

LODGE HILL

Lodge Hill Planning Process Structure

Appendix 4 to Planning Statement

October 2011

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Strand A	Strand B	Strand C	Strand D	Strand E	Strand F
<p>The Lodge Hill planning application ('OPA') is submitted in outline with all matters (layout, scale, appearance, landscaping) save for means of access to the site reserved for subsequent determination.</p> <p>The OPA will comprise formal documents, some of which are 'fixed' through the permission, through the permission itself, planning conditions and a S106 Agreement. The formal documents to be 'fixed' comprise a Scale Parameter Plan, a Building Envelope Schedule, and key principles articulated in a Strategic Design Code.</p> <p>The OPA will be accompanied by supporting documents which will be used to inform the submissions relating to Strands A-E.</p> <p>The permission, together with associated planning conditions and S106 Agreement, will be structured to facilitate the phased delivery of the site over the lifetime of the development.</p>	<p>The first submission(s) following receipt of outline planning permission (OPP) will be for the approval of any details pursuant to condition(s) which need to be discharged in order for Reserved Matters to be progressed. The need for this strand is dependent upon the drafting of the planning conditions, but may well cover site-wide or phase-wide details, for example a landscape strategy or an environmental mitigation strategy.</p> <p>Any necessary submissions made would need to be informed by, and be in accordance with, the OPA parameter plan, Building Envelope Schedule and Strategic Design Code referred to in Strand A.</p>	<p>The next submissions relate to detailed design and would be for the approval of details pursuant to Reserved Matters. The application submissions will relate to the development parcel in question, which may either relate to the whole site, a phase, a plot, and/or to plot infrastructure and may involve any number of applications as the site is developed. For illustrative purposes, a submission may be made relating to:</p> <ul style="list-style-type: none"> ▪ The whole site for remediation ▪ A phase for major phase-wide infrastructure or layout ▪ A plot for full architectural detail or minor plot infrastructure <p>The controls placed on the development through the OPP (the permission, planning conditions and S106 Agreement) in Strand A will focus on securing what's necessary to ensure a balanced and sustainable new community, at the appropriate time. However, save for some potential exceptions, it will provide flexibility in terms of the precise means of delivery in terms of what constitutes the development parcel.</p> <p>Each application involving Reserved Matters and/or conditions would need to be subject to EIA Screening and may require additional EIA testing.</p> <p>A Compliance Report (or equivalent) will be produced for each submission. Each Compliance Report will identify the development parcel for which details are sought, and will: (i) explain how the details have been informed by, and accord with, the Strand A OPA parameter plan, Building Envelope Schedule, Strategic Design Code and any details approved through Strand B; (ii) provide any details pursuant to any relevant conditions attached to the OPP which need to be discharged relating to the relevant development parcel; and (iii) explain any aspects of the detail which do not accord with Strand A and/or Strand B, which would need to be agreed with Medway Council as either a Minor Material Amendment or Non-Material Amendment.</p> <p>Each application would be accompanied by an Urban Design Report (or equivalent) which would focus on how the detail accords with the Strategic Design Code. It may also be accompanied by an Environmental Sustainability Plan (or equivalent), as well as by any other documents necessary for the particular development parcel submission.</p> <p>Pre-Committee Briefings by Medway Officers would be required in the event that any details are required to be reported to Committee to ensure clarity around the scope of matters being considered (i.e. in the context of the fixes secured through Strands A and B).</p> <p>A fresh application would be required for any significant material amendment (see Strand F).</p>	<p>Strand C will result in securing 'detailed' planning permission for the development parcel in question.</p> <p>Submissions under Strand D would cover any other conditions which need to be discharged prior to the commencement of development of development parcels, which have not already been addressed through Strand B or Strand C. This might include conditions pursuant to the approval of Reserved Matters sought under Strand C. Applications may, depending upon their nature, need to be subject to EIA Screening and may require additional EIA testing.</p>	<p>Following the satisfactory completion of Strands A-D inclusive, for the relevant development parcel(s) the developer (either site-wide, phase, plot or plot infrastructure) can commence development, subject to (say) the availability of any necessary strategic infrastructure, compliance with any relevant planning obligations set out in the S106 Agreement and other necessary (i.e. non-planning) consents/licenses.</p>	<p>This Strand is effectively out of sequence with Strands A-E because it could happen at any point in the process, and covers the process which would be triggered in the event that any details sought under Strands B-D represent significant material amendments which are outside the scope of the OPP (Strand A).</p> <p>A new full planning application would be required for the development parcel in question. The application would be determined in accordance with the Development Plan and other material considerations, including the Lodge Hill Development Brief and the OPP.</p> <p>If the application is granted, the relevant conditions pursuant to the full planning permission would need to be discharged prior to commencement of development. Strand E would then apply.</p>
	<p>Example: Condition attached to the OPP requiring the submission and approval of site-wide remediation prior to submission of any Reserved Matters</p>	<p>Example: Condition attached to the OPP requiring submission and approval of details for Phase 1, in respect of which any number of applications may be made as set out above</p>	<p>Example: Condition attached to the approval of Reserved Matters requiring submission and approval of material samples prior to the commencement of development</p>		<p>Example: The market demand for employment floorspace exceeds current expectations. A planning application could be made for the additional new employment floorspace for the relevant development parcel</p>

Throughout these Strands, outside the requirements of the planning process, the individual plot/sub-phase/phase developers will be briefed, through an Information Package (or equivalent), on the relevant requirements, and all details will need to be agreed with the Lead Developer before any formal submissions are made to Medway Council. This is in addition to any other necessary engagement in advancing the details, for example with Medway Council.