

Reference Code of
Application DA/03/01134/OUT

Land Securities Group PLC
c/o Barton Willmore Planning Partnership
Theale Court,
11-13 High Street,
Theale
Berkshire
RG7 5AH

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

**Notification of Grant of permission
to Develop Land**

TAKE NOTICE that the **DARTFORD BOROUGH COUNCIL**, the district planning authority under the Town and Country Planning Acts, **HAS GRANTED PERMISSION** for development of land situated at
Eastern Quarry Watling Street Swanscombe
referred to in your application for permission for development registered on the 8th December 2003

and being

Development comprising or to provide a mixed use development of up to 6250 dwellings and in addition up to 231,000 square metres of built floorspace (in total) for: business premises (B1 (a), (b) and (c)); education community and social facilities (D1 and D2) (schools, libraries, health centres, places of worship, sports and leisure centres, community centres, care facilities for the young, old and/or infirm); hotels (C1); theatre (D2); supporting retail (A1, A2, A3, A4 and A5) and leisure (D2) facilities; miscellaneous sui generis uses, ancillary and support facilities. Such development to include; groundworks to provide revised ground contours and development platforms; vehicle parking; laying out open space (including parks, play spaces, playing fields, allotments, lakes and water features, community woodland and formal and informal open space); landscaping; works to create ecological and nature reserves and refuge areas; provision and/or upgrade of services and related service media and apparatus; drainage works (including ground and surface water attenuation and control measures and replacement and/or refurbishment of existing discharges pipe through Craylands Gorge); pedestrian cyclist and vehicular ways, highways and public transport facilities (including new and improved links between the site and existing public highways (including Alkerden Lane, B255, A2 Watling Street and Southfleet Road), bridges and causeways, dual use and segregated facilities for public transport systems and cross site pedestrian, cyclist and vehicular routes); facilities for mooring, launching and landing water craft; and miscellaneous ancillary and associated engineering and other operations. All such development shall accord with the Application Plans and Development Parameters Schedule.

As shown in the following documents and plans:

EQ2 planning application: description of development, development parameters schedule and additional application plans, dated August 2006; Plan 1, Site Location Plan
Dwg no. 11254-PA-101B dated 03.11.03; Drawing number 06918/581/001: plan relating to condition 20 showing potential area for air quality monitoring dated May2007

Permission is GRANTED subject to the following condition(s):

- 01 The development shall not be commenced later than five years from the date of this permission.
- 02 Before commencement of any part of the development under this permission details of siting, design, external appearance of the buildings, the means of access and the landscaping (hereafter referred to as the reserved matters) of that part shall be submitted to and approved by the local planning authority and the development to be implemented in accordance with the approved details. Applications for approval of reserved matters for the development hereby permitted must be made to the local planning authority within 25 years from the approval of the first AMP.

Informative: The reserved matters submissions should include details of open space and landscaped areas as defined in the s106 agreement.

- 03 The details to be submitted in accordance with Condition 2 shall accord substantially with the following drawings:
Plan 1B: Site location Plan
Plan 2B: Movement and Infrastructure Corridor
Plan 3B: Building Heights Plan
Plan 4B: Green Zones Plan
Plan 5B: Ecological and Natural Reserve Areas
Plan 6B: Finished Ground Levels
Plan 7B: Major Urban Park Plan
Plan 8B: Linkages plan
Drawing no:1061-2: Land Use Disposition plan

Informative: It is noted that the Land Use Disposition Plan is compliant with the parameters but is only one possible layout capable of according with parameter plans. There might be other development layouts which would also fully accord with the parameter plans and which would have environmental impacts that are not materially different from the impacts of the layout shown in the Land Use Disposition Plan.

04. Any proposed changes to the following strategies and the Biodiversity Action Plan shall be submitted to and approved by the local planning authority. Proposed changes will only be acceptable if the strategy or action as amended serves the underlying planning purpose at least as well as the strategy or action plan at the date of this permission. For the avoidance of doubt any amendment to a strategy or action plan shall bind all parties implementing or operating under this permission from the date of approval of the strategy or action plan. This condition applies to :
 - (a) the Community Participation Strategy
 - (b) the Phasing Strategy
 - (c) the Public Art Strategy
 - (d) the Site Wide Design Strategy
 - (e) the Transport Strategy

05. Subject to the approval of all applications for detailed matters pursuant to condition 2, the maximum amount of floor space and development hereby permitted shall be:
- (a) 6,250 residential dwellings within Class C3;
 - (b) 120,000 square metres gross floor space for uses falling within Use Class B1(a), (b) & (c);
 - (c) 26,000 square metres gross floor space for Class A uses, of which floor space in use Class A1 shall not exceed 16,900 square metres;
 - (d) 24,000 square metres of gross floor space for Class D2 uses;
 - (e) 11,000 square metres for hotel uses;
 - (f) 50,000 square metres of gross floor space for education, community, social facilities and other support uses; and
 - (g) no less than 33% (89 hectares) of the site shall be open space.

Informative: Open space is defined within the Landscape and Open Space Strategy submitted as part of this development.

Informative: The number of dwelling units granted planning permission relates to houses and flats only ie Use Class C3, it excludes care homes, short stay accommodation or any other residential development in Use Classes C1 and C2.

06. The Area Master Plans and submission of details pursuant to condition 2 shall generally accord with the Phasing Strategy approved from time to time.

Informative: The review of the Phasing Strategy and other strategies is controlled through the Section 106 Agreement.

07. The Site Wide Master Plan submitted for approval pursuant to Condition 10 and the Area Master Plan submitted for approval pursuant to Condition 19 shall accord with the objectives of the Eastern Quarry 2 Bio-diversity Action Plan submitted with the proposal hereby approved.
08. The Site Wide Master Plan, Area Master Plans and the details submitted in accordance with condition 2 shall accord substantially with the Site Wide Design and Access Strategy approved as part of this permission and such details shall be implemented accordingly. The Site Wide Design and Access Strategy may, from time to time, be reviewed and such amended document shall be submitted to and approved by the local authority and shall become the approved Site Wide Design and Access Strategy for the purposes of this permission.
09. The Site Wide Master Plan, Area Master Plans and the details submitted in accordance with condition 2 shall accord substantially with the Transport Strategy approved as part of this permission and such details shall be implemented accordingly. The Transport Strategy may, from time to time, be reviewed and such amended document shall be submitted to and approved by the local authority and shall become the approved Transport Strategy for the purposes of this permission.

1ST STAGE SUBMISSION: SITE WIDE MASTER PLAN

10. A Site Wide Master Plan, which shall be in broad accordance with the LUDP, shall be submitted to the local planning authority for approval prior to submission of the first Area Master Plan. Any replacement Site Wide Master Plan which shall from time to time be produced shall also be submitted and approved by the local planning authority. The Site Wide Master Plan shall identify on a base plan at least 1:5000 in scale the broad location and approximate disposition of the following:
- (a) Residential uses
 - (b) Employment uses
 - (c) Retail uses
 - (d) Leisure uses
 - (e) Hotel uses

- (f) Educational uses
- (g) Community and social uses
- (h) Miscellaneous and/or sui generis uses
- (i) Ancillary and support uses
- (j) Structural landscaping
- (k) Retained landscaping
- (l) Major open spaces
- (m) Sports facilities
- (n) Ecological and nature reserve areas
- (o) Major water features
- (p) Principal Fastrack stops
- (q) Principal public transport and road routes
- (r) Principal footpaths and cycle routes
- (s) Interfaces with neighbouring sites
- (t) Areas of potential archaeological remains
- (u) Indicative boundaries of Area Master Plans

All details submitted under condition 2 shall accord with the Site Wide Master Plan that is the approved document at that time.

2ND STAGE SUBMISSIONS: INFORMATION REQUIRED PRIOR TO DETERMINATION OF AREA MASTERPLANS

Informative: Submissions at this stage are intended to provide sufficient context to enable decisions to be subsequently made as to the acceptability of the more detailed submissions required to be made in relation to the AMP and reserved matters. Site wide submissions should be of a broad strategic nature but should provide guidance on the individual issues against which more detailed submissions can be considered. It should be noted that approval will not be given to the AMP until the following strategic documents are considered acceptable.

Waste Management Plan

11. Prior to the approval of the first Area Master Plan pursuant to condition 19 a Waste Management Action Plan shall be submitted to and approved by the local planning authority and the Plan shall be implemented as approved. The Action Plan should include:
 - (a) Guidance on how waste should be minimised, both during construction and by providing the appropriate support facilities in the completed development
 - (b) Standards for recycling points and storage facilities required within buildings
 - (c) Standards to enable collection of waste and recycling
 - (d) Details of bulk facilities and local transfer station, where appropriate
 - (e) Timing and level of provision of recycling and collection provision across the development
 - (f) Any standards to guide development which will minimise the amount of waste produced.
 - (g) monitoring and review of the operation of the Action Plan

Such Waste Management Action Plan shall be reviewed and revised, where necessary, and submitted for approval prior to each subsequent Area Master Plan serving built development. The Action Plan shall be implemented in accordance with the latest approved version.

Water Management Plan

12. A Water Management Plan shall be submitted prior to or at the same time as the first Area Master Plan, submitted pursuant to condition 19, for approval by the local planning authority. The Water Management Plan shall be implemented as approved. The management plan should include details on the following matters and should relate to both the construction and the post development period:

- (a) Ground water monitoring
- (b) Details of surface water drainage and ground water control
- (c) Details of foul water drainage including (where necessary) pumping stations
- (d) Control of water levels
- (e) Method of discharge of water to Swanscombe Peninsula, monitoring of impact and necessary continuation if unacceptable water levels arise
- (f) Monitoring of discharge into Ebbsfleet Valley and attenuation where necessary
- (g) Passive drainage systems
- (h) Sustainable Urban Drainage Systems and management of the system
- (i) Methodology for the control of salt accumulation
- (j) Details of responsibilities for management and maintenance for lifetime of the development where water management is in the public realm
- (k) Programme for monitoring and review of water management

Such Water Management Plan shall be reviewed and revised, where necessary, and submitted for approval prior to each subsequent Area Master Plan serving built development. The Action Plan shall be implemented in accordance with the latest approved version.

Archaeology(Historic Environment) framework

13. An Archaeological Historic Environment framework for the whole site shall be submitted prior to or at the same time as the first Area Master Plan, submitted pursuant to condition 19, for approval by Dartford Borough Council as local planning authority. The Historic Environment Framework shall be implemented as approved and shall address the following issues and any other relevant issues that might arise:
 - (a) The site will be divided into a series of historic environment areas and characterised according to a methodology to be agreed with the Dartford Borough Council. This can include the identification of areas which require no further investigation.
 - (b) For each historic environment area the mitigation requirements, including evaluation, preservation in situ, further archaeological investigation and management, will be set out. Recognition to be given that if a historic environment area falls within more than one development area it will be investigated as part of the works for the first development area.
 - (c) Proposals for interpretation of the history and archaeology of the site (including cement industry remains in Craylands Gorge) and adjacent area to be agreed with Dartford Borough Council and implemented by the developer.
 - (d) Assessment of the impact of and mitigation for any proposed changes in water level, as caused by changes in water management at Eastern Quarry, on archaeological and palaeoenvironmental remains in Ebbsfleet Valley.
 - (e) Appropriate archiving of any finds and the records of archaeological investigations at the site to be stored in a suitable repository to be agreed with Dartford Borough Council and undertaken by the developer with all costs covered in full.

14. Prior to the approval of an Area Master Plan for the relevant area the applicant, should secure the implementation of:
 - a) archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by Dartford Borough Council; and
 - b) following on from the evaluation: any safeguarding measures to ensure preservation in situ of important archaeological remains should be identified; and/or a specification and timetable for any further archaeological investigation and recording works; should be submitted to and approved by Dartford Borough Council. Such works shall be implemented in accordance with the full details.

Bio-Diversity Action Plan

15. Prior to the approval by the local planning authority of the first Area Master Plan, submitted pursuant to condition 19, a Bio-diversity Action Plan (BAP) implementation programme shall be submitted to and approved by the Local Planning. Such implementation programme shall accord with the mitigation and enhancement proposals and the management principles set out within the EQ2BAP submitted and approved as part of this permission. The implementation programme shall consider the whole development site but should provide more detail for the relevant Area Master Plan under consideration. The implementation programme shall be reviewed and where necessary revised and submitted for approval prior to each subsequent Area Master Plan. The implementation plan shall be carried out in accordance with the latest approved version and the timescales set out there. Such an implementation plan should include the following:
- (a) detailed mitigation and enhancement proposals and a programme for their implementation to include existing habitats and species, introduction of new habitats and scheme wide initiatives.
 - (b) The timescales for implementation should take account of detailed design and construction timescale and where relevant identify the constraints to these timescales resulting from bio-diversity issues.
 - (c) Identify the need for detailed management plans to address those issues where the need for further detailed work is identified within the EQ2 BAP or under the programme of implementation. It should also identify the detailed management plans that have been implemented as part of the advance land forming works and how these might be taken forward.
 - (d) A scheme for monitoring any mitigation and enhancement proposals identified in part (a) of this condition and also the management plans identified in part (c). Monitoring reports, incorporating recommendations for adjusting the programme of implementation and detailed management plans, shall be submitted to the local planning authority at three yearly intervals once implementation of the EQ2 BAP has commenced (unless otherwise stated in the management plans). The programme of implementation and management plans shall be adjusted in line with the approved recommendations in accordance with a timescale to be agreed in writing with the local planning authority. Monitoring shall cease 5 years after completion of the development.

Informative: the developer is requested to provide the Kent and Medway Biological Records Centre with all data obtained as a result of surveys and monitoring.

Utilities Framework

16. Prior to the approval of the first Area Master Plan pursuant to condition 19, a Framework shall be submitted to and approved by the local planning authority. The Framework shall include details of how utilities are to be provided to supply the development, including the timing of provisions and implications for construction processes. The Framework shall also include provisions for the monitoring and review to enable updating of the Framework alongside changes in best practice.

Signage Design Guide

17. Prior to the approval of the first Area Master Plan, a site wide Signage Design Code shall be submitted to the local planning approval for its approval, such Code to be in accordance with the principles set out in the Public Realm Strategy, Landscape & Open Space Strategy, the Site Wide Design & Access Strategy and the Transport Strategy (as appropriate). Any replacement code which may from time to time be prepared shall also be submitted for approval by the local planning authority. Details submitted under condition 2 and 25 shall substantially accord and be implemented in accordance with the approved Signage Action Plan.

3RD STAGE SUBMISSIONS: ADVANCE INFRASTRUCTURE AND LANDSCAPING

Informative: The purpose of this submission stage is to allow for the submission and approval (and thereby implementation) of advance infrastructure works before AMP submission/approval. This is intended to cover issues such as structural landscaping which takes time to establish or for strategic road infrastructure which may be required earlier than the built development. Such advance infrastructure submissions will need to be considered against the approved documents and the Site Wide Master Plan. The plans should demonstrate an integrated and co-ordinated approach and that the advanced works will not compromise future development.

18. Infrastructure submissions, to consist of advance infrastructure works and advance structural landscaping may be submitted pursuant to Condition 2 prior to the approval of the relevant Area Master Plans. Such details shall accord fully with the Site Wide Design and Access Strategy and other strategies approved at the time and shall be submitted to and approved by the local planning authority. Any such submissions shall be supported by plans at an appropriate scale, which show:
- (a) The proposed works in its context, both existing and as proposed.
 - (b) Any temporary treatment including hard and soft landscaping, boundary treatment etc works associated with the works.

The works shall be implemented in full accordance with the details approved.

Informative: The detail of Infrastructure submissions shall be submitted for approval to the local planning authority pursuant to Condition 2.

4TH STAGE SUBMISSION: AREA MASTER PLAN AND AREA DESIGN CODES

Informative: All areas to be built upon, used for recreation or landscaping are to be covered by an Area Master Plan (AMP). These need to cover areas which may be considered self-contained. Eg. A village forming an AMP should contain the open space needed to serve that community, or it could be an AMP that covers a landscape character area eg. Lake, northern park, Craylands Gorge etc

Informative: An AMP submission and/or an Area Design Code submission can be made to the Local Planning Authority at the same time or subsequent to the Site Wide Master Plan but not before. However, if subsequently the SWMP is considered unacceptable the AMP and/or ADC may require amendment.

Informative : The AMP is intended to set the broad masterplan framework against which detailed submissions under condition 2 can be assessed.

Area Master Plans

19. With the exception of Infrastructure submissions pursuant to Condition 18, before any other application, is submitted for approval of details pursuant to Condition 2 for the relevant area, and following submission to the Local Planning Authority of the Site Wide Master Plan (pursuant to Condition 10), an Area Master Plan shall be submitted to and approved by the local planning authority for the area to which the application for detailed approval relates. From time to time a revised Area Master Plan may be submitted for approval by the local planning authority. The AMP shall generally accord with the Site Wide Master Plan approved under condition 10 and other strategies approved as part of the planning permission and shall be implemented in accordance with the approved details

The Area Master Plan shall be based on a 1:2500 scale plan(s) and be supported by a written statement.

It shall include consideration and detail of the following issues for that area, although these are not exclusive, as the detail included in the AMP should also reflect the requirements of the approved Strategies and Action Plans:

Land Uses

- (a) Land uses and maximum floor space areas (including floorspace to be provided for comparison and convenience retail uses)
- (b) Indication of affordable housing sub areas
- (c) Land set aside for non commercial uses (such as education and community uses, miscellaneous uses, open space etc)

Phasing

- (d) General phasing for that area to include confirmation of where development is likely to start, when Fastrack stops are to be provided; when local centre to be provided; when links to adjacent communities (on and off site); when community facilities are to be provided; and public art provision.

Land forming

- (e) Land formation plan to show details of final ground levels and interfaces with existing ground levels. A comparison with existing levels on site should also be included, as well as cross sections of ground level in order to clarify proposals.

Archaeology/Historic Environment

- (f) Identification of Historic environment area as identified in the Historic Environment Framework
- (g) Identification of areas of archaeological remains to be preserved in situ.

Form of development and design

- (h) Extent of development and its density
- (i) Building height ranges
- (j) General location of landmark buildings and features
- (k) Cross sections and perspectives of key streets, buildings and open spaces including adjacent areas (as built or as completed) where necessary in order to facilitate integration.
- (l) Boundary treatment details to the Area - existing and proposed treatments
- (m) Identification of broad design character areas in order to guide the more detailed Area Design Codes.

Access and car parking

- (n) Access routes (vehicular, public transport, pedestrian and cycle) and connections to surroundings areas and when these will become available for use.
- (o) Indication of the location of permissive ways which form connections with the boundary of the site, existing public rights of way and key landscape features and are to be located predominantly within open space as required by the Landscape and Open Space Strategy. An indication of the implementation programme for such permissive ways.
- (p) Car parking standards, typologies and distribution and car parking management measures

Integration

- (q) Indicate the location of footpath and cycleway connections to the surrounding area and identify any off-site works which will be required and any signage which may be necessary. An indication of when these connections should be available for use.

Open Space

- (r) The indicative locations of all areas of Open Land and Public Art to be included within or adjoining the Village which is the subject of the Area Master Plan, such general locations to take account of the principles of location and design set out in the Landscape & Open Space Strategy, Public Art Strategy, Public Realm Strategy (as appropriate)
- (s) An indication of those areas of Open Land to which the public will at the appropriate time be permitted access and those to which the public will not be permitted access and the nature of that access.
- (t) Location of public open spaces and play areas and phased provision as development progresses
- (u) Linkages between areas of open space

Public Art

- (v) The broad locations and timeframes for commissioning public art in accordance with the Public Art Strategy.

Lighting

- (w) A lighting strategy and hierarchy in accordance with the Public Realm Strategy

Employment

- (x) Ensure a provision of a variety of accommodation (including workspace such as small, affordable B1 (c) use provision and small office units to accommodate 1-4 people)
- (y) Workspace near homes and flexibility to create work-live units

Existing structures (where appropriate)

- (z) Identification of overhead power lines (where present)
- (aa) Identification of existing buildings where they exist and a consideration of the potential for re-use.

Interim landscaping

- (bb) Interim landscaping plan to be implemented in the event that less than 100 dwellings are completed for occupation on the site over a period of 5 years, such plan to include ground levels and landscaping.

The details submitted under condition 2 shall generally accord with the Area Master Plan as approved relating to the relevant Area.

Area Design Code

Informative: Such a design code may cover a smaller area than an Area Master Plan in order to allow for more detailed design guidance to deal with specific nature of a sub-area. It is expected that the Area Master Plan will provide guidance on the design character of the sub-areas which the Area Design Code (ADC) will provide more detail on.

20. With the exception of Infrastructure submissions pursuant to Condition 18, before any other application is submitted for approval of details pursuant to Condition 2 for the relevant area and following submission to the Local Planning Authority of the Site Wide Master Plan (pursuant to Condition 10), an Area Design Code for the relevant area (to be defined by the Code) shall be submitted to and be approved by the Local Planning Authority. Any replacement code which may from time to time be prepared shall also be submitted for approval by the Local Planning Authority. The ADC shall generally accord with the Site Wide Master Plan approved under condition 10 and other strategies approved as part of the planning permission. Such design code should show:

- (a) The area to be covered by the code
- (b) Architectural style and treatment
- (c) Treatment of public highways
- (d) Building materials pallet
- (e) Surface materials pallet
- (f) Street furniture and design and lighting design
- (g) Soft landscape
- (h) Frontage types
- (i) Heights
- (j) Building forms
- (k) High density living standards which will establish a benchmark for detailed submissions to be assessed against, eg. storage provision for individuals dwellings, provision of private outdoor space.

The details submitted under condition 2 shall generally accord with the Area Design Code as approved and relating to the relevant Area.

Western village

Informative: The Environmental Statement indicates that the annual mean NO₂ concentration is predicted to exceed NAQO values in the south west area of the site but that this should improve as the transport improvements and interventions on the junction are brought forward. This condition therefore seeks to ensure that the matter is addressed at the appropriate time of the development through monitoring and appropriate masterplanning.

21. Any Area Master Plan which covers the Western village shall address within it the issue of air quality. Air quality monitoring shall be carried out, within the area identified on Plan O6918/581/001 up to 1 year before the submission of the Master Plan and the results of this monitoring shall be submitted with the Area Master Plan submission. Any mitigation required, in terms of land use and layout shall be addressed through the Area Master Plan to be submitted.

Temporary Area Master Plans

Informative: Due to the long timescale for the build out of the development, it is recognised that some areas will go through periods of change and may have temporary uses for a number of years, before the final built development comes forward. This submission is intended to allow for the submission of temporary master plans for these areas to ensure such areas have a co-ordinated approach and enable the remainder of the development come forward in an integrated manner and without prejudice.

22. Temporary Area Master Plans may be submitted prior to the approval of the relevant Area Master Plans. Such details shall accord fully with the Site Wide Design and Access Strategy and other strategies approved at the time and shall be submitted to and approved by the local planning authority. Any such submissions shall be supported by the following information:

- (a) Scale, purpose and objective of temporary proposal;
- (b) A demonstration that the proposal does not prejudice permanent development;
- (c) Any temporary treatment including hard and soft landscaping, boundary treatment etc works associated with the works.

- (d) Indicative timescales for the implementation and retention of the temporary Area Master Plan
- (e) Details of those elements which are likely to be permanent eg. road infrastructure
- (f) Identification of areas of important archaeological remains
- (g) Where relevant those details required by condition 19 above (AMP)

The works shall be implemented in full accordance with the details approved. Such temporary Area Master Plans to be superseded by a permanent Area Master Plan approved under condition 19 for the relevant area.

Informative: Areas of important archaeological remains can be affected by any change to the ground surface in some locations and by planting of shrubs and trees. The impact on below ground archaeological remains therefore need to be considered, even for temporary landscape proposals.

Sustainable Construction Code

23. With the exception of Infrastructure submissions pursuant to Condition 18, before any other application is submitted for approval of details pursuant to Condition 2 for the relevant area and following submission to the Local Planning Authority of the Site Wide Master Plan (pursuant to Condition 10), a Sustainable Construction Code for the relevant area shall be submitted to and be approved by the Local Planning Authority. Any replacement code which may from time to time be prepared shall also be submitted for approval by the Local Planning Authority.

The Sustainable Construction Code shall accord with the Sustainable Development Strategy and shall:

- (a) indicate the area to be covered by the code;
- (b) review the national policy and technical solutions prevailing at the time;
- (c) indicate how the proposed building design(s) realise(s) opportunities to include design and technology energy efficiency measures;
- (d) the reduction in carbon emissions achieved through these building design and technology energy efficiency measures, compared with the emissions permitted under the national Building Regulations prevailing at the time;
- (e) how energy shall be supplied to the building(s);
- (e) set standards for the proposed building(s) with regard to BREEAM ratings and the Code for Sustainable Homes (or an equivalent assessment method and rating);
- (f) indicate how sustainable construction methods will be utilised, including use of local materials, etc

The details submitted under condition 2 shall generally accord with the Sustainable Construction Code as approved and relating to the relevant Area.

Water Conservation Plan

24. With the exception of Infrastructure submissions pursuant to Condition 18, before any other application is submitted for approval of details pursuant to Condition 2 for the relevant area and following submission to the Local Planning Authority of the Site Wide Master Plan and Water Management Plan, a Water Conservation Plan for the relevant area shall be submitted to and be approved by the Local Planning Authority. Any replacement Water Conservation Plan which may from time to time be prepared shall also be submitted for approval by the Local Planning Authority. The Water Conservation Plan shall be implemented as approved and shall address the following issues and any others that might arise:

- (a) Guidance on water conservation measures and Government targets
- (b) Methodology for reducing household usage (including internal use, appliances and external use)
- (c) Methods for reducing non-household use of water

- (d) Guidance on the need for future proofing of new buildings to ensure that they are able to conserve/re-use water efficiently for the future.
- (e) Water conservation to be achieved with regard to public and private landscaping
- (f) Programme for implementation of all measures and details of responsibilities for implementation, eg landowner, housebuilder, developer.
- (g) Details of responsibilities for management and maintenance for lifetime of the development where such measures are in the public realm
- (h) Programme for monitoring and review of water management and conservation

The Water Conservation Plan shall include construction and post development period.

5TH STAGE SUBMISSIONS: DETAILED DESIGN

Details to be submitted alongside reserved matters submission

25. With the exception of Infrastructure submissions pursuant to Condition 18, applications for approval of details pursuant to Condition 2 shall include (where applicable) the following details which shall be approved by the local planning authority before development of that phase commences. The development shall be implemented in accordance with the approved details.
- (a) To include a plan of the area at a scale of 1:500 and an updated layout plan of the AMP (or part where appropriate) at a scale of 1:1000.
 - (b) Landscaping (including submission of tree survey), details of play areas and of all hard and soft landscaping (this shall include all landscaped areas even those not connected to built form)
 - (c) Materials (including all external materials, doors, windows, detailing, etc).
 - (d) Street lighting and street furniture
 - (e) Boundary treatment
 - (f) Surface finishes, hard landscaping details
 - (g) Schedule of open space serving this part of the development (where residential) details to consist of amount, type and location and phasing.
 - (h) External lighting (not street lighting) (i.e. to buildings, car parks, etc.)
 - (i) Detailed Public Art specification, timeframe for delivery and management and maintenance schedule (in accordance with Public Art strategy) for each area of Public Art identified in the Area Master Plan for that part of the development.
 - (j) Details of cycle parking
 - (k) Details of television signal receivers and how to be accommodated (to be facilitated on shared basis where cannot be achieved through normal means).
 - (l) Details of signage and interpretation, such details to be broadly in accordance with the principles set out in the Public Realm Strategy, Landscape & Open Space Strategy, Phasing Strategy and the Transport Strategy (as appropriate) and with the Signage Design Guide approved pursuant to condition 17
 - (m) Internal layout of all community facility buildings (as set out in the CLFS and EDS)
26. In those areas identified as having potential for archaeological remains in the Historic Environment Framework submitted under condition 13, applications for approval of details shall be accompanied by detailed designs of foundations and any other proposals (including shrub and tree planting) which involve ground disturbance have been submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Informative: Areas of important archaeological remains can be affected by any change to the ground surface in some locations and by planting of shrubs and trees. The impact on below ground archaeological remains therefore needs to be considered and mitigated against through detailed design.

27. For any areas where archaeological remains are to be preserved in situ, as identified following the field evaluation work approved under condition 14, applications for approval of details shall be accompanied by management plans, to be approved by Dartford Borough Council which should set out how these remains should be preserved and managed in the future. The management plans should be implemented in accordance with the approved details.
28. Applications for approval of details, for a part of the development where this includes or abuts a principal highway or commercial use, pursuant to Condition 2, shall be accompanied by a detailed noise assessment and mitigation report for approval by the Local Planning Authority. The mitigation measures shall be implemented in accordance with the approved details.
29. Details of any telecommunication masts proposed shall, as far as possible, be submitted with and approved as part of the details relating to the area they are located within and submitted pursuant to condition 2. Any such telecommunication mast shall be implemented fully in accordance with the approved details.
30. Broadband access, smart access or its equivalent shall be available in all dwellings on first occupation and shall be implemented in accordance with an action plan to be submitted to the Local Planning Authority.
31. Unless otherwise agreed in writing, at any one time 25% of all dwellings on the site shall meet the Lifetime Homes requirements. The specification for Lifetime Home to be agreed with the Local Planning Authority and implemented in accordance with the approved details.

Informative: the requirement for Lifetime Homes is subsumed within the Code for Sustainable Homes but is not mandatory at present. This may change in the future and therefore this condition may become unnecessary.

32. An application for the approval of details relating to any area of Open Land shall include details of whether that Open Land shall be accessible by the public and the management principles for such area, broadly in accordance with the principles of the Public Realm Strategy, Landscape & Open Space Strategy and the Community and Leisure Facilities Strategy (as appropriate). The management of the facilities shall be implemented in accordance with the approved details. The submission shall define whether the land is Formal or Informal Open land for the purpose of the planning agreement.
33. Any application for approval of details relating to community facility buildings (including the sports hall if approved as a freestanding building) and formal recreation areas shall include details of the management and maintenance of such facilities, which shall be broadly in accordance with the principles set out in the Public Realm Strategy, Landscape & Open Space Strategy and the Community and Leisure Facilities Strategy (as appropriate). The management of the facilities shall be implemented in accordance with the approved details.
34. No application for approval of details pursuant to Condition 2 showing a single unit for commercial leisure uses (including, but not limited to, uses falling within Use Class D2) of floor area of more than 3000 (three thousand) square metres shall be submitted to and approved by the local planning authority unless a Leisure Impact Assessment (to include the impact upon town centres and the impact of traffic arising from the use) has first been submitted to and approved by the Borough Council.

Informative: It should be noted that the section 106 agreement attached to this permission also includes the requirement for a specific travel plan to be submitted for each non-residential building in excess of 1000 square metres.

INFORMATION REQUIRED PRIOR TO WORK STARTING ON SITE

Contaminated land

35. No development approved pursuant to Condition 2 (except that area covered by the separate approved land forming permission DA/04/01170) shall be commenced prior to a contaminated land assessment (in accordance with the CLEA guidelines and methodology) and associated remedial strategy, together with a timetable of works, for that area, being submitted to the Local Planning Authority for approval.
- 1) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the Local Planning Authority prior to investigations commencing on site (ref1).
 - 2) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology (ref 2).
 - 3) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. Prior to any remediation commencing on site, approval shall be obtained from the Local Planning Authority of any such remedial works required. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.
 - 4) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance (ref 3). If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.
 - 5) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. This shall include photographic evidence. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.
Ref 1 : Contaminated Land Research Report no. 2, 3 & 4 (DoE)
Ref 2 : Contaminated Land Research Report no. 1 (DoE)
Ref 3 : CIRIA Vols 1-12 Contaminated Land Series and CIRIA -Building on Derelict Land

Informative: The separate land forming permission DA/04/01170 has dealt with contaminated and the actual land forming has been largely completed for East Village. This area has therefore been excluded from this permission.

Code of Construction Practice

36. None of the development hereby permitted shall be commenced prior to submission to the local planning authority and approval of a Code of Construction Practice to include details of:
- (a) Hours of construction working
 - (b) Health and safety
 - (c) Dust and air quality mitigation
 - (d) Noise and vibration mitigation
 - (e) Water management
 - (f) Pollution control

- (g) Waste minimisation and management
- (h) Ecology and environmental protection (inc tree protection)
- (i) Archaeological protection
- (j) Emergency planning
- (k) Community liaison
- (l) Site logistics and operations
- (m) Construction vehicle routing
- (n) Contact details for site managers and details of management lines of reporting to be updated as different phases come forward.
- (o) Detailed plan showing different phasing, different developers and constructors to be updated on a 6 monthly basis.
- (p) Details for the creation and meeting of a Construction Practice Liaison Group (officer based)
- (q) Details for the monitoring and review of the construction process (to include a review process of the Code of Construction Practice during development)

All work to be carried out in full accordance with the approved Code of Construction Practice unless agreed in writing with the Local Planning Authority.

Retained Landscaping

37. None of the development hereby permitted shall be commenced until such time as a Management and Maintenance Scheme for the retained landscaping has been submitted to and approved by the local planning authority. Such details shall accord with the Landscape and Open Space Strategy approved as part of this permission and shall be reviewed every second year during the life of the development and where necessary the revised document shall be submitted for approval. The management of such retained landscape shall be carried out in accordance with the approved details at that time.

LAND FORMING

38. Prior to any landforming works permitted under this consent, a scheme of working and code of conduct for such works shall be submitted to and approved by the local planning authority. The Scheme of Working and Code of Conduct shall be implemented as approved. The scheme shall include:
- (a) details of the depth, direction, method and phasing of infilling
 - (b) methods for the disposal of water from the Site, the natural and artificial drainage of the site during the earth moving operations and following restoration
 - (c) location of site offices, ancillary buildings, plant, wheel-washing facilities, stacking bays and car parking
 - (d) storage of any skips, oil and chemical storage etc
 - (e) hours of working
 - (f) proposals for suppression of dust
 - (g) noise mitigation measures
 - (h) health and safety procedures
 - (i) air quality mitigation and monitoring
 - (j) community liaison
 - (k) speed limits on site
 - (l) sheeting of vehicles transporting materials on or off site
 - (m) access and egress points to the site
 - (n) monitoring and review provisions with the local planning authority
 - (o) permanent restoration plan to be implemented in the event that development should cease.
39. Unless otherwise agreed in writing, only dry, clean, non-putrescible waste materials (comprising topsoil, subsoil, brickwork, concrete, stone, clay, plaster, sand and silica or mixtures of the above materials) shall be deposited on the site. No sludges or slurries may be used.

CONTROLS OVER CONSTRUCTION

40. No trees shall be felled, lopped topped or pruned or any hedges removed before or during building operations except with the prior agreement in writing of the local planning authority. Any trees removed of which die through lopping, topping or pruning shall be replaced in the next planting season with trees of such size and species as may be agreed by the Local Planning Authority.
41. (a) no demolition, site clearance or building operations shall be carried out within 50 metres of a tree or trees to be retained on site until fencing of a height of not less than 1.2m (4ft) has been erected around each tree or tree group to be retained on the site in accordance with details to be submitted to and approved by the Local Planning Authority before any work on the development hereby permitted is first commenced. Such fencing to be erected around the canopy spread of the tree. Such fencing shall be maintained during the course of the development and no storage of plant, materials or erection of buildings shall take place within the fenced area.
- (b) No storage of materials shall take place beneath the canopy of the tree and no trenches shall be dug in this area unless otherwise approved by the Local Planning Authority.
42. No construction or recontouring work shall take place on the site outside of the hours of 08.00 to 18.00 (Mondays to Fridays inclusive) and 08.30 to 13.00 on Saturdays, and not at all on Sundays and Bank Holidays unless otherwise agreed in writing with the local planning authority.
43. During construction, no materials shall be burnt on site unless otherwise agreed in writing with the local planning authority.

REQUIREMENTS AT STAGES OF DEVELOPMENT

Water Management Issues

44. Prior to its construction details of the discharge pipe along Craylands Gorge to Swanscombe Peninsula shall be submitted to and approved by the local planning authority. Such details to include levels, construction methods, ecological mitigation before, during and after construction, landscaping, filters etc, management, footpath and cycleway reprofiling. The details shall be implemented as approved.

Informative: the Environment Agency has given a discharge consent to Blue Circle Industries for a discharge of 22,000 cubic metres per day onto Swanscombe Marsh. This level should not be exceeded in any 24 hour period. If the Environment Agency has reason, in the future, to modify the existing consent, flow monitoring of the discharge pipe may be required.

Informative: the developer is advised to contact the Environment Agency's Thames Area Regulatory Officer for information and advice on leachates in the area.

Health Conditions

45. Unless otherwise agreed in writing by the local planning authority:
- a. A site for a health centre capable of supporting a minimum of 8 GP's and ancillary provision and 170 square metres of space for social care provision will be master planned into the eastern village. No more than 350 dwellings shall be occupied within the development hereby permitted until the site has been placed on the open market (see informative) and the local planning authority has been notified of the same.
- b. No more than 400 dwellings shall be occupied until the site for the health centre (see (a) above) is serviced and ready for development.

- c. If by the occupation of the 1,000th unit a GP practice of any size has not been secured in accordance with (a) above, then the developer will secure the provision of an independent Health Impact Assessment (HIA) to advise if the needs of the emerging EQ2 population are being adequately met within 1km of the EQ2 site boundary. The terms of instruction and form of output required of the HIA will be agreed in writing between the developer and DBC, having regard to the purpose of the HIA, as set out above.
- d. In the event that the HIA demonstrates to the local planning authority's satisfaction, acting reasonably, that health needs are being met then the health centre site will continue to be safeguarded and marketed in accordance with (a) and (b) above.
- e. In the event that the HIA (carried out in accordance with (c) above) demonstrates the health needs of the EQ2 population are not being met within 1km of the EQ2 site boundary, then the developer will construct a 4 GP health centre on site in accordance with the East Village Master Plan and details approved pursuant to Condition 2, within 24 months of the HIA report being accepted by DBC and will not permit the occupation of any further dwellings after the end of such 24 month period unless the health centre is practically completed to the reasonable satisfaction of the local planning authority
- f. Notwithstanding paragraphs (c) to (e) above, no more than 3,500 dwellings shall be occupied until a health centre capable of supporting a minimum of 4 GP's has been provided within the development.
- g. If a health centre capable of supporting a minimum of 8 GP's has not been provided then the process set out in (c)- (d) above will be repeated at the occupation of the 5,500th dwelling.
- h. In the event that the HIA (carried out in accordance with (g) above) demonstrates the further health needs of the EQ2 population are not being met within 1km of the EQ2 site boundary, then the developer will construct the remaining health centre facilities up to 8 GPs (in total) on site in accordance with details approved pursuant to Condition 2, within 24 months of the HIA report being accepted by DBC and will not permit the occupation of any further dwellings after the end of such 24 month period unless the health centre is practically completed to the reasonable satisfaction of the local planning authority
- i. Following the HIA carried out at 5,500 dwellings pursuant to paragraph (f), if that HIA demonstrates that no further expansion of the health care facility is required to meet the needs of the EQ2 population then at the completion of the 6,250th dwelling any part of the site safeguarded pursuant to paragraph (a) that has not been developed for the health centre shall no longer be required to be safeguarded for health centre uses.
- j. Any health care facility built pursuant to this consent must contain at least 170 sq m capable of being used for social care provision and that space shall not, without the consent of the local planning authority, be used for any other purpose.

Informative: The site for the health care facility is to be marketed at open market value, which is to be determined by reference to a base rental for the GP provision and the social care provision agreed with the District Valuer.

Craylands Gorge

- 46. Prior to the occupation of 2500 dwellings hereby permitted a Management and Maintenance Plan for Craylands Gorge shall be submitted to and approved by the local planning authority. Such details shall accord with the Landscape and Open Space Strategy approved as part of this permission and shall include an implementation programme. The management and maintenance plan for Craylands Gorge shall be implemented and maintained in accordance with the approved details.

RETAIL CONDITIONS

47. No single Superstore constructed or operated in accordance with this permission shall be larger than 4,250 square metres (gross internal area) unless otherwise agreed in writing by the local planning authority. The unit size shall include any basement, mezzanine or upper levels
48. The total level of convenience floor space constructed or operated in accordance with this permission shall not exceed 5,450 square metres (gross internal area). Such floor area shall include any basement, mezzanine or upper levels.

Local Centre Convenience Retail Floorspace

49. Each Area Master Plan relating to a village centre excluding the market centre submitted to the Borough Council for approval pursuant to condition 19 and, where appropriate, applications for approval of details pursuant to condition 2 shall provide for a minimum provision of 200 (two hundred) square metres gross internal area convenience retail floorspace and shall designate an area for such use within each village to which the Area Master Plan relates in accordance with the approved Community and Leisure Facilities Strategy unless otherwise agreed in writing by the LPA. Floorspace figures include any basement, mezzanine or upper levels used as retail floorspace. Unless otherwise agreed in writing by the LPA the floorspace designated as convenience retail floorspace shall be used only for the sale of predominantly convenience goods for a period of 10 (ten) years from the date of Completion of each of the relevant unit(s).

Local Centre Comparison Goods Retail Floorspace

50. The size of any single unit of predominantly comparison goods retail floorspace within a village centre but excluding the market centre shall not exceed 200 (two hundred) square metres gross internal area unless otherwise agreed in writing by the LPA. Floorspace figures include any basement, mezzanine or upper levels used as retail floorspace.
51. Each Area Master Plan relating to a village centre but excluding the market centre submitted to the local planning authority for approval pursuant to condition 19 and, where appropriate, applications for approval of details pursuant to condition 2 shall provide for a minimum provision of 300 (three hundred) square metres gross internal area of comparison goods retail floorspace in accordance with the approved Community and Leisure Facilities Strategy unless otherwise agreed in writing by the LPA. Unless otherwise agreed in writing by the LPA the floorspace designated as comparison goods retail floorspace shall be used only for the sale of comparison goods for a period of 10 (ten) years from the date of Completion of each of the relevant unit(s).

Market Centre Comparison Goods Retail Floorspace

52. No more than 3,000 (three thousand) square metres gross internal area of Class A1 comparison goods floorspace shall be occupied within the market centre of the Development until provision for sale or rent of 2,375 (two thousand three hundred and seventy five) square metres gross internal area of Class A2/A3/A4/A5 floorspace has been made within the market centre unless otherwise agreed in writing by the LPA. Floorspace figures include any basement, mezzanine or upper levels.
53. No more than 6,000 (six thousand) square metres gross internal area of Class A1 comparison goods retail floorspace shall be occupied within the market centre of the Development until provision for sale or rent of 4,750 (four thousand seven hundred and fifty) square metres gross internal area of Class A2/A3, A4, A5 floorspace has been made within the market centre unless otherwise agreed in writing by the local planning authority. Floorspace figures include any basement, mezzanine or upper levels.

54. No more than 6,000 (six thousand) square metres gross internal area of comparison goods retail floorspace in the Market Centre shall be open for trading until 3,000 (three thousand) dwellings have been occupied within the development unless agreed otherwise in writing by the LPA. Floorspace figures include any basement, mezzanine or upper levels.
55. Except for three comparison goods retail units within the market centre of the development each of which may be no more than 1550 (one thousand five hundred and fifty) square metres gross internal area, no comparison goods retail unit shall exceed a gross floor area of 1000 (one thousand) square metres gross internal area unless otherwise agreed in writing by the LPA. Floorspace figures include any basement, mezzanine or upper levels.

Informative: the retail impact assessment sets out the proportions of floor space given over for different retail users (i.e. convenience and comparison retail). The local planning authority will not approve any proposals which seek to vary these proportions unless it is demonstrated that there is no detriment to the conclusions of the retail impact assessment.

Informative: It should be noted that all references to gross floorspace figures are gross internal area.

CONTROLS OVER COMPLETED DEVELOPMENT

Controls over Uses

56. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) there shall be no change of use from Class B1 (business) of the Schedule to the Use Classes Order to Class B8 (storage and distribution) of the Schedule to Use Classes Order without the approval of the Local Planning Authority.
57. No retail floor space hereby permitted shall be used as a factory outlet, retail warehouse or a warehouse club.
58. Unless otherwise agreed in writing with the Local Planning Authority, with regard to a change of use of existing buildings no more than 10% of all premises being used for A1, A2, A3, A4 and A5 Use Classes in any single local centre serving a residential area shall be used for Use Class A5: hot food takeaways. No such unit shall open between the hours of 23.30 hours and 08.30 hours.
59. No dedicated theatre hereby permitted, or proposed in detailed applications pursuant to condition 2, shall have an audience capacity greater than 200 seats unless otherwise agreed in writing with the local planning authority.

Control over alterations and additions

60. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) no extensions, alterations or other form of enlargement including roof enlargements shall take place without the prior permission of or on behalf of the Local Planning Authority.
61. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) no building shall be erected in the curtilage of any dwelling hereby approved, with the exception of no more than one building of less than 10 cubic metres, without the prior permission of the Local Planning Authority.
62. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) no windows or other similar openings shall be constructed in the buildings other than as hereby approved, without the prior written consent of or on behalf of the Local Planning Authority.

63. All windows which are shown to have obscure glazing shall be maintained as such at all times.
64. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) no demolition of buildings or boundary walls, fences or other means of enclosure shall take place unless agreed in writing by the Local Planning Authority.

Landscaping

65. The landscaping schemes approved under Condition 2 shall be implemented during the first planting season following completion of the relevant area of the development and shall thereafter be maintained for a period of five years. Any trees, shrubs or grassed areas which die, are diseased or vandalised within this period shall be replaced within the next planting season.
66. No trees on the site shall be felled, lopped or pruned before or during building operations except with the prior agreement in writing of the local planning authority. Any trees removed or which die through lopping, topping or pruning shall be replaced in the next planting season with trees of such size and species as may be agreed by the local planning authority.

Telecommunications

67. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) no satellite dishes shall be erected on the dwellings hereby permitted unless agreed in writing by the Local Planning Authority.
68. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) no telecommunications development shall be installed with the site unless otherwise approved by the Local Planning Authority.

IN THE EVENT OF DEVELOPMENT CEASING

69. In the event that building work should cease (that is, no more than 100 units are completed for occupation) on site for a period of 5 years, the interim landscaping plan submitted with each Area Master Plan and approved by the local planning authority shall be implemented.
70. If no buildings are completed for occupation within a period of 8 years following implementation of the interim landscaping plan pursuant to Condition (19) the final restoration plan for the site submitted as part of the Land Formation Plan pursuant to condition (38) shall be implemented.

Informative: For definitions of terms used in this permission reference should be made to those definitions given in the s106 agreement

and for the following reason(s):

01. To comply with Section 92 of the Town and Country Planning Act 1990.
02. To comply with Section 92 of the Town and Country Planning Act 1990.

03. The environmental impacts of the development have been assessed in relation to the parameters of the development shown in the submitted drawings. In order to ensure the development proceeds on the basis of the scheme on which an environmental impact assessment has been undertaken, the permission needs to be substantially tied to the details assessed.
04. In order to ensure that the development is built out in accordance with the relevant and approved strategies and the required mitigation assessed by the Environmental Impact Assessment is delivered.
05. The development of the site is the subject of an Environmental Impact Assessment and any alteration to the scale of development might have an impact which has not been identified and assessed by that process.
06. To ensure that the development proceeds in a comprehensive and coherent manner.
07. In order to ensure that the development is built out in accordance with the Bio-diversity Action Plan and the required mitigation assessed by the Environmental Impact Assessment is delivered.
08. In order to ensure that the objectives of the Site Wide Design and Access Strategy are addressed through the design of the development in order to ensure a high quality development and the development of a sustainable community.
09. In order to ensure that the objectives of the Transport Strategy are addressed through the design of the development in order to enable the creation of a public transport orientated development.
10. To ensure that a coherent approach is taken to the master planning of the development.
11. To ensure sustainable waste management in accordance with emerging best practice.
12. To ensure a sustainable, comprehensive and acceptable approach to the management of water resources and water levels during construction and operation of the development and to ensure appropriate water conservation measures are taken to meet Government targets and to implement mitigation measures identified in the Environmental Impact Assessment.
13. To ensure appropriate assessment and mitigation of the development proposals on the historic environment in accordance with the Environmental Impact Assessment.
14. To ensure full evaluation of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record.
15. To ensure that the Bio-diversity Action Plan is implemented as approved and is reviewed and monitored to ensure its effective operation.
16. To ensure that utilities are provided in a sustainable and timely manner during construction.
17. In order to ensure a co-ordinated approach to signage across the site and to ensure a high quality appearance to the development and minimisation of clutter.
18. To ensure that the development proceeds in a comprehensive and coherent manner.
19. To ensure that areas of the development are adequately master planned and to ensure that areas within the development interconnect and interrelate properly.
20. To ensure adequate standards of accommodation provision, a high standard of design and to ensure that the development is built out in a comprehensive and acceptable manner.

21. To ensure that should air quality levels be higher than national standards there will be no detriment to future residents.
22. To ensure that the temporary use of the land does not prejudice the implementation of the Site Wide Master Plan and provides a high quality appearance in the interim for the development.
23. To ensure a comprehensive and sustainable development and to achieve good design through the development in accordance with the Environmental Impact Assessment.
24. To ensure appropriate water conservation measures are taken to meet Government targets and to implement mitigation measures identified in the Environmental Impact Assessment.
25. To ensure the appearance of the development is satisfactory and contributes to the character and appearance of the development.
26. To ensure that due regard is had to the preservation in situ of important archaeological remains.
27. To ensure that due regard is had to the preservation in situ of important archaeological remains.
28. To ensure the effective mitigation of noise impacts as identified and assessed in the environmental statement.
29. In order to ensure that the visual impact of the telecommunication masts are taken into account of in the layout of the development.
30. In the interests of creating a sustainable community.
31. In the interests of creating a long-term sustainable community.
32. In order to ensure that open land is open for public use as appropriate and is managed in a manner to ensure the land is fit for purpose.
33. In order to ensure that community are open and available for public use as appropriate and are managed in a manner to ensure they remain fit for purpose.
34. While the principle of leisure development is accepted the nature and breakdown of the component uses may need to be controlled to ensure that the development hereby permitted does not have an unacceptable impact on neighbouring town centres and their leisure facilities and to ensure that any such leisure facility within the development is adequately served by public transport and will not result in unacceptable impacts on the local highway network.
35. To ensure that any contaminated land issues are properly addressed.
36. To ensure mitigation measures identified and assessed in the Environmental Impact Assessment are implemented during the construction of the development hereby permitted to minimise any adverse impacts of the construction process, to ensure efficient use of resources and a full understanding of the construction team by the local planning authority.
37. To ensure that the retained landscaped is managed in a manner which ensures its retention within the site and to ensure that is managed fit for purpose.
38. to ensure that the land forming and earthmoving works permitted under this consent have environmental impacts no worse than those assessed in the Environmental Impact Assessment and to ensure that mitigation measures identified and assessed in the Environmental Impact Assessment are implemented.

39. To ensure that contaminated materials are not used and to ensure the deposited materials are robust.
40. To ensure that as many existing trees and hedges are retained as possible in the interests of visual amenity.
41. In the interests of the health and vitality of the trees to be retained on site.
42. To protect the amenities of the residents of nearby dwellings.
43. To protect the amenities of nearby dwellings.
44. To mitigate the potential adverse impacts of the discharge conduit.
45. To ensure the provision of adequate health facilities on site to serve the new community.
46. To ensure that Craylands Gorge is managed and maintained in a manner which ensures that is available for use by the public and balances the nature conservation and geological interests of the area.
47. To ensure that there is no detrimental impact on retail centres outside the development.
48. To ensure that there is no detrimental impact on retail centres outside of the development.
49. To ensure an adequate provision of convenience retail floorspace within residential areas of the development to avoid the need for residents to travel outside their residential area for convenience goods in order to reduce vehicle trips outside the development.
50. To ensure that individual units do not attract a significant number of travelling visitors into residential areas of the development and to ensure that there is no detrimental impact on the market centre nor on retail centres outside the development. To ensure an appropriate hierarchy of retail development both inside and outside the development.
51. To ensure an adequate provision of comparison goods retail floorspace within residential areas of the development to avoid the need for residents to travel unnecessarily, thus reducing vehicle trips and traffic generation outside the site.
52. To ensure a mix of uses within the market centre.
53. To ensure a mix of uses within the market centre.
54. To ensure a mix of uses within the market centre.
55. To ensure that there is no detrimental impact on retail centres outside of the development. To ensure a mixed use market centre of a pedestrian scale and quality urban design.
56. In the interests of residential and visual amenity in the locality and also to ensure that there is some control over traffic generation.
57. To ensure that there is no detrimental impact on retail centres outside of the development.
58. In the interests of residential amenity of the surrounding occupiers.
59. In order to ensure there is no detrimental impact on existing neighbouring town centre theatres and therefore the vitality of these town centres.
60. In the interests of the visual amenity of the development and in order to protect the amenity of neighbouring residents.

61. In the interests of the visual amenity of the development and in order to protect the amenity of neighbouring residents.
62. In the interests of the visual amenity of the development and in order to protect the amenity of neighbouring residents.
63. In order to protect the amenity of neighbouring residents.
64. In the interests of the visual amenity of the development.
65. To ensure that the landscaping is maintained in the long term in the interests of the visual amenity of the development.
66. To ensure that as many trees as possible are retained and preserved on site, in the interests of the sylvan character of areas of the site and the visual amenity of the development.
67. In the interests of the visual amenity of the development.
68. In the interests of visual amenity.
69. To ensure and protect the amenity of new and existing residents.
70. To ensure and protect the amenity of new and existing residents.

The following documents were submitted in support of the application and taken into account in making the decision:

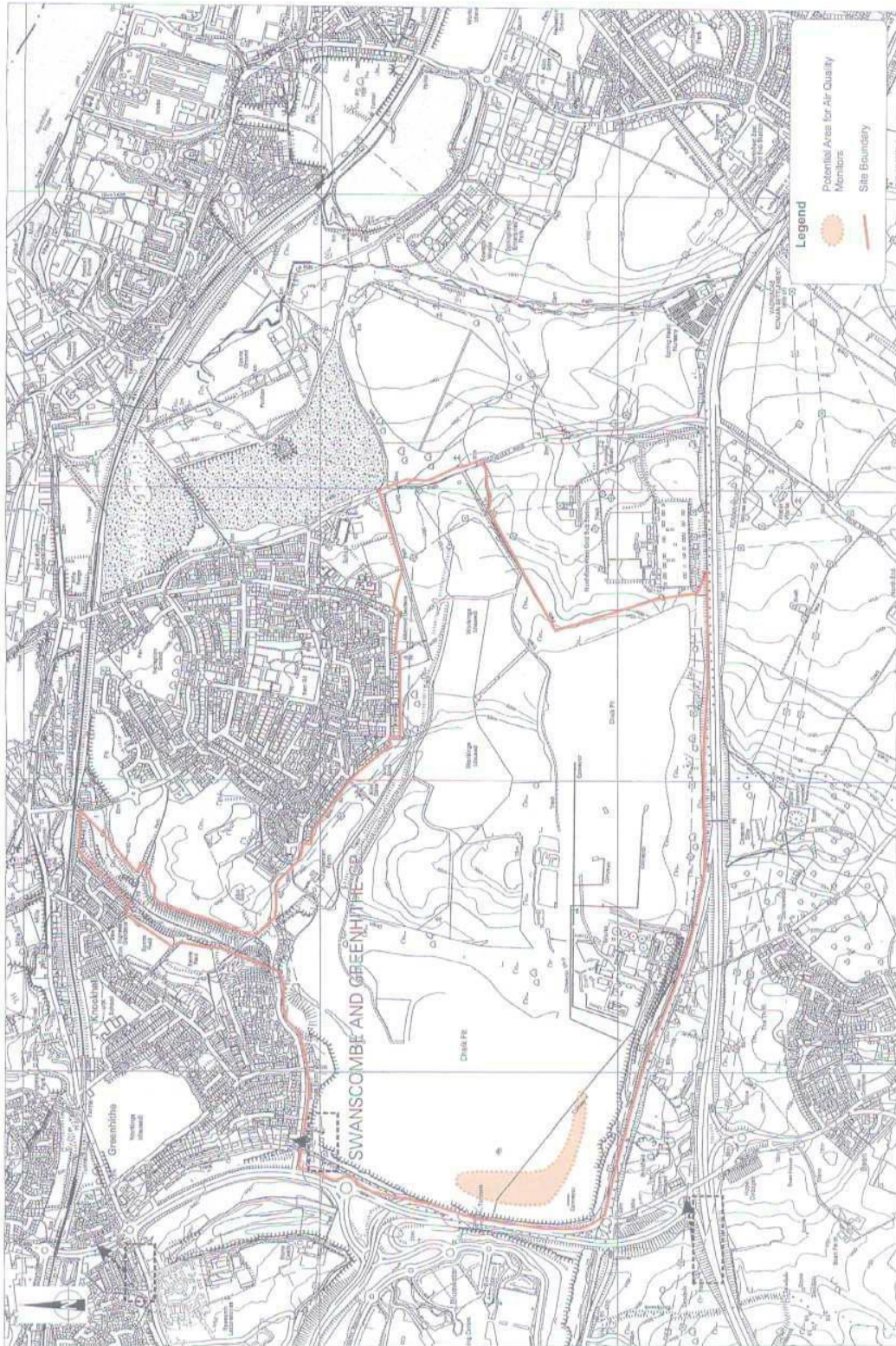
DOCUMENT	DATE
	August 2006
Environmental Statement Volume 1 – Main Report	August 2006
Environmental Statement, Volume 2 - Figures	August 2006
Environmental Statement Volume 3 Appendices	August 2006
Transport Assessment Volume 1, Main Report	August 2006
Environmental Statement, Volume 2 - Figures	August 2006
Environmental Statement Volume 3 Appendices	August 2006
Retail and Leisure Impact Assessment	August 2006
Environmental Statement Non-technical Summary	August 2006
Biodiversity Action Plan	November 2003 (reproduced in Appendix J4 of the EQ2 Environmental Statement August 2006).
Strategies:	
Phasing Strategy	Nov 2007
Transport Strategy	Nov 2007
Public Art Strategy	Nov 2007
Public Realm Strategy	Nov 2007
Landscape and Open Space	Nov 2007
Site Wide Design Strategy	Nov 2007
Sustainable Development Strategy	Nov 2007
Community and Leisure Facilities Strategy	Nov 2007
Community Participation Strategy	Nov 2007



Signed.....
REGENERATION DIRECTOR

Dated this 13th November 2007

Your attention is drawn to the notes attached.



Eastern Chantry 2 Environmental Statement - May 2007



Drawing no. 06918/581/001

Potential Area For Air Quality Monitoring relating to Condition 21 ,

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Drawing Not To Scale

REASONS FOR GRANTING PLANNING PERMISSION

In accordance with Article 22(1)(b) of the GDPO the following represents a summary of the reasons for granting planning approval for the Eastern Quarry 2 development.

Procedure

The Council resolved to grant planning permission for the above development at the Development Control Board meeting on 5 July 2007, subject to completion of a section 106 agreement in accordance with the specified heads of terms.

The Application

The application is in outline and is supported by an Environmental Statement, a Transport Assessment, a Retail and Leisure Impact Assessment and a Bio-diversity Action Plan. In addition, strategy documents have been submitted relating to Phasing, Transport, Public Art, Public Realm, Landscape and Open Space, Site Wide Design and Access, Sustainable Development, Community and Leisure Facilities, Community Participation Strategy and Education Delivery.

As the development is in outline the detailed design is a matter for later consideration. The application includes Parameters Plans which set out the limits of the key proposals which the application has been assessed against in the Environment Statement. In addition, a Land Use Disposition Plan has been prepared which shows the broad location of the different land uses. This is only one of a number of layouts which would comply with the development parameters and therefore there is some flexibility for the land use layout to change (subject to compliance with the development parameters).

The Local Planning Authority considered the proposal in detail with advice from technical bodies and is of the opinion that the Environmental Statement presents a proper and reasonable assessment of the likely significant environmental impacts of the proposed development.

The form of development envisaged for the site comprises three distinct villages, the central village consisting of a market centre with an education campus comprising a secondary school, primary school and a Life Long Learning Centre. The remaining two villages will be based around smaller local centres, with each having a primary school. A health and social care centre is also planned, with a separate employment area is planned for the very eastern part of the site. A mixed use area is planned for the southern part of the site. A large urban park will be formed in the northern part of the site, with a lake in the southern part. The Fastrack public transport route is proposed to run through the centre of the site.

The development parameters set out the maximum total floorspace in the development, the maximum floorspace for residential and the maximum floorspace of non-residential units. The maximum floorspace for non-residential uses is approximately 27% of the total development floorspace, in compliance with Policy MDS5 of the Dartford Local Plan Review Second Deposit Draft September 2002.

The parameters also confirm that 33% of the application site will be open space. The Section 106 agreement ensures that this open space is available for public use. Pedestrian and cycle network links into adjoining sites will be required to be provided through the Section 106 agreement, the Transport Strategy and the Area Master Plans. A segregated east-west public transport routes as part of the Fastrack network between Ebbsfleet and Bluewater and Bean Road will be provided under the terms of the s106 agreement.

It is proposed that the development will be controlled by a combination of an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) and planning conditions. The package of controls will ensure that the necessary community and leisure facilities are delivered at the appropriate time.

Policy Context

National Policy Context

North Kent is a growth area as identified in the Sustainable Communities Plan which recognises the need to promote social inclusion and to secure the necessary social and community infrastructure needed to support growth. It also stresses the importance of integrating new development with existing communities and ensuring that they benefit from the process of regeneration.

It is a fundamental principle of national policy to promote sustainable development and social inclusion as part of the growth agenda. In particular policy guidance seeks to promote high quality mixed use developments, which have access to a range of community facilities and supported by sustainable transport infrastructure.

A series of Planning Policy Guidance Notes and Planning Policy Statements set out the Government's commitment to sustainable development including PPS1 (2005) on Sustainable Communities, PPS3 on Housing (2006), PPG4 on industrial and commercial development & small firms (Nov 1992), PPS 6 on Town Centres (2005), PPS9 on Biodiversity & Geological Conservation (August 2005), PPS12 on Local Development Frameworks (promotes social inclusion and provision of infrastructure) (2004), (PPG 13 on Transport (2001), PPG16 on Archaeology (1990), PPG17 on Planning for Open Space, Sport & Recreation (July 2002), PPS22 on renewable energy (August 2004), PPS23 on Planning & Pollution Control (2004), PPG24 on Planning & Noise (September 1994) and PPS25 on Development & Flood Risk (December 2006).

Regional Policy Context

The principle of a mixed use development for this site alongside Ebbsfleet is established in Regional Planning Guidance (RPG9 & 9a) and now RSS9. This Guidance requires new development to be sustainable, making effective use of land and resources, encouraging modal shift providing the necessary community infrastructure and high quality environments. It sets down the key principles of sustainable development, which include: social progress, protection of the environment, prudent use of resources and high and stable levels of economic growth. This is reinforced within the individual thematic policies including Q2 on Enhancing quality of life, which deals with community infrastructure provision and Policy Q6 5.13-5.18 deals with the management and provision of services.

Strategic Policy Context

Kent and Medway Structure Plan (2006)

The following policies are relevant:

SP1 Conserving and enhancing Kent's environment and ensuring a sustainable pattern of development
SS1 Spatial priorities for development
SS2 Extent of the Metropolitan Green Belt in Kent
SS4: Priority for previously developed land a sequential approach to the location of development
SS6: Enhancing Communities
DG1: Dartford and Gravesham
EN1: Protecting Kent's Countryside
EN3: Protecting & enhancing countryside character
EN8: Protection, conservation & enhancement of biodiversity
EN11: Planning & managing the urban fringe
EN13: Environmental enhancement of primary routes
QL1: Quality of Development & design
QL2: Priorities for the public realm
QL3 Movement and accessibility in the public realm
QL5 Mix of Use on sites
QL7: Archaeological sites
QL11: Protecting and enhancing existing community services
QL12 Provision for new community services and infrastructure
QL13: Cultural development & Arts

QL15: Formal and informal recreation/sport facilities
 QL17: Green-space networks to conserve and enhance rights of way
 EP1: Land, workforce, education & skills
 EP3: Employment Land provision
 EP3: Location of new or replacement employment land.
 EP4: Locations of strategic importance for business, industrial or distribution uses.
 EP6: Premises for small businesses
 HP1: Housing provision – Dartford
 HP2: Housing provision: phasing, assessment and sequential approach to location.
 HP3: Contribution of previously developed land to housing provision 2001 –2016.
 HP4: Housing: quality & density of development
 HP6: Range and mix of housing
 HP7: Affordable housing
 TP1: Integrated transport strategy
 TP2: Assessment criteria for transport proposals
 TP3: Transport and the location of development.
 TP4: Safeguarding of programmed strategic transport schemes
 TP6: Major Transport Corridors (A2 Bean Interchange Improvements)
 TP8: Future Strategic Transport Schemes (Fastrack and London Rd/St Clements Way Junction)
 TP9: Supporting Public Transport
 TP11: Facilities for Pedestrians and Cyclists
 TP12: Development and access to primary/secondary road network
 T15: Development traffic & heavy goods vehicles
 TP16: Local transport strategies
 TP17: Traffic management of minor roads
 TP19: Vehicle parking standards
 NR1: Development and the prudent use of natural resources
 NR2: Energy generation
 NR3: Renewable & sustainable energy production
 NR4: Combined heat & power generation.
 NR5: Pollution impacts
 NR6: Development Sensitive to Pollution
 NR7: Air Quality Management Areas
 NR8: Water quality
 NR9: Water supply & wastewater treatment
 NR10: Development and flood risk
 WM7: Construction related spoil
 IM1: Meeting the costs of infrastructure generated by new development)

Kent Chalk and Clay Minerals Plan 1997 (KCCMP 1997)

Policy CC5 safeguards mineral reserves at Eastern Quarry subject to development proposed in the Structure Plan. It also refers to the restoration of the quarry upon cessation of works.

Policy CC27 requires satisfactory working and a reclamation scheme returning land to a planned after-use at the highest standard relevant.

Local Policy Context

Dartford Borough Local Plan 1995

The following policies are relevant:

S1: Employment and housing
 S2: Community, leisure and tourist facilities
 S3: Recycling of redundant sites and re-use or restoration of derelict and despoiled land
 S5: Nature conservation resources
 S6: Achievement of high quality and standard of design in new development
 S8: Provision of appropriate and directly related community, commercial and transport facilities in major developments

E9: Employment uses outside identified sites or existing employment areas
 E13: High standards of design, layout and landscaping for new employment uses
 H7: Housing development
 H8: Density and dwelling mix of new housing developments
 H10: Layout and design of new housing development
 H12: Residential function and amenity of existing housing areas
 R1: Retail development within major new housing developments
 GB1 & 2: Green Belt
 T1: Integrated transport strategy
 T2: Coordinated transport infrastructure to serve major development opportunities
 T3: Integrated public transport services
 T4: Dedicated rapid passenger transport system
 T5: Public transport facilities and infrastructure
 T19: Relationship to the highway network and highway capacity
 T20: Formation of new accesses
 T21: Agreements with developers for the construction and/or funding of necessary highway improvements
 T22: Parking provision in accordance with the Council's adopted standards
 T23: Off-street parking facilities
 T32: Provision for cycle routes
 DL1: Restoration of derelict, despoiled, and partially restored sites
 RT3: Provision of sports pitches
 RT18: Open space and play space provision in new housing developments
 B1: General development considerations
 B2: Development briefs for major development sites
 B3: Hard and soft landscaping
 B5: Public art
 CF1: Adequate service infrastructure
 CF3: Provision of social, community, educational and cultural facilities and infrastructure to meet current and future needs

Review Second Deposit Draft September 2002

Following the adjustment of the green belt at Eastern Quarry in the Kent Structure Plan (1996) the site is identified in the Local Plan Review as a major development opportunity with potential to accommodate more than 7,000 new dwellings. The objective for Eastern Quarry is for a high quality mixed use development in the form of an urban village to be secured, with a scale of residential development of a sufficient critical mass to complement Ebbsfleet and Bluewater which integrates with communities at Swanscombe and Knockhall. Policy MDS5 sets out criteria against which to assess development proposals for Eastern Quarry.

MDS5 Eastern Quarry

Development proposals at Eastern Quarry will only be permitted if the following criteria are met:

1. a mixed use, public transport orientated development in the form of a compact urban village, consisting predominantly of residential use, together with the necessary community infrastructure and some commercial uses;
2. the creation of a landform which will provide a suitable environment for a new compact urban village;
3. a minimum of two thirds of the total gross developed floor space at Eastern Quarry for residential use;
4. substantial areas of public open space, water features and landscaping comprising a minimum of 33% of the site area, which will form part of the Green Grid network;
5. the provision of pedestrian and cycle network links to adjoining sites;

6. one or more segregated public transport routes provided between Bean Road and Bluewater to the west and Ebbsfleet to the east, as part of the Fastrack network;
7. a concentration of the highest densities of built development in locations best served by public transport;
8. integration of new development with the adjoining uses at Bluewater and Ebbsfleet and the communities of Swanscombe and Knockhall;
9. the provision of east west routes integrated with the built form;
10. the provision of retail proposals that meet the needs of local residents and employees and do not adversely affect the vitality and viability of Dartford town centre or existing or proposed district and local centres; and
11. preservation and enhancement of any areas of ecological and archaeological significance.

The following policies in the Review are also relevant -

DD1 - 7, 11-14: Design and Development
 H1: Housing provision
 H16: Affordable Housing
 E1: Employment Land provision
 E9: Accommodation for Small Sized Firms
 T1: Fastrack
 T4: cycle routes
 T7, T8 & T9: transport infrastructure
 T11, 13, & 14: Parking
 T15: cycle parking
 T16: on site design
 T17: Travel plans
 T18: Transport assessments
 CF3: community facilities
 LRT5, 6, 7, 12: Sports and Recreation, open spaces
 LRT15: Public Rights of Way
 LRT16: Footpaths, cycleways, bridleways
 BE11: Archaeological sites
 BE17: Overhead Power Lines
 NR1: sewerage and drainage
 NR4: Surface and Groundwater Protection
 NR5: Water Resources
 NR8: Surface Water
 NR10 & 11: Air Quality
 NR13-16: Noise
 NR20: Contaminated land
 NR22 & 23: Renewable energy and energy efficiency

Supplementary Planning Guidance

Eastern Quarry Development Brief 2002

The Development Brief promotes a public transport orientated development of around 7250 dwellings and 209,000 m² of employment floorspace. It is envisaged that the density of development will be at least 60-90 dwellings per hectare). The brief provides guidance on a range of matters including integration with Ebbsfleet, community infrastructure, design, landscaping, retail, archaeology, affordable housing (30%), lifetime homes (20%) and transport matters. The development brief also provides for the submission of a master plan. The list of community facilities envisaged includes:

- 6X 2FE primary and 1X1FE primary
- 1 6FE secondary
- 5 community halls
- 5 sports and leisure centres
- 2 places of worship
- 2 health centres
- 1 library or equivalent
- Local shopping centres
- Social services facilities (one stop drop-in shop), children's services building, family centre and adolescence resource centre
- Day centre for elderly

NB The requirements indicate the scale of needs, not the eventual form of delivery and do not preclude innovative approaches to the design and delivery of provision.

The Green Grid/recreation requirements indicate:

- 5 x Sports and Leisure Centres;
- General provision for Community Woodland and 33% of the site to be open space
- 1 x Major Urban Park (incorporating neighbourhood and local play spaces);
- 7 x Local Parks (incorporating neighbourhood and local play space);
- 15 x Neighbourhood play spaces (incorporating local play space);
- 36 x Local play spaces;
- 17 Playing fields; and
- 9 Allotment areas of 16 plots each

Kent Design 2000 & revised version 2006

This sets out the principles for Sustainable Development, including:

- Resource management
- Making efficient use of land
- High quality design
- Mixed Use development
- Safety and Security
- Modal choice
- Public realm and open space
- Landscaping and biodiversity
- Long term maintenance

KCC Development Contributions Good Practice Guide

In 1999 the Kent Association of Local Authorities produced the Developers Contributions Good Practice Guide, which sought to promote a consistent approach to development contributions across Kent and Medway. The guide dealt with a range of issues but with a strong focus on educational facilities. In 2001 an addendum was published which reflected more recent National and Regional policy and the wider sustainability agenda including health/social care and viability issues. It also highlighted opportunities for joint provision in order to improve the overall quality and cost effective use of facilities. In 2003 Kent County Council published the KCC Developers Guide to Contributions setting out the specific methodology that is used to calculate requirements to help developers to quantify potential contributions. This was adopted by KCC in March 2007.

GENERAL

The Local Plan and the Planning Brief make no assumptions as to how planning applications will come forward for the site. The Brief seeks to provide guidance for considering the application and seeks to create a framework for development.

In considering the development of Eastern Quarry, as a whole, the local planning authority and consultees on the applications have considered the need to create a single sustainable community

on the site, which is not planned arbitrarily along ownership lines. A central focus is therefore required for the development which provides community and commercial facilities. This will enable an area of critical mass to be formed, which will create activity and discourage people from travelling outside of the development. This area will take the form of a market centre with retail, commercial and community facilities, as well as an education campus. In order to provide convenient facilities across the remainder of the development, a "hub and spoke" approach is considered appropriate so that a central facility is supplemented by spoke facilities situated in the planned neighbourhoods. With regard to open space, these will have a hierarchy and the larger areas will seek to provide for the whole development.

The application does not, so far as the local planning authority is aware, materially prejudice the development of the balance of Eastern Quarry (the sub station site). The proposed layout, access, community facilities and approach to contributions are consistent with the future development of that land.

Subject to any site specific constraints and issues there is no reason, in principle, why consent should not be granted for substantial residential development on the sub-station site. The grant of consent for EQ2 will not materially prejudice the determination of that application.

SECTION 106 AGREEMENT AND STRATEGIES

The development will be controlled by a combination of an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) and planning conditions. The package of controls will ensure that the necessary community and leisure facilities are delivered at the appropriate time.

The Section 106 Agreement and conditions will provide the legal mechanism to ensure that certain facilities and infrastructure are delivered by restricting the occupation of market dwellings until the required infrastructure is provided.

Due to the long time period for the build out of the proposed development, and the need to retain flexibility in the way certain facilities are provided, a series of strategies has been drawn up setting out how the infrastructure will be delivered and providing more of the detail. Planning conditions and legal obligations ensure that the development is built out in accordance with the strategies which will result in a flexible framework to enable the infrastructure package to adapt to changing circumstances and needs. It is important that the strategies are in an acceptable form, and set clear benchmarks and objectives, before planning permission is granted since they are one of the primary tools that will allow the quality of the development to be controlled over the development period.

KEY ISSUES

Analysis against Policy MDS5

Policy MDS 5 of the Dartford Local Plan Review Second Deposit Draft September 2002 advises that planning permission should only be granted if the criteria set out in the policy are met.

The creation of a mixed use, public transport operated development in the form of a compact urban village.

The Land Use Disposition Plan and parameters plans submitted with the application demonstrate that the development will be orientated around the central Fastrack route with the village centre focussed on the bus stations. The creation of a mixed-use compact urban village form of development will be further assured through the various strategies and details to be provided as a requirement of the s.106 and conditions proposed to be attached to the planning permission.

The creation of a landform, which will provide a suitable environment for a new compact urban village

Part of the landform has already been granted planning permission. This together with future land forming works for the remainder of the Quarry will provide a suitable platform for development whilst also maintaining character of open space and impact of the existing landform.

A minimum of two thirds of the total gross developed floorspace to be residential use

The parameters set out the maximum total floorspace in the development, the maximum floorspace for residential and the maximum floorspace of non-residential units. The maximum floorspace for non-residential uses is approximately 27% of the total development floorspace and therefore residential uses will form at least two-thirds of the development area.

A substantial area of public open space, water-bodies and landscaping comprising a minimum of 33% of the site area, to be incorporated in the Kent Thameside Green Grid

The parameters which form part of the planning permission confirm that 33% of the application site will be open space. The section 106 agreement will ensure that this open space is available for public use. The Land Use Disposition plan demonstrates that the development can be accommodated with 33% of open space.

The provision of pedestrian and cycle network links into adjoining sites

These will be required to be provided through the section 106 agreement, the Transport Strategy and the Area Master Plans. The feasibility of providing routes has been investigated as part of the consideration of the application and the applicants have been required to ensure that they connect satisfactorily to the existing network.

One or more segregated east-west public transport routes as part of the Fastrack network between Ebbsfleet and Bluewater and Bean Road.

The Section 106 Agreement requires the provision of an east-west route. This is likely to be a phased provision as the development progresses so that initially it may connect into existing roads in order to provide an east-west route.

A concentration of the highest densities in locations best served by public transport

The parameters submitted with the planning application confirm that development within 400m of a primary transport stop will have the highest density. The detailed layout for this will be achieved through the Area Master Plans and reserved matters submissions.

Integration of new development with the adjoining uses at Bluewater and proposed at Ebbsfleet, and with the communities of Swanscombe and Knockhall.

This is discussed in the section above. This will be achieved through the creation of new routes and connections into the surrounding areas and the creation of facilities that can be accessed and shared by surrounding communities, such as open space, community facilities, services, sports facilities.

Provision of east-west routes integrated with the built form

As well as the east-west Fastrack route, the land use disposition plan and parameters to the application show a northern east-west route and a central route alongside Fastrack. The Transport Strategy explains further that these will not be direct routes in order to avoid rat-running and to ensure that public transport is faster. The local planning authority considers that this form of development is appropriate in a public transport orientated development.

The provision of local retail facilities that will not affect the viability or vitality of Dartford town centre or other centres.

Retail facilities will be provided within the proposed Market Centre and also smaller more local facilities within the village centres. It is intended that the Market Centre will serve the needs of the

new community. A retail assessment produced by the applicants was reviewed by both Borough and County Council officers and officers were satisfied that the level of retail floorspace proposed will not have a detrimental impact on Dartford town centre or other retail centres in the surrounding area. It is considered that an appropriate level of retail is proposed.

The preservation and enhancement of any areas found to be of ecological or archaeological significance.

A Bio-diversity Action Plan has been submitted as part of the planning application in order to ensure that existing ecology is protected or satisfactorily mitigated against but also that the new development provides opportunities to encourage further diversity of species on the site. The planning application includes a parameters plan which shows clearly the areas to be maintained as ecological areas and nature reserves. The Local Planning Authority satisfied therefore that the ecology of the site will be preserved where possible and enhanced across the site.

Much of the area which is the subject of this application is disturbed ground and therefore will have little of archaeological importance remaining. However, further investigation work is required on those areas where there is potential for remains but which have not been investigated due to difficulties in accessing all of the land. In this case, given the fact that the Masterplan has not been approved there is considered to be sufficient flexibility within the proposals to allow for the preservation in situ of the potentially extensive archaeological remains. As a result it is suggested that an Historic Environment Framework shall be approved and implemented prior to approval of any site wide Masterplan. The local planning authority is satisfied that the archaeological issues can be satisfactorily addressed before any work is carried out and therefore any areas of significance will be adequately protected.

Design Guidance

Policy QL1 of Kent and Medway Structure Plan (KMSP) 2006 requires that Local Authorities ask for masterplans for major development sites such as Eastern Quarry where significant change is envisaged. The development brief also requires the submission of a master plan.

Policies QL1 to QL5 of KMSP 2006 seek to promote high quality development and design, priorities for public realm including movement and accessibility, as well maintaining separation and identity of settlements with a mix of uses on site.

The scale of development within Eastern Quarry provides a unique opportunity to achieve a high quality and sustainable development, effective use of land density and vibrant communities through mixed use development. The development brief flags up the need to provide a comprehensive design vision and framework to accompany any Masterplan for the site.

The approach taken has been to establish different levels of design submissions which can be monitored and reviewed but allow flexibility over time whilst also providing control. In order to ensure this a sequence of submissions has been developed which are incorporated into the section 106 and conditions. In summary, these require the submission and approval of a Site Wide Design Strategy, a Site Wide Masterplan, Area Masterplans and Area Design Codes, Sustainable Construction Design Code. Each of these is to be reviewed as necessary. The local planning authority is satisfied that this will provide adequate guidance to achieve a continuous high standard of development across the site whilst allowing for flexibility and change to reflect best practice and changing markets.

The Site Wide Design Strategy has been submitted for approval as part of the planning application. This provides an urban design analysis summary of the site and sets out design principles against which all future submissions can be considered against, one of the core underlying principles being that a public transport orientated development should be created. The local planning authority considers that this document will provide a good guide against which to consider all further detailed submissions. The Site Wide Design Strategy has therefore been approved as part of the permission.

Sustainability

Chapter 9 of the Kent and Medway Structure Plan 2006, especially policies NR1 to NR4 refer to sustainability issues and include development and the prudent use of natural resources, energy conservation, renewable and sustainable energy production, and the possibility of combined heat and power generation for major development proposals such as Eastern Quarry. Kent Design 2006, which has been adopted as Supplementary Planning Guidance sets out principles for Sustainable Development.

Issues of sustainability and design are embedded in national, regional and local planning policies. The development of Eastern Quarry provides an opportunity for a sustainable pattern and form of development, major growth and regeneration, reducing the need to travel and promoting the efficient use of energy and other scarce resources in order to meet these policies.

The proposals seek to create a sustainable development through the relationship being created between the mix, quantum and disposition of land uses and the density of development proposed; by seeking to create a public transport orientated development; by providing safe and desirable forms of travel and connectivity between on and off-site facilities; and by providing a full provision of facilities on-site which meet the needs of the community thus reducing the need for longer trips and to drive off-site. Strategies tied to the application provide detail on bio-diversity, transport, community and leisure facilities on site, landscaping and open space.

The local planning authority considers that the application as submitted confirms that these aspirations can be provided for in the development. Further sustainability objectives have been ensured through the mechanism of the Section 106 agreement, strategies and conditions.

The local planning authority is satisfied that the provisions within the section 106 agreement, the Strategies, Action Plans and the conditions will ensure that sustainability principles are incorporated into the design of this development but that flexibility is built in which will also ensure best practice across the lifetime of the development.

Land formation and minerals

Policy CC5 of the Chalk and Clay Minerals Plan 1997 safeguards mineral reserves at Eastern Quarry subject to development proposed in the Structure Plan. It also refers to the restoration of the quarry upon cessation of works.

Policy CC27 requires satisfactory working and a reclamation scheme returning land to a planned after use at the highest standard relevant to that use and as quickly as possible. Policy WM7 of the Kent and Medway Structure Plan 2006 also refers to the restoration of minerals sites to appropriate afteruse.

Existing ground levels around the quarry and within the quarry itself vary significantly, and as quarrying is anticipated to continue until 2008 these levels may change further. Some areas of chalk will have overburden placed upon them and new areas of deep chalk will be exposed. The existing landform if left unchanged would not provide sufficient developable area to provide the amount of housing envisaged for the Kent Thameside area. In order to create an adequate development platform and to enable optimum design the applicant proposes to redistribute the existing stockpile of overburden material. Planning permission was granted at the Development Control Board on 31 March 2005 for the recontouring of ground levels for the eastern part of the site. The works covered 69 hectares of the site and involved redistributing some of the stockpiled overburden in the north part of the eastern half of the site into the deepest part of the quarry.

In order to control the land forming on site that is not covered by the land formation planning permission granted in 2005, a condition has been imposed requiring the submission of detailed information regarding working practices in connection with land formation, which will deal with issues such as the direction, depth and method of infilling, the location of site offices, ancillary buildings etc. This will ensure that the mitigation of any adverse effects is properly controlled and monitored.

Conditions have also imposed which require the landscaping and restoration of the site should any development work cease. These would relate to an interim period and to the long term, should there be no development on site. A new restoration plan is required as part of the development.

Phasing

Quarrying operations are expected to continue at the western end of the site until 2008, ruling out development in this part of the site until after that time, unless the lease on the quarrying operations is surrendered early.

The applicants' phasing strategy confirms that work will start on the Eastern village with access from Southfleet Road. It is indicated in the phasing strategy that this village will be largely completed before work starts elsewhere on the site. The next village to be built out is the central village which will provide the market centre, education campus, playing fields, dual use sports centre and the KCC Life Long Learning Centre. If the work should start on the Western village (access served by a new road connection to Hedge Place Road roundabout) at the same time the transport commitments ensure that there will be access for the any properties to the market centre so that it does not become an isolated development.

The land adjacent to Southfleet Road is planned as predominantly commercial use and is likely to come forward as Ebbsfleet expands but is therefore likely to be a later phase of the development.

The phasing strategy sets out all the constraints that may affect delivery of the site and also the infrastructure and access requirements to serve the different parts of the site. I am satisfied that the phasing as proposed is acceptable and am advised that it is the preferred option for the highway authorities in the area, as it will have minimal impact on Bean junction in the early years of development allowing solutions to come forward for this area. It also ensures that the development is linked closely with Ebbsfleet.

Access and Circulation

Policies TP1, TP2 to TP4, TP6, and TP8 to TP12 of the Kent and Medway Structure Plan 2006 require that development sites should be well served by public transport and facilities for pedestrians and cyclists. Policy TP4 promotes strategic transport schemes (including Fastrack).

Policy QL17, of KMSp 2006 states that: 'In urban areas local authorities will establish and extend greenspace networks as corridors for movement by foot and cycle, as havens for wildlife and natural habitats, and for leisure , amenity and recreational use. Where practicable, green linkages should be encouraged from within settlements to the open countryside'. It goes on to state that: 'Existing open space and public rights of way will be protected and improved as part of these networks which, where possible should extend through major development sites and connect directly with community facilities, employment areas and transport hubs'.

The Planning Brief sets out requirements for access and circulation of the Eastern Quarry site as a whole as follows:

- One or more segregated public transport routes east-west across site as part of Fastrack network
- Other bus services complementing Fastrack
- East-west vehicular route through site
- New access points
- Parking Strategy
- Travel Plans
- Safe, convenient and attractive pedestrian and cycle routes

All these requirements apply to the Eastern Quarry 2 proposal under consideration here.

The approach to transport

The planning application proposes a comprehensive and innovative approach to transport planning which deals not simply with the road network and how any impact can be mitigated but instead seeks to change travel habits by taking a comprehensive approach to creating a sustainable development where the need to use the car is reduced.

The following summarises the approach that has been taken, by the applicant, the highways authorities and the local planning authority to dealing with the transport issues.

Transport analysis and assessment

A full transport analysis of the development was undertaken by the applicant using the Kent Thameside (KTS) Model and supported by a Paramics Microsimulation to study the finer detail of the traffic flows in and around the quarry.

The transport analysis showed that the development will result in a considerable growth in travel, but with suitable highway improvements and the provision of an attractive public transport system, including Fastrack, the impact of general traffic growth in the long term can be managed, so that its effect on the roads surrounding the development can be minimised. A package of measures within the Transport Strategy has been proposed which will seek to achieve this aim. These improvements and management measures have been secured through the Section 106 Agreement and the Transport Strategy.

Strategic Transport Planning across Kent Thameside

In assessing the planning application, Kent County Council and the Highways Agency considered the residual traffic impact if all these measures are secured. They considered the applicant's own TIA and also carried out their own traffic modelling. They concluded that even with the car restraint measures in place, there would need to be improvements to the wider transport network outside of the site in order to deal with the combined effects of the EQ2 proposal, other planned developments, and predicted growth in general traffic.

Because of the policy and practical difficulties in securing such a package of improvements by negotiating each planning application in turn, Dartford Borough Council officers have explored with KCC, the Highways Agency, Department for Communities and Local Government, Department for Transport and Kent Thameside Delivery Board the scope for a more strategic approach to funding the necessary infrastructure.

From the work undertaken it was possible to identify a list of schemes which appear capable of reasonably containing the transport impacts across Kent Thameside, but which cannot properly be fully funded by development. In relation to the EQ traffic impacts the following schemes are the most relevant:

- (a) Bean interchange, including Watling Street roundabout.
- (b) Upgrading of the A2/Ebbsfleet junction
- (c) A2 demand management on the links adjacent to Ebbsfleet and Bean.
- (d) A226 London Road/B255 St Clements Way.
- (e) Urban Traffic Management and Control (UTMC) for KTS
- (f) Dualling of South Thameside Development Route 4 (which runs across the Ebbsfleet development site and is currently only single lane to serve the Ebbsfleet International Station traffic)
- (g) Hall Road/Springhead Road junction further improvement

A proposed framework has been devised to bring forward these schemes on a Kent Thameside basis, the essential elements of which are as follows:

I. Developments in Kent Thameside, including Eastern Quarry, will contribute to a common fund which is administered by the Local Authorities to implement a long-term programme of transport improvements.

II. The Government will also contribute to this programme, both directly in cash, and also by funding some schemes itself.

III. The basis for developer contributions will normally be a flat-rate tariff levied on each home consented (in the case of commercial development it will be negotiated case by case)

The Eastern Quarry application was determined on the basis of a lump sum payment in lieu of a tariff. The applicant's contribution would be £40m.

The contribution in relation to EQ2 has been secured through the s.106 agreement. The agreement also sets out the governance arrangements for this funding in delivering KTS highway schemes

Local Transport Planning

As a result of the analysis of traffic impact, the developer is required through the section 106 agreement to provide mitigation as described in the following sections:

Accesses to the site

The application includes the improvement and creation of existing accesses into the site. The specific requirements for these accesses include upgrading Hedge Place Road roundabout on St Clements Way, which provides access to Bluewater, in order to accommodate the new access to Eastern Quarry. A signalised junction with Mounts Road is required with traffic calming along Mounts Road to the east in order to deter rat running traffic from using this route. The existing access to the development site from Watling Street will need to be improved, and a signalised junction is proposed. Improvements to Southfleet Road south of the access to the development will need to be implemented in order to provide an appropriate link to the A2 and Ebbsfleet. Finally a vehicular and public transport link is to be safeguarded in order to provide access to the Northfleet West Sub Station (NWSS) site should this be developed.

Fastrack and bus services

A purpose built corridor for the Fastrack priority bus route is to be constructed from east to west linking Ebbsfleet with Bluewater. In addition to the Fastrack system, local bus services will also be supported, to provide public transport linkages between the existing community and key activities and the new development. The proposed conditions and Section 106 Agreement seek to ensure that all key destinations will be served by public transport services including Swanscombe High Street, Greenhithe Station, Ebbsfleet Station and Bluewater which will allow onward connection or be part of direct routes to Dartford, Darent Valley Hospital, and Gravesend.

Pedestrian and cycle links

Pedestrian and cycle links will be provided throughout the development linking to the surrounding area and connecting the different areas within the development. This includes the provision for pedestrian and cycle linkages to the sub station site, which are required by the section 106 agreement when the market centre and central community facilities come forward within the EQ2 site.

Transport Strategy

A transport strategy has been submitted by the applicants in order to guide the development. This sets out the strategic transport objectives for the site, the details of delivery and provides guidelines for detailed submissions to be considered against. One of the objectives for the transport strategy is to ensure that the development does not exceed the predicted traffic generation figures for the site and that car usage is reduced.

As a part of the Transport Strategy the applicants are committed to monitoring traffic levels at the boundary to the site and provide funding for a toolkit fund which can be used to pay for measures to control traffic generation from the site and encourage the use of Fastrack and other public transport options. The implementation of the toolkit will be only become necessary should the monitoring show it exceeds traffic generation figures set out in the approved Transport Strategy. The fund will be administered by a Transport Review Group, which will be set up with representatives from DBC, the highways authority and the landowner.

Transport Summary

Access and circulation for the development has been provided for within the application, the Transport Strategy and the details of the section 106 agreement. The local planning authority is satisfied that the approach adopted does not materially prejudice other development in the area, or the development of the balance of EQ in particular.

In addition the off-site infrastructure requirements are to be dealt with on a Kent Thameside basis and the Borough Council will have some governance over programming of these projects with funding being achieved through contributions. The transport analysis for the development and the checks made on this are considered to be robust and it is believed that the growth in travel generated by the development can be managed, so that its effect on the surrounding area is minimised. A transport strategy has been created that will enable checks and balances to be implemented which will seek to ensure the predicted traffic generation targets are not exceeded.

Education

The Planning Brief requirements for the whole of Eastern Quarry are: 6 x 2FE and 1 x 1FE Primary Schools and 1 x 6FE Secondary Schools. It should be noted that these requirements are for the whole of Eastern Quarry including the substation site.

Both the Kent Structure Plan and the Local Plan require new residential development to meet the needs of its residents in terms of education provision. The Planning Brief sets out specific requirements for Eastern Quarry based on standard calculations, current at the time of the Brief, that were used for all developments within Kent, both large and small in order to assess developer contributions.

The educational requirements for the development are summarised below:

Urban Learning Campus

The Urban Learning Campus located in the central village will provide for a focus for a range of community learning opportunities including primary education, adult and further education. It will also provide for shared sports and arts provision. The Urban Learning Campus will consist of an education campus made up of a 2 form entry Primary School and a Secondary School and a Life Long Learning Centre providing for adult education, youth services, social services and other community services delivered on behalf of KCC.

Village Primary Schools

Primary schools will form the hub of each community within the development. Three will be provided within the EQ2 application area, one in each of the three villages. The school in the Central village will form part of the Education Campus. It is intended that a fourth primary school should be provided as part of the Northfleet West Sub Station site.

Multi-Agency Facility

A multi-agency space of 120sqm will also be provided at each primary school site.

Adult Education

Following the principles of "dual-use", and the increasing practice of central government to see schools operating as "extended schools" (with facilities made available to the local community where this is not incompatible with the primary function of educating children) it is expected that the school buildings described above will be made available for adult learning. In addition there will be adult education provision within the Life Long Learning Campus.

The agreement will then require provision of the school facilities within a set timeframe (based on housing occupations) from the date of the positive outcome of the relevant statutory process. This will be monitored by the Education Review Group.

The section 106 agreement also sets out details of how the schools will be procured.

Education summary

The provision of high quality education facilities is a key requirement of ensuring that Eastern Quarry becomes a successful settlement. The package will allow for the emerging education needs of the development to be met in accordance with strategic and local plan policies together with the objectives of the Planning Brief.

Community Facilities

Policies QL12 and IM1 of the Kent and Medway Structure Plan 2006 require development to be supported by an appropriate range of community infrastructure.

The Planning Brief requirements for the whole of Eastern Quarry are:

- 5 x Community Halls
- Temporary community hall
- 2 x places of worship
- 2 x health centres
- 1 x library
- Social services facilities
- Adult Education Facilities
- Youth and Community Facilities

In order to create a sustainable community new development needs to provide facilities that support and meet the needs of all sections of the community.

A detailed assessment of potential infrastructure requirements was undertaken by local planning authority officers in consultation with a range of service providers including Kent County Council, the Health Authority and the Primary Care Trust.

The final requirements have been derived by having regard to: forecasting estimates; adopted standards for service delivery; the nature of the development; the scope to share and integrate facilities; and facilities serving similar sized communities elsewhere. Reference has also been made to the KCC Contributions Guide. The requirements have therefore been refined and have moved away from the very basic requirements set out within the Planning Brief. The local planning authority considers that the development will provide a high standard of facilities to create a sustainable community in its own right. It has been concluded that the best way to provide community facilities is on a "hub and spoke" principle for Eastern Quarry 2. As there is to be a single market centre serving Eastern Quarry, with two main residential villages on either side, it has been agreed that the provision of community halls will consist of a central hub facility in the market centre supported by smaller spoke facilities located in the east and west "village" centres.

The key requirements are set out below.

Life Long Learning Centre

This will be a fully integrated service centre providing library, adult education and youth services with virtual links to the Health and Social Care Centre.

Library

A library is to be provided as part of the life long learning space.

Village Community Halls

The "spoke" facilities are essentially community halls to be located in the local centres of the East and West villages. Each of the two "spokes" shall provide for a multi functional space.

Health and Social Care Centre

The landowner is through conditions and the section 106 agreement, to masterplan for the health and social care centre and to market the site to potential occupiers (such as existing GP practices) from 350 dwellings. The local planning authority considers that the location of the health and social care in the first village will benefit the new community and is therefore an acceptable location.

Place of Worship

The Planning Brief sets out the requirement for the provision of 2 places of worship within the development and this is supported by the responses to consultation. However, at this stage it is difficult to predict the nature of the places of worship required to serve the development. For instance, it is uncertain which denomination will take these on or whether in fact it would be better to provide ecumenical centres, which could be used by a range of faiths. In order to ensure the policy requirements are met for the development, land is safeguarded and made available for development of places of worship. This application therefore includes the provision of land to be made available for church use and the buildings upon them to be provided by the relevant church group at the time. The Community and Leisure Facilities Strategy sets out the timing for provision of the first place of worship and indicate how this is likely to be facilitated and managed. This mechanism is enforceable through the section 106 agreement.

Police

The applicant has included within the planning permission the provision of a room within the market centre which shall be available for the exclusive use of Kent Police should they want it.

Community Facilities Summary

Overall, the local planning authority considers that the proposal will meet the needs of the development and also comply with the planning policies which guide such provision. The Community and Leisure Facilities Strategy obligated by the section 106 agreement goes further by putting detail on some of these requirements in terms of management and details of implementation, which will ensure the provision of such facilities on the ground as the development progresses. The section 106 agreement allows for the management of such facilities to be either through the landowner, private management company or the Borough or Town Council. Any such bodies therefore having the ability to negotiate their own terms with the landowner in taking on the cost of such a building. Appropriate facilities can be provided in a timely manner for the benefit of the proposed residents and the local planning authority is satisfied that the proposed arrangements achieve this.

Open Space/Sport/Recreation

Policy QL 15 of the Kent and Medway Structure Plan 2006 refers to major new residential and mixed use developments being supported by appropriate recreational and sport facilities. Policy EN11 of KMSP 2006 requires that strategies be drawn up to ensure effective environmental management and high quality design for large scale new developments.

The Dartford Borough Local Plan Review sets out standard requirements for open space, play space and sport provision and these requirements were reproduced within the Planning Brief.

In terms of recreational facilities, the Brief requires:

- 5 x Sports and Leisure Centres;
- General provision for Community Woodland and 33% of the site to be open space which is to form part of the Green Grid
- 1 x Major Urban Park (incorporating neighbourhood and local play spaces);
- 7 x Local Parks (incorporating neighbourhood and local play space);
- 15 x Neighbourhood play spaces (incorporating local play space);
- 36 x Local play spaces;
- 17 Playing fields; and
- 9 Allotment areas of 16 plots each

The Brief sets out the requirements for the whole of the Eastern Quarry area, i.e. including the sub-station site. It acknowledges that these requirements are based on a purely mathematical calculation for 7,250 units and therefore the requirements indicate the scale of needs, not the eventual form of delivery. It advises that some of the smaller spaces will be capable of "nesting" within the larger spaces. The numbers of facilities are not fixed and should not preclude innovative approaches to the design and delivery of provision.

In considering the planning application it became clear that these requirements were more relevant to smaller developments and the aim of the policies was to ensure a minimum level of provision, possibly through contributions to off-site facilities and also where there was little opportunity to aggregate facilities across a wider area. In the case of Eastern Quarry, there is the opportunity to create a greater range of open spaces and leisure opportunities.

Open Space/Informal Recreation

Policy MDS 5 and the Planning Brief require 33% of the application site to be allocated for open space uses, including public open space, water features, and landscaping. It is confirmed in the parameters submitted with the planning application that at the end state of the development a minimum of 33% of the site shall be open space.

The application proposes two main areas for informal recreation - the major urban park in the north of the site and a larger park to the south adjacent to the lake, as well as Green Grid links across the site.

The proposed development can accommodate within the site the necessary range of open spaces appropriate for a new community of this size also enhance and complement the open spaces available in the surrounding area. The open spaces will provide a key link in integrating the existing communities with the new, providing an asset for existing residents as well as new.

The open spaces are to provide for both formal and informal recreation, allowing for green routes through the development for both pedestrians and cyclists which will in turn create links between the proposed villages, the existing communities surrounding the site, the new developments proposed adjacent to the site such as at Swanscombe and the surrounding open spaces.

Formal Recreation

Nine playing fields are required in total to serve the development. Five of these are to be dual use facilities to be provided as part of the Education campus and will come forward at the same time as the secondary school. The remaining four will then come forward at the beginning and the end of the development to provide an overall strategic provision. Two are to be available at 1800 dwellings; these are to be provided on-site or off-site within close walking distance. Although these two may be provided on-site in the short term whilst land is available, they could then be relocated to a site within walking distance of the development. After the dual use provision, a further two playing fields are to be provided at 6000 dwellings and these can be provided on site or off-site within an area of search up to 2.5km from the site. If the developer identifies an appropriate site but cannot secure provision a contribution will be made available for the Council to bring forward such facilities. Overall at the completion of the development there will two playing fields on-site or within walking distance of the new development, 5 playing fields at the education campus and a

further two playing fields provided on-site or within 2.5km unless no pitches are available in which case a financial contribution will be made. In addition, there will Multi-use Games Areas and Tennis Courts/Netball courts provided on site.

Some flexibility for formal provision has been provided within the requirements in order to allow for changing fashions and lifestyles and also to provide for the Sport England objective of increasing participation in outdoor activity.

Some consultation responses highlighted the desirability of providing a swimming pool to replace a local facility lost some years ago. Sport England advised that this site would not be large enough in itself to sustain a swimming pool and the local planning authority does not consider that this would be a reasonable planning requirement related to the needs of the development. Such a facility is not a requirement in the Planning Brief and does not form part of the application.

Green Grid

A substantial part of the Quarry development will be accessible open space, and therefore the development provides an important resource for the accommodation of open space. The management of this space will be ensured through the strategies and required within the section 106 agreement.

The other important objective of Green Grid is to provide and enhance north-south and east-west linkages, which connect to the wider Thameside Green Grid. The Local Planning Authority is confident that these linkages can be provided across the site.

The final objective for Green Grid is to avoid the appearance of continuous built frontages. The retention of a green wedge between Knockhall and Swanscombe and the new development, in the form of the northern park and the ecological corridor ensures that this objective will be met.

Open Space/Sport/Recreation Summary

The package proposed by the applicants accords with the requirements identified by the local planning authority and the County Council, as well as Sport England. This sets out the minimum provision required to meet the needs of the EQ2 development but also allows flexibility in terms of provision on or off site and dual use.

Landscape

Policies EN1 to EN11 of the Kent and Medway Structure Plan 2006 promote environmental interests including the protection and enhancement of landscape, biodiversity and woodland interests.

The applicants submitted a Landscape and Open Space Strategy as part of the application submission, which sets out the character areas of the landscape within the development, the strategy for delivery of this open space, advance landscaping and temporary landscapes, access within the open space and Green Grid, biodiversity and the management of open space.

The management of the open areas and the public realm has been built into the section 106 agreement in order to ensure long term management of landscaped open space. A public realm and a public art strategy have also been produced.

Public Art

A separate strategy has been submitted with regard to the provision of Public Art on the site, which the local planning authority considers to be an important element in creating a sense of place and making the development recognisable and easy to navigate for those using it. The local planning authority is satisfied that planning conditions and the Section 106 will ensure a good level of provision of high quality public art within the development which will contribute to the sense of place.

Retail and Commercial Leisure facilities

In conjunction with Policy EP4, Policy EP14 of the Kent and Medway Structure Plan 2006 seeks to enhance the quality, range and choice of shopping and/or expand or diversify their service, business or leisure activities; and Policy EP15 takes into account the scale of development in relation to the size and function of the centre, while EP18 considers an appropriate scale of retail for neighbourhoods identified within the Local Development Documents, such as retail development to meet the needs of major new residential communities.

Retail

The Planning Brief sets out the requirements for retail provision within the Eastern Quarry site as follows:

- 7 x Local Shopping Facilities
- 2 x District Shopping Centres

Again this is based on a purely mathematical calculation for the whole quarry and takes no account of the need to create critical mass or centres of character. It is also based on an early assumption that the development would take the form of 2 distinct areas.

The applicants have proposed a central market centre flanked by 2 villages which would have more local facilities at their centre. The market centre will be the retail core of the development, containing a number of shops, service uses and cafes and restaurants. The local centres will be much smaller containing smaller shops which provide convenient facilities for the surrounding houses. In the interests of creating critical mass and a place of character the local planning authority supports this proposal rather than the local plan requirements. The number of centres proposed by the Brief may have resulted in dilution of the retail and services offer which could eventually lead to the failure of such areas and therefore no community focus for the residential development.

A Retail and Leisure Impact Assessment has been submitted as part of the planning application. The level of retail floorspace proposed is now considered to be an acceptable level in order to allow for the creation of a market centre of critical mass which will promote a sense of place and a sustainable community but at the same time is not of such a level that it will become a key attractor and draw in people outside of the development, to the detriment of adjoining town centres. The retail provision proposed is therefore considered to be in accordance with established planning policy (both local and national) on retail development.

Objections were made to the application on matters including retail and leisure policy and impact. The local planning authority considers those concerns to have been addressed by the Retail and Leisure Impact Assessment which demonstrated that the proposals would not have an unacceptable impact.

Conditions have been imposed to limit the level of convenience floorspace (food retail) to be provided at a single store in order to ensure that this does not have a detrimental impact on existing local centres and neighbouring convenience stores.

Commercial Leisure

It is accepted by the Local Planning Authority that the analysis submitted with the application is realistic in concluding that the development needs to be supported by an appropriate range of leisure facilities.

The Local Planning Authority will have an opportunity to comment on specific uses as detailed proposals are brought forward under reserved matters but given the need to ensure that future uses are appropriate to the site it is considered necessary to impose some additional testing on the scale of uses which may be accommodated in the future. A condition has been imposed requiring all those units above 3000m² floorspace (i.e. those that may have a significantly larger catchments than the site itself) to submit a fresh leisure assessment and accessibility assessment in order to

demonstrate that there is a no harm to the town centres and the transport network as a result of these proposals.

Affordable Housing

Policies HP1 to HP4, HP6 and 7 of the Kent and Medway Structure Plan 2006 seek to promote an appropriate level and mix of housing within new developments, including the provision of affordable housing. The delivery of affordable housing is of great importance to the government, the County Council and Dartford Borough Council. The Local Plan target for affordable housing is 30%, which is in line with the objectives of Policy HP7 (KMSP 2006). The Structure Plan emphasises the need for a range of affordable housing including social, key worker, shared equity and other sub-market rented housing.

There is a clear policy requirement for the provision of affordable housing in the Thames Gateway Planning Framework, the Structure Plan, the Local Plan and the Eastern Quarry Planning Brief. The latter two documents establish a requirement that 30% of dwellings be provided as affordable units. These policies predated PPS3.

The applicant has confirmed that it will provide an overall contribution equivalent to 30% of all residential units being affordable housing. Up to 25% of the housing on site is to be affordable, with a contribution equivalent to 5% affordable housing provision to facilitate delivery, targeted within the surrounding areas of Swanscombe and Greenhithe to help the wider integration of the scheme into the existing neighbouring communities. Affordable housing is made up of social rented housing, shared ownership, new build homebuy, shared equity, and discount market housing. 5% of the total housing on the site is to be social rented, and 10% is to be new build homebuy/shared ownership/shared equity and 10% is to be discounted market housing.

The provision of affordable housing is obligated through the section 106 agreement.

The local planning authority considers that the package of affordable housing measures secured in the Section 106 Agreement takes a practical and flexible approach to delivering affordable housing, and accords with the Council's policies.

The provision of a significant proportion of affordable housing on-site, brought forward alongside market housing, will help to ensure a balanced community and the local planning authority is satisfied that the mix of affordable housing will provide a range of accommodation available to those on low incomes and unable to purchase a property on the open market.

In summary, the local planning authority considers that the affordable housing package secured to the Section 106 Agreement is acceptable.

Employment

Policy EP1 and supporting paragraphs of the Kent and Medway Structure Plan 2006 identify Kent Thameside as a priority area. Policy EP4 identifies Eastern Quarry as a strategic employment location to be safeguarded for such use.

The applicant is proposing up to 120,000 square metres of Use Class B1 office floorspace as part of the development. The parameters submitted as part of the application show that this is to be distributed across the site, with the East village giving only 2000m² of floorspace which is likely to provide for smaller units, whilst the West village will have 9000m² which is intended to form a "gateway" into the development. An eastern gateway is also proposed of up to 105,000m², which is anticipated to be large-scale commercial office provision, similar to that given permission in Ebbsfleet Valley.

An employment strategy has been submitted by the Applicant. A Local Employment Initiative has been produced and is obligated by the s.106 agreement. It provides a strategy for ensuring contractors are signed up to providing information on job opportunities, (a scheme such as this was first implemented as part of the construction process at Bluewater) and that the local population can access the new employment opportunities, for example through training/enterprise hubs.

Water Management

For many years groundwater levels below the quarry have been kept artificially lowered by the chalk extraction dewatering operation. The abstracted water is pumped off-site and is discharged to Swanscombe Marshes and the River Ebbsfleet. The site also lies above a chalk aquifer and water is abstracted from the surrounding area for public supply. Thames Water has a licence to abstract water from the south east corner of the site. Groundwater levels on the site are therefore currently artificially depressed by the combination of quarry dewatering and adjacent abstraction. As dewatering is reduced groundwater levels may rise, and if Thames Water stopped pumping it is expected that the water table would recover to a level of the surrounding water table.

The applicant proposes that groundwater levels for the development, together with surface water run-off will be managed and drained from the site by gravity. Once development is completed, the groundwater level on the site will be maintained to a control level, the discharge pipe acting as an overflow to take any rise in groundwater above this level. These passive drainage measures should ensure that the risk of flooding above this level is low but in order to ensure that there is no danger to future residents, a limit on the height of habitable floors has been set down within the parameters to the development.

The Environment Agency have been involved in the development of the conditions attached to the permission and has confirmed that they are acceptable in controlling any adverse impacts from the development.

Archaeology

Policy QL7 of the Kent and Medway Structure Plan 2006 provides for the protection of areas of archaeological interest. It states that there should be a presumption in favour of the physical preservation of nationally important remains and preservation in situ should be the preferred course of action for remains of lesser importance.

The outline application has been supported by a desk-based assessment, and three archaeological evaluation reports. Palaeolithic field evaluation has identified remains of national importance in the north eastern part of the site, and there is potential for further remains to be identified.

The Eastern Quarry site contains areas of high archaeological potential but large parts of the site have been destroyed, without archaeological investigation, through quarrying. Internationally important Palaeolithic remains have been found to the north of the site at the Swanscombe Skull National Nature Reserve and significant archaeological remains from almost every period in history, including seven Scheduled Ancient monuments, have been found in the Ebbsfleet Valley on the eastern side of Southfleet Road. Recent archaeological work adjacent to and beneath the former course of Southfleet Road in connection with CTRL has also revealed internationally important Palaeolithic archaeology. The northern part of this sequence appears to continue into the application site. The Swan Valley school development to the north of the application site also revealed Palaeolithic artefacts and faunal remains, and a Roman walled enclosure. Craylands Gorge, created from the effects of previous quarrying, and containing industrial archaeology features is of at least local importance.

PPG16: (Archaeology and Planning) states that there should be a presumption in favour of the physical preservation of internationally and nationally important remains and preservation in situ should be the preferred course of action for remains of lesser importance.

A condition has been imposed requiring a Historic Environment Framework to be approved and implemented as appropriate prior to approval of any Site Wide Masterplan. This will enable the remaining field evaluation to be carried out in line with the phasing of the development and the results to be incorporated into the final masterplanning and detailed design of the development as it comes forward area by area.

The local planning authority considers that the approach will meet the requirements of government guidance in relation to archaeology and the strategic and local plan policies.

Ecology

Policy EN8 of the Kent and Medway Structure Plan 2006 seeks to promote the protection of areas of ecological interest and the enhancement/mitigation of wildlife and ecological interests.

In order to inform the Environmental Statement submitted with the application a number of ecological surveys were carried out with emphasis on surveys of protected species which include dormice, badgers, water voles, bats, great crested newts, as well as invertebrate species and flora. A Biodiversity Action Plan for Eastern Quarry 2 (EQ2BAP) was submitted as part of the application. The following species have been targeted in the EQ2BAP, and as such are considered to deserve special efforts to conserve and enhance them at the site:

- Great Crested Newts
- Bats
- Reptiles
- Kingfisher
- Little Ringed Plover
- Black Redstart
- Red Data Book and nationally scarce invertebrates
- Notable plants, lichens and non-lichenised fungi.

The Bio-diversity Action Plan has been welcomed by the Kent Wildlife Trust who view the development at Eastern Quarry as a major opportunity to make real biodiversity gains and help achieve UK BAP targets with a minimum of difficulty. As this is an entirely new development, they are keen that it should set a new benchmark in sustainable urban living.

It is considered that the EQ2BAP and the conditions requiring its implementation ensure adequate mitigation of the impacts of the development, meet the requirements of planning policy and go along way to meeting the concerns raised by the consultees.

Air Quality

Kent and Medway Structure Plan 2006 policies NR5 to NR7 state that development should be planned and designed to avoid, or adequately mitigate, pollution impacts and that the scale and character of development in, or adjoining Air Quality Management Areas, should be controlled so as not to adversely affect improvement in air quality.

The impacts of the construction and operation of the development on air quality have been assessed qualitatively within the Environmental Statement (ES). With regard to construction issues it is considered that any potential impacts can be mitigated through a Code of Construction Practice and the Environmental Management Plan which will seek to ensure best practice is used to reduce dust emissions.

In general the development itself is predicted within the ES to have little effect on air quality outside Eastern Quarry and concentrations within the quarry fall acceptable levels. However, the air quality impacts, as assumed in the ES are closely related to traffic generation and therefore air quality will need to be monitored to ensure that the levels set out in the ES are met. The main area for concern, in terms of air quality, is the south west corner of the site. The air quality in this corner of the site has been assessed as being above acceptable limits in the early years of development until transport infrastructure improvements are implemented.

The local planning authority considers therefore that there are sufficient checks and balances to ensure that the air quality issues will not be detrimental either to the occupants of the quarry or the surrounding area

Integration with surrounding areas

Physical opportunities for integration are limited due to the topography of the site. However, wherever possible access routes and connections have been sought to the adjacent sites. Eastern Quarry is a new community in its own right and is not considered as an extension to the existing towns in the area.

The local planning authority has spent considerable time in seeking to achieve integration and considers that this has now been achieved through the Land Use Disposition Plan, the submitted Strategies and the requirements of the section 106 agreement and the conditions. EQ2 will be controlled through the planning conditions and planning obligations so that it is integrated, to an appropriate level, with the remainder of Eastern Quarry.

Conclusion

In the light of the above considerations, the local planning authority takes the view that the proposed development accords with Central Government guidance, the adopted Local Plan, the Kent and Medway Structure Plan, the emerging development plan and the adopted Planning Brief.

The local planning authority has identified with the applicants the necessary planning requirements to meet the needs of the development. Delivery mechanisms will be contained in a combination of the section 106 agreement, conditions and a series of strategies/action plans.

The local planning authority considers that this will ensure the delivery of a high quality development which will make a major contribution towards the continuing regeneration of the area, delivering essential market and affordable housing with supporting facilities in a sustainable location.