved scheme shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

Reason: To safeguard conditions amenity in accordance with Policy BNE2 of the Medway Local Plan 2003.

**65 Control of Cooking Smells and Noise**

Prior to the occupation of any units accommodating A3, A4 or A5 Uses, a scheme for the extraction and treatment of cooking fumes, including details for the control of noise and vibration from the system, shall be submitted to and approved in writing by the Local Planning Authority. Noise from the extraction system (LAeq,T) shall be at least 10dB(A) below the background noise level (LA90,T) at the nearest residential facade, when assessed in accordance with BS4142:2014. The approved scheme shall be implemented before the development is brought into use and thereafter be maintained in accordance with the approved details.

Reason: To safeguard conditions amenity in accordance with Policy BNE2 of the Medway Local Plan 2003.

**Your attention is drawn to the following informative(s):-**

**Grade 1 Listed Roman Wall**

You are advised that the Roman Wall located at the north-west corner of the Site is designated as a Grade I listed building. Any works undertaken that directly impact this listed building will require the benefit of listed building consent.

**Design Standards**

You are reminded that any future submissions for phases 4 – 7 will need to include the following information;



- A detailed assessment of the layouts against the 'Secured by Design Criteria'
- A detailed assessment of layouts against the Medway Housing Design Standards 2011

## Highways

Each future submission for phases 4 – 7, or sub phase therein, will need to demonstrate compliance with planning policy and guidance and will also include specific details of the following highways matters:

- Road, footway and cycleway layouts that show the alignment, widths, forward visibility sightlines and vision splays, speed restraint measures, gradients and details of strategic pedestrian and cycle network connections from that phase or sub phase to the off-site pedestrian and cycle infrastructure adjoining the application site.
- Adequate land reserved for parking or garaging of vehicles and the manoeuvring of vehicles to accord with the provisions of the adopted vehicle parking standards applicable at the time.
- Details of parking spaces made available for use by disabled persons shall be included in any future submissions.

## Southern Water

A formal application for connection to the public surface water system is required in order to service this development. Please contact: Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or via [www.southernwater.co.uk](http://www.southernwater.co.uk).

## Southern Water

A formal application to requisition water infrastructure is required in order to service this development. Please contact: Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or via [www.southernwater.co.uk](http://www.southernwater.co.uk)

## Network Rail

Network Rail strongly recommends the Applicant should contact Asset Protection at [AssetProtectionKent@networkrail.co.uk](mailto:AssetProtectionKent@networkrail.co.uk) prior to any works commencing on site, recommending an Asset Protection Agreement is agreed to enable approval of details works. Network Rail also draws the Applicant's attention to a number of comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

## Phasing

Where conditions discharge is sought in respect of a specific 'phase or sub-phase', details defining the 'phase or sub-phase' to which the condition relates should be

provided for approval as part of the condition submission.

This planning decision also takes account of

APPLICATION FORM received on 30 June 2017

DESIGN & ACCESS STATEMENT received on 30 June 2017

ENVIRONMENTAL STATEMENT VOL 1 NON-TECHNICAL SUMMARY received on 30 June 2017

ENVIRONMENTAL STATEMENT VOL 2 received on 30 June 2017

ENVIRONMENTAL STATEMENT VOL 2A TOWN & VISUAL IMPACT ASSESSMENT received on 30 June 2017

ENVIRONMENTAL STATEMENT VOL 3 FIGURES received on 30 June 2017

ENVIRONMENTAL STATEMENT VOL 4 APPENDICES received on 30 June 2017

AMENDED AIR QUALITY CHAPTER (PART 2 OF ENVIRONMENTAL STATEMENT VOL. 2) received on 20 September 2017

DEVELOPMENT SPECIFICATION received on 30 June 2017

MICROCLIMATE ASSESSMENT received on 30 June 2017

PLANNING STATEMENT received on 30 June 2017

RETAIL IMPACT ASSESSMENT received on 30 June 2017

SUSTAINABILITY STATEMENT received on 30 June 2017

STATEMENT OF COMMUNITY INVOLVEMENT received on 30 June 2017

TRANSPORT ASSESSMENT received on 30 June 2017

TRAVEL PLAN received on 30 June 2017

ROAD SAFETY AUDIT received on 2 October 2017

DAYLIGHT, SUNLIGHT & OVERSHADOWING ASSESSMENT received on 23 August 2017

CPL-ROC\_HTA-A\_DR-D01-0001

Site Ownership Boundary received on 30 June 2017

CPL-ROC\_HTA-A\_DR\_D0-0200\_REV A  
received on 30 June 2017

Illustrative Masterplan Sections A, B, C & D

CPL-ROC\_HTA-A\_DR\_D0-0201\_REV A  
on 30 June 2017

Illustrative Masterplan Sections F, G & H received

CPL-ROC\_HTA-A\_DR\_D01400-1000-REV F

Illustrative Masterplan received on 30 June 2017

CPL-ROC\_HTA-A\_DR\_D01400-1001  
June 2017

Illustrative Masterplan Roof Plan received on 30

CPL-ROC\_HTA-A\_DR\_D01-0030 REV A

Constraints Plan received on 30 June 2017

SUMMARY OF ACCOMMODATION received on 18 October 2017

542-LD-PLN-001 A

Illustrative Landscape Masterplan received on 30 June 2017

11333-5003-P3

On-Site Drainage Strategy received on 30 June 2017

11333-50017-P1

Adoptable Extents (Sheet 1 of 2) received on 30 June 2017

11333-50018-P1

Adoptable Extents (Sheet 2 of 2) received on 30 June 2017

11333-50019-P1

Horizontal Road Geometry (Sheet 1 of 2) received on 30 June 2017

11333-50020-P1

Horizontal Road Geometry (Sheet 2 of 2) received on 30 June 2017

11333-50021-P1

Highways Level Appraisal (Sheet 1 of 2) received on 30 June 2017

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Highways Level Appraisal (Sheet 2 of 2) received on 30 June 2017

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Track Diagrams (Sheet 1 of 9) received on 30 June 2017

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Track Diagrams (Sheet 2 of 9) received on 30 June 2017

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Track Diagrams (Sheet 3 of 9) received on 30 June 2017

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Track Diagrams (Sheet 4 of 9) received on 30 June 2017

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Track Diagrams (Sheet 5 of 9) received on 30 June 2017

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Track Diagrams (Sheet 6 of 9) received on 30 June 2017

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Track Diagrams (Sheet 7 of 9) received on 30 June 2017

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Track Diagrams (Sheet 8 of 9) received on 30 June 2017

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Track Diagrams (Sheet 9 of 9) received on 30 June 2017



Signed

*David Harris*

David Harris  
Head of Planning  
Date of Notice