
GILLINGHAM BOROUGH COUNCIL

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**TOWN AND COUNTRY PLANNING ACTS
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS
NOTIFICATION OF GRANT OF OUTLINE PERMISSION TO DEVELOP
LAND**

Countryside Maritime Ltd
Pembroke
Gillingham
Kent ME4 4UF

Application No. 93/0730GL

Take notice that the Gillingham Borough Council, the Local Planning Authority under the Town and Country Planning Acts HAS GRANTED OUTLINE PERMISSION for development of land at St Mary's Island, Chatham Maritime, Gillingham and being an outline application for the erection of up to 1700 dwellings together with community, educational and commercial areas and associated open spaces, highway and service infrastructure in accordance with your application for permission dated 10th November 1993.

SUBJECT TO THE CONDITIONS specified hereunder:-

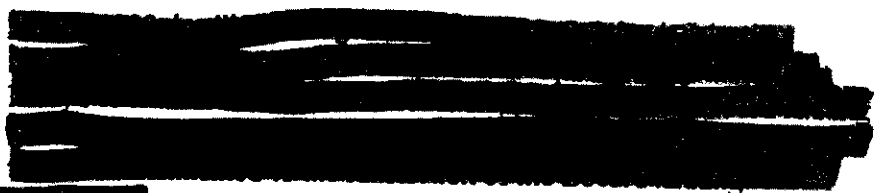
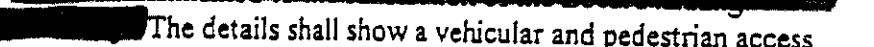
1. a) Applications for approval of reserved matters namely siting, design, external appearance of the proposed building(s), landscaping and the means of access thereto required to implement Phase I shall be submitted to the Local Planning Authority no later than 3 years from the date of this permission. Such development shall be begun no later than 5 years from the date of this permission or if later, 2 years from the approval of the last such matter to be approved.

b) Applications for approval of reserved matters namely siting, design, external appearance of the proposed building(s), landscaping and the means of access thereto relating to all other phases and sub phases of the development except phase one shall be submitted to the Local Planning Authority no later than eight years from the date of this permission such development shall be begun no later than 10 years from the date of this permission. ✓

2. Development shall be undertaken generally in accordance with the access arrangements, broad land use and structural landscaping as shown on plan nos. 5496/01 Rev.A, Site Boundary Plan 02/RevB, Land Use/Strategic Routes/Density Layout, 03/RevA Phasing, 10103/MB1 RevC Landscape Masterplan and 2658/OS/1/RevA and as described in the Master Plan statement submitted in support of the application received by the Local Planning Authority on 10th November 1993 or in accordance with any written approval or modification agreed by the Local Planning Authority by master plan reviews.
3. Master plan reviews shall be submitted to the Local Planning Authority for written approval not less than 2 months before each annual anniversaries of the date of this permission or at such greater frequencies that may be reasonably requested by the Local Planning Authority until the substantial completion of the development.
4. Prior to the commencement of the development hereby approved, details of the foul and surface water drainage network shall be submitted to and approved by the Local Planning Authority, and the details shall show connections to the previously approved drainage systems, outfalls (including "consent to discharge" authority from the National Rivers Authority), and petrol interceptors, together with an adequate foul drainage connection to accommodate a minimum flow of 10 l/s from the land to the east of the application site. ✓
5. Development phase plans for each complete phase as identified on plan no. 5496/01RevA shall be submitted to and approved by the Local Planning Authority in writing in advance of any commencement of that phase. Each development phase plan shall address the following and form the basis for approval of reserved matters or other detailed submissions for each phase or sub phase subject to any modifications agreed in writing by the Local Planning Authority: ✓
 - i) the configuration of sub phases of development within the phase;
 - ii) a scheme to provide a balanced mix of housing (including details of affordable housing provision) by size, density and type and a programme for its development;

- iii) the road network and alignment (including road hierarchy standards and measures for speed restraint) footway and cycleway networks including links to any other phases or sub phases, signing and lighting;
 - iv) proposed structural landscaping and advance planting and phasing of such planting in accordance with the landscape master plan;
 - v) play area hierarchy and provision for the phase; *
 - vi) public car parking strategy. *
6. A development phase plan for the neighbourhood centre as identified on plan no. 5496/02/RevB shall be submitted to and approved by the Local Planning Authority in writing in advance of any commencement of that phase. The neighbourhood centre development plan should address the overall strategy and content of the centre, the location of the components of the centre, car parking and landscaping and form the basis for approval of reserved matters or other detailed submissions for each phase or sub phase subject to any modifications agreed in writing with the Local Planning Authority.
7. Prior to any submission to the Local Planning Authority of any development phase plan pursuant to condition 5 & 6, a landscape and open space strategy for the entire application site as defined on plan no.5496/03/RevA shall be submitted to and approved by the Local Planning Authority in writing and carried out in accordance with such approval. This plan shall address the following:
- i) the overall landscape framework and design concept;
 - ii) [REDACTED];
 - iii) [REDACTED] neighbourhood centre;
 - iv) details of the parkland bund, ground modelling and landscaping treatment;
 - v) the treatment of the open space and eastern bund;
 - vi) the treatment in outline of the dry dock;
 - vii) public open space, play spaces and amenity areas strategy.

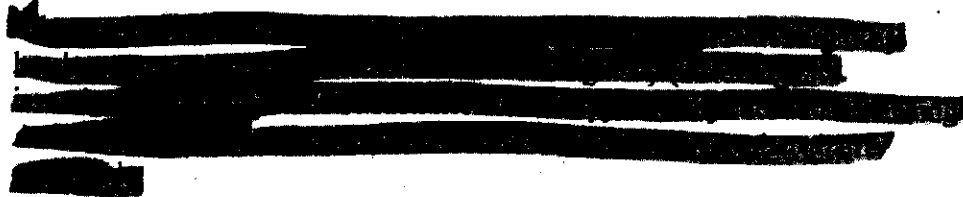
Means of Access

8. The lifting bridge forming the primary means of access to the site between Basins 1 and 2 shall be fully constructed and available for use by vehicular traffic and pedestrians prior to the first occupation of any dwelling within the application site.
9. Prior to first occupation of any dwelling on St Mary's Island, emergency vehicular and pedestrian access shall be provided to St Mary's Island across the existing bascule bridge over the yacht lock at the western end of Basin 1 and this access shall connect the primary highway network to the south of the basins to the proposed highway network on St Mary's Island. The details and location of the temporary access road shall be submitted to and approved by the Local Planning Authority prior to the development commencing and shall be carried out in accordance with the approved details and thereafter maintained to the satisfaction of the Local Planning Authority until a permanent secondary means of access is constructed and available for use.
10. a) 

The details shall show a vehicular and pedestrian access across the existing bascule bridge over the yacht lock at the western end of Basin 1 connecting from the Primary Highway Network to the south of the basins to the proposed highway network on St Mary's Island.
- b) Upon the completion of the secondary means of vehicular and pedestrian access to St Mary's Island the existing bascule bridge should only be closed to vehicular road traffic for a maximum period of 20 minutes once in any hour long period.
11. The existing bascule bridge over the yacht lock to the west of Basin 1 and the lifting bridge to be constructed between Basins 1 and 2 shall not be closed to vehicular road traffic simultaneously and the bridges shall not be closed to vehicular road traffic within 10 minutes of each other.
12. Following the occupation of the 700th dwelling on St Mary's Island, the lifting bridge to be constructed between Basins 1 and 2 shall not be closed to vehicular road traffic between the following hours Mondays to Fridays, with the exception of public holidays unless otherwise agreed in writing by the Local Planning Authority:-

06.30 - 09.00 hrs
16.30 - 19.00 hrs.

13. The lifting bridge to be constructed between Basins 1 and 2 shall not be closed to vehicular road traffic in the period between the first occupation of any dwellings on the site at St Mary's Island and such time as the secondary access from the highway network on St Mary's Island to the Primary Highway Network to the south of the basins is completed and available for use, otherwise than in accordance with a management regime for this period which shall be submitted to and approved in writing by the Local Planning Authority.
14. Outside the hours specified in condition 12 the lifting bridge to be constructed between Basins 1 and 2 shall only be closed to vehicular road traffic for a maximum period of 10 minutes once in any hour long period.
15. Details of variable message signs and their proposed locations shall be submitted to and approved by the Local Planning Authority and installed prior to the first occupation of the 300th dwelling or such time as the secondary vehicular and pedestrian access from the highway network on St Mary's Island to the primary highway network to the south of the basins is completed and available for use whichever is the sooner. The signs shall be installed and maintained in accordance with the approved details.
16. The variable message signs shall display warning messages 3 minutes prior to the commencement of the operation of either the existing bascule bridge over the yacht lock or the lifting bridge to be constructed between basins 1 and 2.

Highways

17. 
18. Prior to the commencement of the loop road, details shall be submitted to and approved by the Local Planning Authority of the proposed emergency vehicle access, bus route control point as shown on plan no. 5496/02/RevB. These details shall show a satisfactory device to prevent non emergency vehicles using the link but shall allow the free passage of pedestrians and cyclists. The control point shall be operational prior to the completion of the loop road as shown on plan no. 5496/02/RevB and thereafter maintained to the satisfaction of the Local Planning Authority.
19. Before the development of individual phases or sub phases of the development hereby permitted are commenced, the visibility splays associated with each junction shall be agreed by the Local Planning Authority and the land reserved for this purpose. The land within the vision splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the access being formed and thereafter so maintained at all times to the satisfaction of the Local Planning Authority.

20. No dwellings or other buildings shall be occupied until that part of the access road which provides access to it has been constructed in accordance with the approved details.
21. Prior to the commencement of the construction of individual phases or sub phases of the development, forward visibility splays on all bends within the phase or sub phase shall be agreed with the Local Planning Authority and the land reserved for this purpose. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the first occupation of dwellings served by that part of the access road and thereafter maintained at all times to the satisfaction of the Local Planning Authority.
22. Visibility splays of 2.4m by 2.4m by 45deg shall be provided at junctions between private vehicular access points and the highway and thereafter maintained free of all obstruction between heights of 0.6m and 2 metres above the level of the adjoining highway.
23. No direct vehicular or pedestrian access shall be permitted onto that part of the strategic loop road defined as a proposed local distributor road without the prior written consent of the Local Planning Authority.
24. Details of carriageway pedestrian/cycleway crossing points shall be submitted to and approved by the Local Planning Authority prior to the construction of individual phases or sub phases of the access roads.
25. Details of the car parks serving the neighbourhood centre showing means of access, lighting, materials and sufficient level of disabled parking should be submitted to and approved by the Local Planning Authority prior to the commencement of the construction of the neighbourhood centre and carried out in accordance with the approved details.
26. The layout/or details submitted in pursuance of condition 1 above shall show adequate land to the satisfaction of the Local Planning Authority, reserved for the parking of motor vehicles in accordance with the Kent County Council Vehicle Parking Standards currently in force and for the loading and off-loading of commercial vehicles. Upon approval of the layout/or details no permanent development, whether permitted by the Town and Country Planning General Development Order 1988 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved space.
27. Undertakers mains services (including any public sewers) and manholes shall not be situated within the carriageway of the Local Distributor Road from the lifting bridge between Basins 1 and 2 to the first roundabout junction north of the lifting bridge.

Residential

28. No enlargement, improvement or alteration or the erection of satellite antenna shall take place within the curtilage of dwellinghouses whether permitted by Part 1 of Schedule 2 to the Town and Country Planning General Development Order 1988 (or any Order revoking and re-enacting that Order) or not shall be carried out without the prior written approval of the Local Planning Authority.
29. In pursuance to condition 1 details of bin stores shall be submitted to and approved by the Local Planning Authority before the commencement of any development within a phase or sub phase.

Retail

30. No more than 28,000 sq ft gross convenience retail floorspace shall be developed on St Mary's Island unless otherwise agreed by the Local Planning Authority. No single store selling convenience goods shall be more than 20,000 sq ft gross retail floorspace unless agreed in writing with the Local Planning Authority.
31. No materials or equipment shall be stored on the site of the Neighbourhood Centre outside the building except for waste materials contained within bins for periodic removal.

Community Building

32. Prior to the occupation of the 500th dwelling, details of a building for community use and associated car parking and landscaping shall be submitted to and approved by the Local Planning Authority and constructed in accordance with these approved details and made available for public use.

Educational Facilities

33. An educational facility providing a 1-Form Entry Primary School with the potential to be extended shall be constructed within the development site prior to the first occupation of the 300th dwelling.

Health Care Facilities

34. Prior to the first occupation of the 100th dwelling, details of the temporary arrangements for health care facilities shall be submitted to and approved by the Local Planning Authority and provided in accordance with the approved details.
35. Prior to the first occupation of the 500th dwelling, details of a permanent health care facility shall be submitted to and approved by the Local Planning Authority and provided in accordance with the approved details. These details shall include location, design, materials, car parking and associated landscaping.

Landscaping/Recreational Areas

36. a) No development within a phase or sub phase shall take place until a landscaping scheme has been submitted to and approved by the Local Planning Authority, including proposed structural landscaping and advance planting which shall indicate the type, height, species and location of all new trees and shrubs, the treatment of paving and other land outside the highway.
- b) On substantial completion of the phase or sub phase hereby permitted, the site shall be treated in complete accordance with the approved landscaping scheme referred to in a) above to the reasonable satisfaction of the Local Planning Authority. Such new trees, paving, grassing, other treatment of land, shall be maintained to the reasonable satisfaction of the Local Planning Authority for a period of five years thereafter.
37. The eastern central parkland bund shall be constructed and landscaped in accordance with the details approved by the Local Planning Authority in pursuance to conditions 7 and 36 prior to the first occupation of the 100th dwelling on the development site. The western central bund shall be constructed and landscaped in accordance with the details approved by the Local Planning Authority in pursuance to conditions 7 and 36 prior to the first occupancy of the 500th dwelling on the development site.
38. Prior to the occupation of the dwellings comprising a phase or sub phase of the overall development, public open space, play spaces and housing area amenity spaces shall be provided and equipped and maintained as such unless otherwise agreed in writing with the Local Planning Authority.
39. Details of the final levels including the depth of top soil in landscaped areas and private gardens shall be submitted to and approved by the Local Planning Authority in pursuance of condition 36 prior to the commencement of any phase or sub phase and shall be carried out in accordance with the approved details.

Materials

40. Before the construction of the carriageway, footway and shared footway/cycleway commences for each phase or sub phase, samples and details of proposed materials shall be submitted and approved by the Local Planning Authority and no other materials shall be used other than those approved.
41. Prior to the commencement of each phase or sub phase, samples and details of all proposed external building materials shall be submitted to and approved by the Local Planning Authority and no materials shall be used other than those approved.

42. Before the construction of the leisure footpaths and cycleways commences for each phase or sub phase, details of the surface treatment, signs and lighting shall be submitted to and approved by the Local Planning Authority and no other materials shall be used other than those approved.

Other Matters

43. Prior to the commencement of the development hereby permitted details of the construction traffic and routing shall be submitted to and approved by the Local Planning Authority and the construction traffic shall thereafter comply with the approved details.
44. Adequate precautions shall be taken during construction to prevent the deposit of mud and similar debris on the public highway in accordance with details submitted to and approved by the Local Planning Authority.
45. Any person providing buildings which are the subject of the provisions of Section 76(1) of the Town and Country Planning Act 1990 will make provision where reasonable and practicable for the means of access into the building by disabled persons, facilities for disabled persons, sanitary conveniences and parking places for their use to the satisfaction of the Local Planning Authority. Details of such provision shall be submitted to and approved by the Local Planning Authority prior to the commencement of development to which this condition relates.
46. Surface water from highways, roofs, paved surfaces and any other development shall not be discharged into soakaways and details of the proposed method of surface water drainage shall be submitted to and approved by the Local Planning Authority prior to the development taking place.
47. No surface water shall be allowed to directly discharge into Basins 1 and 2, or substance or sediment enter any water course or feature unless otherwise agreed in writing with the Local Planning Authority.
48. All services including the provision of telephone cables shall be laid underground.
49. The layout or details submitted in pursuance to condition 1 shall show details of all boundary treatment within the phase or sub phase and shall be carried out in accordance with the approved details.
50. Surface water from impermeable vehicle parking areas shall be passed through petrol/oil interception facilities designed and constructed to the satisfaction of the Local Planning Authority.
51. No sewage or trade effluent shall be discharged into the surface water drainage system.

52. Any above ground or below ground oil/chemical tank or container and associated pipework shall be sited and banded to retain spillage, or constructed to incorporate appropriate anti pollution measures.
53. Prior to the commencement of Phase 3 a detailed condition survey or the existing crane on the western edge of the site north of the yacht lock shall be carried out along with a detailed scheme for its retention shall be submitted to and approved by the Local Planning Authority and shall be carried out in accordance with this scheme.
54. Prior to the development hereby approved commencing, details of cable TV pre ducting shall be submitted to and approved by the Local Planning Authority and shall thereafter be provided in accordance with the approved details during the development of the site.
55. Notwithstanding the provision of the Town and Country Planning General Development Order 1988 (or any Order revoking and re-enacting that Order) no station, housing structure or chamber in connection with gas, electricity or water supplies shall be carried out within the development hereby approved without the prior written approval of the Local Planning Authority.
56. Prior to the development commencing details of additional flood protection works shall be submitted to and approved by the Local Planning Authority and shall be fully implemented prior to 31st January 1997.

REASONS

- 1.a)&b) In pursuance of Section 92(2) of the Town and Country Planning Act 1990 and no such details have been submitted.
2. In order that the development may proceed in a planned manner.
3. To allow an appropriate degree of flexibility and control over the development.
4. In order to secure satisfactory means of foul and surface water drainage.
- 5 & 6. To secure the comprehensive and co-ordinated development of each part of the site.
7. To ensure the development is landscaped and public open space, play spaces and amenity areas are provided in a co-ordinated manner.
- 8-12&14. To ensure a proper means of access is provided and maintained to the development.
- 13,19-27. In the interests of highway safety and convenience.

- 15&16. To give advance warning to vehicular traffic and pedestrians thereby reducing highway congestion.
- 17. To ensure the adequate provision of highways.
- 18. To ensure adequate provision for emergency vehicles.
- 28. To enable the Local Planning Authority to retain control of the development.
- 29. In the interests of residential amenity.
- 30. To make provision for the convenience goods needs of local residents.
- 31. — In the interests of visual amenity.
- 32. In the interests of providing a community facility for local residents.
- 33. To make provision for the educational needs of local residents.
- 34&35. To make provision for the medical needs of local residents.
- 36. To enable the development to assimilate into its surroundings.
- 37. To enhance the appearance of the development.
- 38. In order to secure the provision of amenity open space, play spaces and facilities and housing area amenity spaces.
- 39. In the interests of amenity.
- 40&41. To ensure a satisfactory external appearance.
- 42&55. To enhance the appearance of the development.
- 43. In the interests of highway convenience.
- 44. In the interests of the amenity of the surrounding area.
- 45. To ensure full accessibility for people with disabilities.
- 46. In order to secure satisfactory drainage of the area.
- 47,50-53. To prevent water pollution.
- 48. In the interests of visual amenity.

49&54. In the interests of residential amenity.

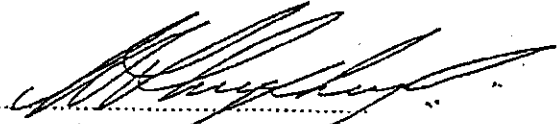
56. To ensure adequate flood protection measures.

INFORMATIVES

1. This permission has been granted further to the signing of a legal agreement under Section 106 of the Town and Country Planning Act 1990 and you are reminded of the contents thereof.
2. The applicant is reminded that a Demolition-Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.
3. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the Borough Council's Planning Department.
4. In accordance with paragraph 45 of Planning Policy Guidance Note No.14, the Local Planning Authority draws the following matters to the applicant's attention:
 - i) The responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and/or landowner.
 - ii) The Local Planning Authority has endeavoured to determine the application on the basis of the information available to it, but this does not mean that the site is free from instability.
 - iii) The grant of planning permission does not give a warranty of support or stability.
5. It is anticipated that the Local Distributor Roads and Residential Access Roads serving the proposed development on St Mary's Island will be adopted by the Highway Authority as public highway maintainable at public expense using Section 38 of the Highways Act 1980. Failure of the developer to enter into an Agreement with the Highway Authority under Section 38 of the Highways Act 1980 is likely to result in the Highway Authority enforcing the provisions of the Advance Payments Code procedure under Section 219-225 of the Highways Act 1980.

Dated 3rd July 1996

Signed:


Borough Planning Officer