

FORMER WEST HILL HOSPITAL SITE PLANNING AND DESIGN BRIEF



SUPPLEMENTARY PLANNING GUIDANCE

SEPTEMBER 2003



STATEMENT OF PUBLICITY

This planning brief has been the subject of formal public consultation (carried out between 6 February and 20 March 2003, including a Public Exhibition held on 3 and 4 March 2003). The views of interested parties have been taken into account in its preparation. A copy of the Cabinet/General Assembly of the Council report (dated 4 and 24 September), which considered the responses received is available for inspection during office hours at the Civic Centre, Home Gardens, Dartford. This planning brief was adopted as Supplementary Planning Guidance by the Council on 24 September 2003.

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1 INTRODUCTION

1.1 Purpose of Brief

- 1.1.1 Government is urging local planning authorities to contribute to an urban renaissance by making more efficient use of urban land. The Council recognises that the former West Hill Hospital site could be used to better effect. This is reflected in the adopted Dartford Borough Local Plan and the Local Plan Review Second Deposit Draft which allocates the site for residential development (with an indicative estimated capacity of 287 dwellings). Given national planning policy guidance, the character and position of the site presents an ideal opportunity to develop a walkable neighbourhood and create a new, sustainable community. It is in a prime location, out of the town centre, yet close enough to public transport links and the town's shopping area, to encourage a lifestyle that is not fully dependent upon cars – a public transport orientated development. It is the aim of this brief to establish guidelines as to how this previously-developed land can, once again, be used to its full potential.
- 1.1.2 There may also be an opportunity to create an improved health centre for the area by relocating the Dartford West Health Centre at Tower Road, onto the former West Hill Hospital site and then redeveloping the existing health centre site for housing. Developers are encouraged to use this brief as a basis for considering the coordinated development of the two sites.
- 1.1.3 This brief was adopted as Supplementary Planning Guidance in September 2003. It has been prepared to complement the policy approach established for the former West Hill Hospital site, set out in the adopted Local Plan and the Local Plan Review Second Deposit Draft. It will take the relevant policies to the next level of detail in order to influence the design of the site and give clear planning guidance regarding the acceptable form of development. Developers will be expected to comply with the guidance set out in the adopted brief and it will be used as a basis for the Council to determine any subsequent planning application.
- 1.1.4 The brief will also aid service providers in understanding the implications for the provision of the services and facilities for which they are responsible. This brief does not seek to apportion funding responsibilities between developers, service providers and other agencies that may be involved. Development of the former West Hill Hospital site, however, may have to contribute to both on-site and off-site infrastructure provision. This will be a matter for negotiation between the parties involved when specific development proposals are brought forward.
- 1.1.5 There are three main purposes of this brief:

- (1) To provide development advice regarding the scale, mix and layout which would be acceptable on the site;
- (2) To provide a clear statement about the design principles to be adopted; and
- (3) To set out the requirements in respect of housing, transport, environment and community facilities.

1.2 Key Objectives

- 1.2.1 The key objectives that the Council is seeking to meet on this site are:

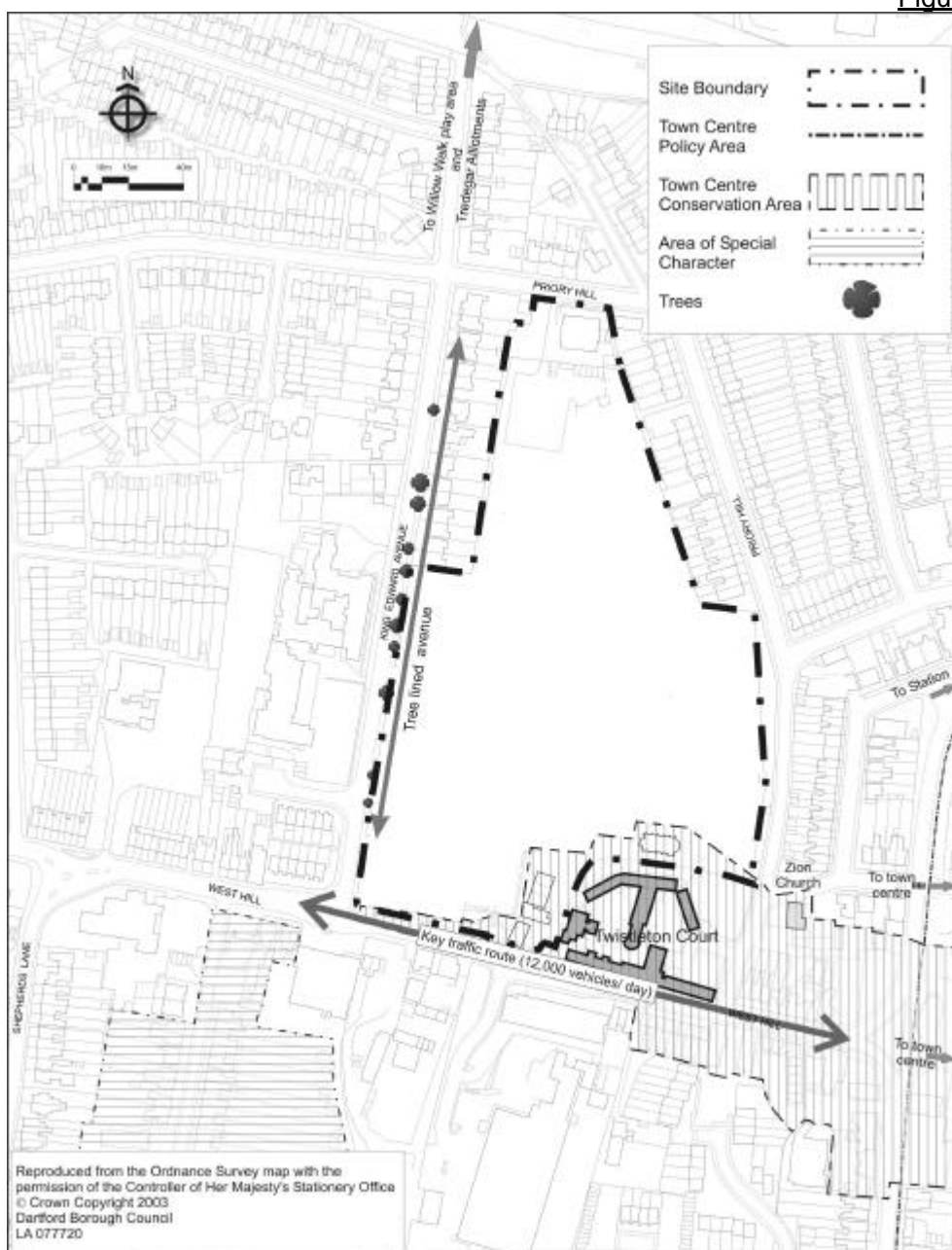
- (1) To create a high quality development, acting as a gateway on the approach into the town;
- (2) To achieve a development layout that encourages the use of public transport, improves linkages/connections across the site to increase pedestrian accessibility (permeability), and provides strong linkages to the town centre, by means other than the car;
- (3) To create a walkable neighbourhood and provide for a range of house types, sizes and tenures, including affordable housing;
- (4) To retain and enhance features of the site including trees, archaeology, protected species and buildings of architectural or historic worth;
- (5) To ensure the development is integrated into its surroundings whilst retaining the setting of the Conservation Area and maintaining a high level of amenity for neighbouring residents in the surrounding area;
- (6) To make the best of the site's topography and retain views/vistas, both into, within and out of the site;
- (7) To improve access, road safety and traffic management in the vicinity of the site;
- (8) To encourage innovative approaches to sustainable development through building technology and design, energy efficiency and environmental quality;
- (9) To ensure a range of on-site or nearby community facilities, for those living on the site and the neighbouring communities; and
- (10) Subject to the above, to optimise the use of the land.

2 THE SITE

2.1 Site Surroundings

- 2.1.1 The former West Hill Hospital site occupies an out-of-town centre location to the west of Dartford town centre. It is within the ward of West Hill and occupies an area of 4.25 hectares. West Hill (A226), a key traffic route/key bus corridor, lies directly to the south of the site, as can be seen from Figure 1 below. Other roads near to the site include King Edward Avenue along the western boundary and Priory Hill along the eastern and northern boundaries.
- 2.1.2 The Context Plan (Figure 1) highlights features of worth which contribute to the character of the surrounding area including the Conservation Area which covers the south-eastern corner of the site then stretches eastwards along West Hill. The Conservation Area contains architectural/historic features of interest, such as the weatherboarded Zion Baptist Church, the Workhouse and Twistleton Court, built in the early 1900s using London stock brick. In addition, an Area of Special Character lies to the south west of the site. A boulevard of trees along King Edward Avenue creates a leafy suburban character. The nearest public open space with play facilities is located to the north west at Willow Walk. Tredegar Allotment Gardens are also located near Willow Walk.

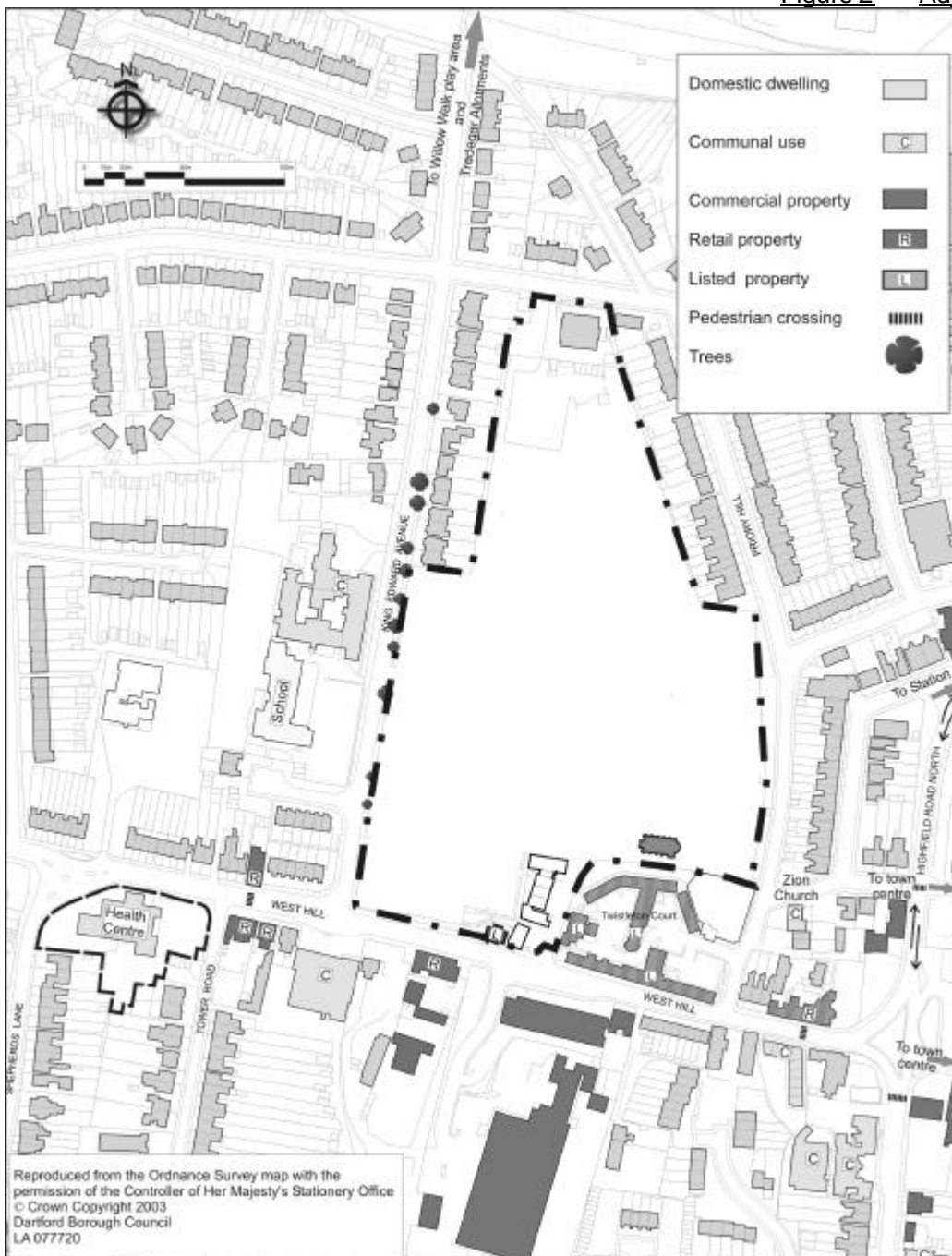
Figure 1 Context Plan



2.1.3 The site is surrounded by a variety of land uses which are shown on the Adjacent Uses Plan (Figure 2). The surrounding area consists predominantly of residential properties with terraced and semi-detached houses of varying age, design and style. Our Lady's Catholic Primary School is located adjacent to the western boundary. Commercial office/retail activities occur along both sides of West Hill including Twistleton Court and the Coleburt Centre on King Edward Avenue. Figure 2 also shows the Dartford West Health Centre on a 0.3 hectare site adjacent to Tower Road, approximately 80 metres to the south west of the former West Hill Hospital site.

2.1.4 West Hill is a busy road used by over 12,000 vehicles per day. Localised traffic congestion occurs when parents drop off and pick up their children from school. The surrounding roads are used as a shortcut to avoid traffic congestion elsewhere in the town which results in busy junctions, particularly at West Hill/King Edward Avenue but also at Priory Hill/Priory Place. The site is located on the side of a hill, with a steep slope running downhill (from west to east) towards the town centre. The steep slope, together with the narrow footpaths and the fast flowing traffic along West Hill and Highfield Road North, have in the past created poor pedestrian access to the town centre. The new two-way system along Highfield Road North and the associated improved pedestrian crossing facilities at Essex Road aim to improve traffic flow and pedestrian accessibility in the vicinity of the former hospital site.

Figure 2 Adjacent Uses Plan



2.2 Site Features

- 2.2.1 The Site Features Plan (Figure 3) shown on page 8 depicts some of the features which, together, give the site its particular character and sense of place. In particular:
- (1) It is irregular in shape, narrowing at its northern end;
 - (2) It is in a sloping location at the peak of one of the hills surrounding the town centre, which makes the site a prominent feature of the skyline;
 - (3) It has a varied topography, ranging from 15 metres OD along the eastern border to a plateau of 25 metres OD in the south-western corner;
 - (4) It has been colonised by vegetation since the former hospital buildings were demolished in 2001 and this may act as a shelter for protected species within the urban area. In addition, there are seven trees with individual tree preservation orders (TPOs) and a belt of trees along the eastern boundary which is covered by a group TPO. These protected trees should be retained;
 - (5) It is dry in that it contains no streams or other water bodies and is located beyond the tidal and fluvial flood risk areas. However, being on Upper Chalk the site acts as an underground aquifer;
 - (6) It has air quality and daytime noise levels that reflect a typical urbanised location;
 - (7) The Red Cross currently has premises at the northern end;
 - (8) It has buildings of architectural/historic worth such as the chapel in the south-eastern corner and some of the 1904 and 1934 workshops at the site's entrance on West Hill;
 - (9) It has the old police station, a grade II listed building on the site's southern boundary, which is made of London stock brick and dates from 1843, where it was initially used as police cells before being renovated as part of the workhouse;
 - (10) It has three high retaining walls, one along the southern boundary, one along the eastern border and one behind the entrance workshops;
 - (11) It has remnants of the hospital buildings left over from demolition and underground tunnels may be present too. It is also possible that the site has Palaeolithic and Iron Age remains; and
 - (12) It has no visible signs of utilities, except for an electricity substation.

2.3 Site History

- 2.3.1 The site was first developed as a workhouse prior to 1857 and became one of the largest workhouses in Kent. As the years went by, the workhouse took on the role of a hospital and specialist medical wards were established during the 19th Century. By the Second World War, it had become known as the County Hospital. It provided an important health care facility within Dartford and continued to expand between 1940 and 1990. With the opening of Darent Valley Hospital in 2000 and the restructuring of the health service, West Hill Hospital became surplus to requirements. The hospital buildings were demolished in 2001. The site now lies vacant and boarded up.

Figure 3 Site Features Plan



3 POLICY CONTEXT

3.1 National Planning Policy

3.1.1 Some of the principles set out in Planning Policy Guidance Notes (PPGs) that are particularly relevant to the redevelopment of the former West Hill Hospital site are:

- PPG1: General Policies and Principles (February 1997)
 - Sustainable development and good design can enable higher living standards; and
 - Use urban areas efficiently by re-using previously-developed land and shaping patterns of development to minimise the need to travel.
- Planning Policy Guidance 3: Housing (March 2000)
 - Provide new homes, including affordable housing, on previously-developed land; and
 - Make efficient use of urban land by increasing the density of development and reducing car parking standards in locations with good public transport accessibility.
- PPG13: Transport (March 2001)
 - Integrate transport and land use planning;
 - Reduce the need to travel by locating development in accessible places; and
 - Give priority to other forms of transport than the car and to people over ease of traffic movement.
- PPG15: Planning and the Historic Environment (September 1994)
 - Effective protection of the historic environment;
 - Retain special interest of listed buildings even when alterations are made; and
 - Preserve or enhance the character and appearance of a Conservation Area, even when the development is outside the Conservation Area but would affect its setting.

3.2 Strategic Planning Policy

3.2.1 Regional Planning Guidance for the South East: RPG9 (2001) and the Thames Gateway Planning Framework: RPG9a (1995) identify the Thames Gateway as a main opportunity for growth in the South East. Kent Thameside, which encompasses Dartford and Gravesham north of the A2, is planned to be a growth area of regional significance and is seen as an important element in securing the vision of Thames Gateway. Although the former West Hill Hospital site is not of sufficient scale at the regional level to be identified as a strategic site, it can still help to contribute to the Thames Gateway by providing high quality, sustainable development that will improve the image and perception of the area. It will also help to reduce development pressure in more sensitive and undeveloped parts of the South East as well as recycle previously-used land.

3.2.2 The Kent Structure Plan (1996) recognises the role Dartford has to play in relation to the Thames Gateway and acknowledges that the majority of the large scale development opportunities will require long lead times. Whilst the former West Hill Hospital site is not specifically identified in the Structure Plan, it can play an important function in bringing forward housing prior to 2006, thereby catering for more immediate local housing demands.

3.3 Local Plan Policy

3.3.1 Policy H1 (A11) of the adopted Borough of Dartford Local Plan (April 1995) identifies the former West Hill Hospital site for housing development. High standards of development are sought in line with policies H8, H10, B1 and B3.

3.3.2 Appendix 1 lists all of the policies in the Dartford Borough Local Plan Review Second Deposit Draft that are relevant to this brief. In particular, there are four policies which make specific reference to the former West Hill Hospital site:

- Policy DD3 Walkable Neighbourhoods

This policy says that development proposals at West Hill will only be permitted if they incorporate the principles and characteristics of a walkable neighbourhood. Proposals should:

- a) provide a mix of housing types and tenures, including affordable housing, to meet local housing needs;
- b) seek to build sustainable communities by ensuring access to facilities (shopping, educational, community and recreational) of a range and scale compatible with the development. Where necessary, new facilities will have to be provided on site;
- c) provide local and accessible employment opportunities;
- d) provide open spaces and links which can be subsumed into the Green Grid network;
- e) maximise the potential for public transport provision, walking and cycling; and
- f) incorporate a design that is based around pedestrian priority to access and movement and which enhances local character and distinctiveness.

Applications should be based on a planning brief agreed with the planning authority.

- Policy H1(38) Housing Provision

This policy allocates the site for housing, (with an indicative estimated capacity of 287 dwellings).

- Policy H2d West Hill Hospital

This policy safeguards West Hill Hospital for residential development. Development proposals will only be permitted if the following criteria are met:

- a) the residential layout should be designed to a density of not less than 60 dwellings per hectare and should be close knit in character;
- b) a comprehensive scheme should be prepared for the whole site – piecemeal development will not be permitted;
- c) no retail element shall be included;
- d) the layout and design should respect both the Town Centre Conservation Area and the amenity of surrounding residential areas;
- e) reduced parking standards appropriate to a Town Centre location will apply (see chapter 5);
- f) the improvement or relocation of the existing hospital access off West Hill, and an improvement to the junction of King Edward Avenue and West Hill;
- g) vehicular access to the site will not generate adverse traffic management, road safety or amenity problems in surrounding residential roads; and
- h) the improvement of pedestrian accessibility to public transport and the incorporation of pedestrian links into, out of, and within the site.

- Policy H16 Affordable Urban Housing

This policy requires 30% affordable housing on the site.

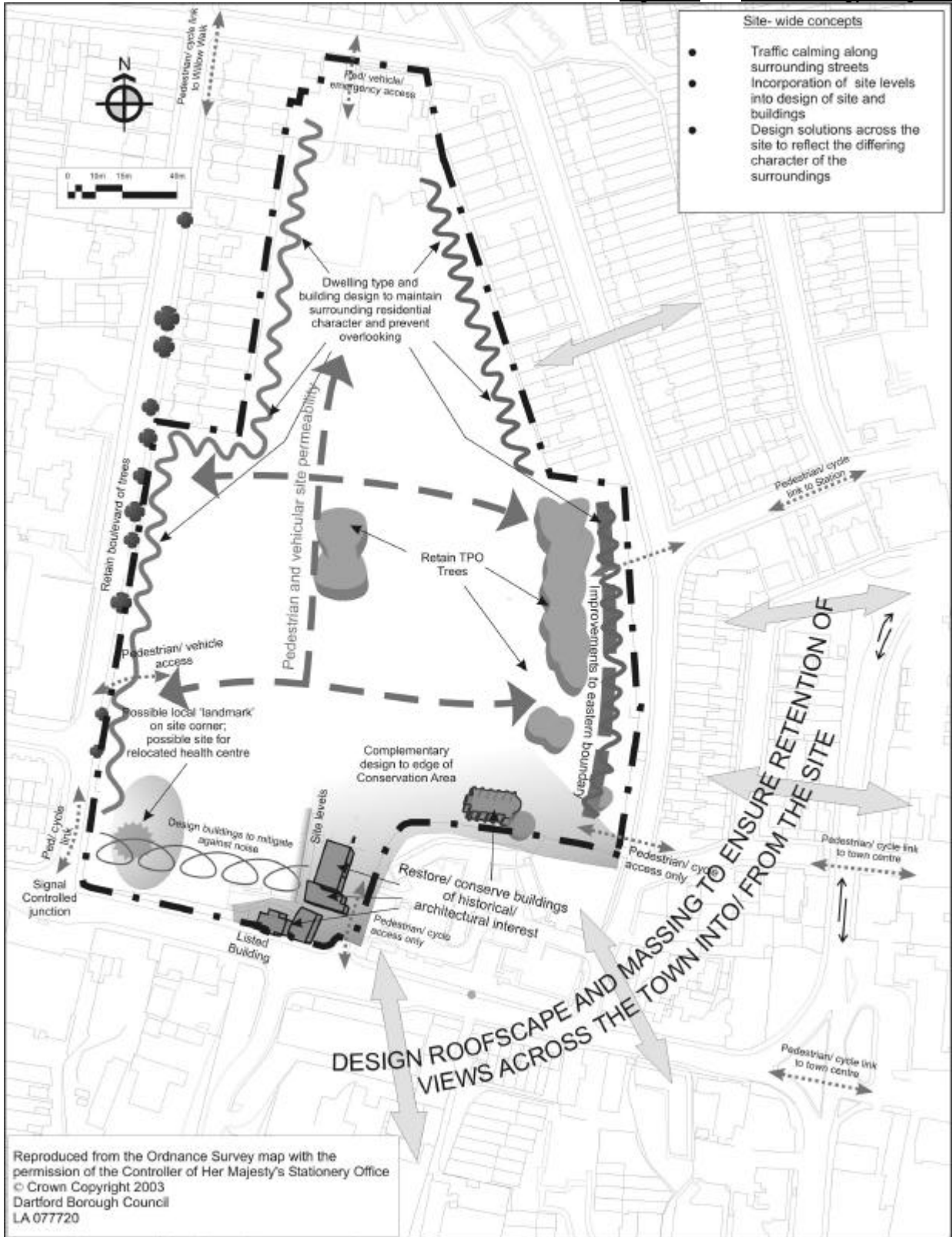
- 3.3.3 The southern end of the former West Hill Hospital site is included in the Dartford Town Centre Conservation Area. The Conservation Area Appraisal (March 1999) identifies this part of the Conservation Area as having a coherence of form and materials and being an effective western gateway into the town. It highlights the need to repair listed buildings and other buildings of historic importance. It also stresses the need to protect and enhance the Conservation Area as a cohesive unit, including the views and vistas into, out of and within the area.

4 SITE STRATEGY

4.1 Developing a Strategy

4.1.1 Development proposals for the redevelopment of the former West Hill Hospital site should be planned in a cohesive and coordinated way using a site-wide strategy. The Site Strategy Diagram (Figure 4) shown below provides a basis for this. Sections 5 and 6 of this brief provide development guidelines and design principles to complement this diagram.

Figure 4 Site Strategy Diagram



5 DEVELOPMENT GUIDELINES

5.1 Role of the Site

- 5.1.1 The Local Plan Review allocates the former West Hill Hospital site for housing, in order to create a new walkable neighbourhood within an existing residential area. Some of the site will however need to accommodate ancillary uses such as car parking, landscaping, public open space and a children's play area, and possibly an improved medical facility; to serve those living in the new development and in some cases the surrounding area too. Access to local services will also be important in helping to reduce the need to travel. The rest of this section identifies a series of development guidelines with which development proposals should comply.

5.2 Residential

Density

- 5.2.1 The Local Plan Review recognises that the former West Hill Hospital site is in an excellent location for concentrated residential development. Although the Plan shows an indicative estimated capacity of 287 dwellings, in response to local concerns and in order to ensure that the development is designed to reflect the quality and character of the surrounding area, it may not be possible to achieve this number. Proposals for housing will be considered favourably if they:

- (1) Are designed to reflect the quality and character of the surrounding area;
- (2) Incorporate a range and mix of house types and sizes from 1 and 2 bedroom apartments to family sized and executive housing;
- (3) Are to a 'lifetime homes' standard, for one quarter of the total dwellings;
- (4) Allow for a range of buildings of varying height whilst ensuring no overlooking or overshadowing of existing properties; and
- (5) Provide some accommodation for live-work units without detriment to the residential amenity of the site.

- 5.2.2 If the existing Dartford West Health Centre is relocated (see sections 5.3.3 – 5.3.5), fewer residential dwellings will be able to be accommodated on the former West Hill Hospital site. In this instance, residential units should also be built at the Dartford West Health Centre site to compensate for the loss of housing capacity at the former West Hill Hospital site.

Affordable Housing

- 5.2.3 Affordable housing will be an important element, and should be an integral part, of the residential scheme. Early engagement with the Council's Housing Strategy Team is advisable to determine an appropriate strategy for provision. This could be achieved through a variety of means and might include submarket housing options such as shared ownership or entry level initiatives designed to address the needs of key workers in the area, as well as social rented accommodation which responds to the needs of those on the Council's Common Housing Register. Developers will be expected to enter into a binding legal agreement. The Council's Housing Strategy team can provide details of Registered Social Landlords who operate in the area and who may have access to funding.
- 5.2.4 There may also be a need to provide special needs accommodation as a proportion of the affordable housing to cater for the local demand in the area. Consideration should be given to the types of special needs accommodation that could be suitably located on the site, for instance, to cater for those people with special needs including the elderly, disabled, young single people, people living in hostels and those in need of residential care. Where there is a demand, special needs accommodation should be located in the southern part of the site to ensure ease of accessibility to the local centre at West Hill and the community facilities provided on-site.

5.3 Community Facilities

Public Open Space

- 5.3.1 Public open space is an important element in any scheme. It can increase the quality of the development and create a desirable place to live, especially in areas like West Hill where there is a current under-provision of public open spaces. It will therefore be a requirement that public open space including children's play facilities is provided on-site. Maintenance of the public open space and play facilities will also be required. Off-site contributions will not be acceptable. Further guidance is provided in section 6 on design principles. The standards in the Local Plan Review should be applied and development proposals should include a neighbourhood play area:

- (1) That encompasses approximately 0.5 hectares of open space including the provision of play equipment for both under 8's and 8-14 year olds on one site;
- (2) Which is located within 200 metres of new dwellings, where young children will not have to cross busy roads and where natural surveillance can occur from nearby properties;
- (3) That can be used by children already living in the surrounding area in order to reduce the lack of play facilities locally; and
- (4) To complement existing play facilities at Willow Walk, approximately 280 metres north west of the site. Residents may want to use the play facilities at Willow Walk as well as those provided on-site and therefore pedestrian links from the site to Willow Walk will be required.

School Provision

- 5.3.2 The demand for school spaces generated from the development is calculated from quantified pupil product ratios and the assumption that the preferred residential development at former West Hill Hospital site will incorporate a range of size, mix and tenure of housing. It is estimated by Kent County Council (KCC) that the indicative estimated capacity of 287 dwellings would generate the need for approximately 29 nursery places, 106 primary school places and 43 secondary school places. Developers will need to:

- (1) Liaise with KCC to determine the exact amount of school spaces generated from the development. This will be dependent upon the numbers and types of dwellings being proposed;
- (2) Make a contribution towards all school spaces generated by the development that cannot be met by the existing schools within the relevant catchment areas; and
- (3) Provide contributions at the commencement of the development.

Health Care

- 5.3.3 Currently, local health care facilities are provided at the Dartford West Health Centre at Tower Road (see Figure 2 on page 6). Despite this, there is a shortfall in surgery provision for the West Hill area. Dartford, Gravesham and Swanley Primary Care Trust (PCT) are understood to want to expand local provision but the size of the existing site constrains this. Redevelopment of the former West Hill Hospital site provides an opportunity to build a replacement medical facility to meet local demands. The resultant reduced housing provision at the former West Hill Hospital site ensuing from this land-take could then be accommodated on the existing health centre site.¹ Developers will need to enter into discussions with the PCT to pursue this possibility.
- 5.3.4 Should it not be possible to accommodate a replacement facility on the former West Hill Hospital site, the developer will be required to pay off-site contributions to cater for the demand for health services generated directly from the residential scheme. If on the other hand, the option of developing a replacement medical facility is feasible, the developer and the PCT will need to put into place mechanisms to ensure a 'fair exchange' of the larger plot of land from the former hospital site with the smaller plot of land currently used by the existing health centre, in a way that is equitable and does not result in the redevelopment at the former hospital site in effect funding a higher level of health care provision than would be generated by the housing development.

¹ Such a redevelopment option accords with the Local Plan Review Second Deposit Draft as it ensures that a medical facility of equal or improved quality is provided nearby (policy CF5) and ensures the re-use of an urban windfall site which has previously not been anticipated (policy H4).

Residential development on the former West Hill Hospital site should only fund the proportion of the construction costs of the new medical facility attributable to the needs of the residential development. The timing of the two re-developments will also need to be determined to ensure that an appropriate overall development package can occur. At the outset, development proposals should set aside a specified area on the former West Hill Hospital site for the development of a medical facility by the PCT, unless through discussions, the PCT make it clear that they are not in a position to develop a replacement medical facility on-site.

5.3.5 If the relocated, all-in-one health centre is to be provided on-site, it should include:

- (1) Approximately 15 doctor's surgeries to cater for the existing shortfall in local health care facilities and the extra demand generated from the residential scheme;
- (2) Related clinic provision to facilitate linked trips;
- (3) A building that is located in the south western part of the site, where there is high accessibility for patients arriving by foot, bus and car and pedestrian linkages can be made with the local centre at West Hill (see Figure 4 on page 11). The location and design of this building should ensure that it does not contribute further to traffic generation problems in the vicinity of the school; and
- (4) Facilities for use by the Red Cross, if their existing building cannot be retained at the northern end of the site (see section 5.3.7).

Retail

5.3.6 There is a chemist, convenience store/bakery, a public house and a range of specialist shops along West Hill (see Figure 2 on page 6). The shopping needs generated locally by the new residential scheme can be catered for by the local centre at West Hill and by the shops in the town centre. Indeed, new residential development at the former hospital site will increase potential trade for the local shops in the local centre at West Hill. As such there will be no need for retail facilities, either convenience or comparison, on-site. Allowing retail facilities on-site may impact upon the vitality and viability of the nearby shops.

Other Facilities

5.3.7 The development proposals will generate demand for other facilities such as library, adult education, family centre, worship, recycling, arts, social, special needs, youth and community facilities in the locality. Developers will be expected to liaise with service providers including Kent County Council (KCC) to determine the level and type of contributions to be made – in order that provision can be made to meet the demands generated by the development, in line with Circular 1/97. Contributions will need to conform to KCC guidance and be required at the commencement of the development. Furthermore, contributions should be specifically targeted at providing community facilities within the locality so that both new and existing residents can easily access them and the whole area can generate a sense of vitality and vibrancy.

5.3.8 In addition, the Red Cross, located at the northern end of the site, is an important community facility used by residents in the local area. The development proposals should ensure that the existing Red Cross building is either retained in-situ or that a replacement facility is built on-site.² If the option to develop a replacement health centre is pursued (see sections 5.3.3 – 5.3.5) and it is necessary to relocate the Red Cross building, it will be desirable to incorporate the new Red Cross facility into the replacement health centre. Relocating the Red Cross in the south western part of the site could provide a focal point for people's journeys, create better accessibility by a range of transport and provide pedestrian linkages with the local centre at West Hill whilst releasing the northern end of the site for residential development. If it is not possible to retain the Red Cross facilities on-site, provision for this community service will need to be made elsewhere in the locality.

² Policy CF5 of the Local Plan Review Second Deposit Draft specifies that change of use/development of existing community facilities will only be permitted where there is no longer a need for such a facility and where there are no other local community needs which could be met on the site.

Utilities

- 5.3.9 Existing utilities provision on the site includes telecommunications (equal in capacity to serve 160 dwellings) and water supply (12", 8", 6" and 4" diameter water mains). Developers should hold discussions with the utility companies at an early date to ensure adequate water, waste, gas, telephone and electric supplies are available or can be provided. The developer will also need to:

- (1) Undertake an initial site investigation to determine existing utilities infrastructure as part of an Investigative Ground Survey;
- (2) Determine the need for any diversions to the existing operational sewers and water mains that cross the site by conducting an impact survey of the foul and surface water sewerage systems and mains water system to determine the spare capacity available. Flow and pressure tests will need to be carried out to clarify network capabilities at a stage when preliminary site layouts are known. Surface water must be accommodated within surface water sewers and not allowed to drain to foul sewers in order to avoid sewer flooding. New connections to public sewerage systems should also not prove an unacceptable threat of surcharge, flooding or pollution. Any necessary upgrading and off-site works, including where necessary a mains extension along King Edward Avenue, will need to be funded via the development of the site, and be approved by Thames Water;
- (3) Coordinate the excavation work required for the provision of utilities; and
- (4) Take into account the lead times to supply utilities infrastructure to the site when planning for the development as a whole. The lead time will be a minimum of 6 months.

5.4 Transport Implications

- 5.4.1 Any redevelopment of the former West Hill Hospital site will generate traffic that will impact on the surrounding roads. A Transport Assessment will need to be submitted with any planning application to show what travel demand is likely to be generated, the capacity of the existing infrastructure, access patterns of walkers/cyclists, how travel demand is proposed to be minimised and how use of non-car means of travel will be maximised, in addition to how the site-generated traffic might impact on the local highway network.

Road Infrastructure

- 5.4.2 The Transport Assessment will need to identify measures to improve the surrounding road infrastructure (see Figure 4 on page 11). In particular:

- (1) A new signal controlled junction at West Hill/King Edward Avenue will be needed to assist traffic emerging from King Edward Avenue. It will also be important to assess how pedestrian crossing facilities at West Hill can be improved, e.g. by relocating the existing pelican crossing at the top of the hill and incorporating it into the new signal controlled junction. As the West Hill/King Edward Avenue junction is located at the brow of a hill, safety will be an important consideration in the design of the junction. Careful use of advance signing and a masthead signal could be potential solutions. It will also be necessary to relocate the bus stop on the south side of West Hill, opposite King Edward Avenue;
- (2) Although a further section (Home Gardens to West Hill) of the Dartford ring road to two way operation has been completed and traffic calming has taken place in the vicinity of the former hospital, there may also be a need for additional measures which further minimise the use of the roads surrounding the site as "rat runs". The Transport Assessment should identify any additional traffic calming measures required. Measures to reinforce banned turns along the one-way stretch at Priory Hill will also be needed; and
- (3) Subject to the outcome of a Transport Assessment, particularly in relation to accessibility from the site towards the south, it may be appropriate for development proposals to make a contribution to the conversion of the Highfield Road South to two-way working.

Vehicular Site Access

5.4.3 Site access arrangements for vehicles (as shown on Figure 4 on page 11) will need to take account of the following:

- (1) The primary vehicular access into the development should be from King Edward Avenue, not West Hill. The requirements of Kent Design suggest that it may only be possible to establish one access point from King Edward Avenue;
- (2) The current access at the southern boundary on West Hill should be closed to vehicular traffic unless it can be demonstrated that this would seriously impair access to the site. Thought should be given to how it might be made into an attractive pedestrian/cycle only access;
- (3) A secondary access should be provided at the northern boundary onto Priory Hill to create an emergency access link and to allow access to the garages at the rear of King Edward Avenue. This road should be of a size to allow access by emergency vehicles and should be kept clear of obstructions; and
- (4) A hierarchy of on-site roads to ensure an efficient flow of traffic both within the site and in the surrounding area without creating a new route for 'rat-running'. The road layout will also need to ensure that the needs of pedestrians and cyclists are provided for before those of the car and be in accordance with Kent Design.

Promoting Green Travel

5.4.4 A Travel Plan will be needed which will outline measures to reduce the need for travelling by private car, and thereby minimise environmental impacts. Other issues to be considered will include:

- (1) The accessibility of existing bus stops along West Hill and whether there would be merit in relocating them in order to serve the former West Hill Hospital site more effectively. The needs of the existing local community will need to be weighed equally with the needs of the new residential population in order to provide a bus stop arrangement most conveniently placed for all;
- (2) The improvement of existing bus stops where they are to be retained, e.g. contributions towards the cost of real time information panels, replacement bus shelters;
- (3) Establishing strong pedestrian linkages between the rail station, the bus stands at Home Gardens, the bus stops along West Hill, pedestrian routes/site access points and pedestrian crossings to ensure a coherent network of movement by other means than the car;
- (4) The increased accessibility generated from the new two-way ring road and the new pedestrian crossings located at the bottom of West Hill;
- (5) The retention of King Edward Avenue as a bus route; and
- (6) The need for contributions to implement green travel initiatives, such as a community car club.

Walking and Cycling

5.4.5 Permeability is an important feature of a walkable neighbourhood. The residential scheme will need to be interspersed by a series of pedestrian and cycle routes, designed in line with the principles set out in section 6. This will increase pedestrian and cycle accessibility both within the site and to/from the town centre, thereby encouraging and enabling more of the residents to walk and cycle instead of driving their cars. Development proposals for the residential scheme should create a new east-west pedestrian/cycle route running through the site, possibly from the Priory Place and Priory Hill junction into the site through the eastern site boundary (where the retaining wall currently is). A pedestrian/cycle link running north-south through the site should also be provided. The Site Strategy Diagram (Figure 4) on page 11 shows these routes diagrammatically. Thought should also be given to the need for, and the location of, pedestrian/cycle crossings or improvements to the footpaths surrounding the site. A pedestrian crossing as part of the new signal controlled junction at West Hill/King Edward Avenue will be needed. The surrounding context of the site will further determine the routes through and linkages across the site. In particular, there is a need for pedestrian and/or cycle routes (see Figure 4 on page 11) which link the former West Hill Hospital site to:

- (1) The rail station and bus stands at Home Gardens via the eastern border along Priory Place;
- (2) The town centre via the eastern border along Essex Road;
- (3) The town centre via the southern entrance then down West Hill;
- (4) The retail and health care facilities located along West Hill;
- (5) All local schools;
- (6) Green Grid links in the locality, e.g. the path running along the railway to the north of the site;
- (7) The Willow Walk play area via the site's northern entrance and over the railway bridge; and
- (8) The Tredegar Allotments via the site's northern entrance.

Car Parking

5.4.6 A Car Parking Strategy will also be needed which:

- (1) Limits residential car parking to a level in line with standards in the Local Plan Review, dependent upon the final number of dwellings provided on-site;
- (2) Considers and substantiates whether car parking on-site can be reduced further, and by how much, given the site's central location, the good links to public transport and the fact that the development is to create a walkable neighbourhood. However, this will need to be balanced against designing the development to cater for a level of car parking provision such that on-site, on-street parking problems do not arise;
- (3) Provides for one third of the car parking on a communal basis as well as additional, safe visitor car parking (some of which might be provided on-street);
- (4) Considers the layout of car parking to ensure it is safe and convenient and where possible minimises the intrusiveness of the car in the street scene as well as catering for the needs of pedestrians (e.g. ensure convenient pedestrian routes are not obstructed by cars);
- (5) Ensures that garages to the rear of properties in King Edward Avenue retain their right of access;
- (6) Considers the issue of parking restrictions on-site (perhaps through a residents' permit scheme, for which a financial contribution might be required) to protect occupiers from town centre-based commuter parking;
- (7) Reviews the existing car parking and parking restrictions on the neighbouring streets and provides proposals to limit the impact of any overspill parking from the site;
- (8) Provides for secure, weatherproof parking for bicycles in line with standards in the Local Plan Review;
- (9) Identifies adequate disabled car parking spaces throughout the development, especially in the vicinity of the health centre (if it is relocated on-site) and the Red Cross; and
- (10) Provides suitable car parking facilities for people visiting the health centre if it is relocated on-site. Pedestrian access to the health centre should avoid encouraging people to be dropped off/picked up on West Hill or anywhere else where there would be an adverse impact on road safety including in the vicinity of the primary school. In the event that the health centre is relocated on-site, consideration should be given to allowing use by parents at the beginning and end of the school day, in order to reduce the impact of this activity on the local road network.

5.5 Environmental Considerations

Land

5.5.1 Before any development can take place, the Council will need to be satisfied that desk top studies and approved site investigations have taken place. The developer will be required to produce a Contaminated Land Survey, in line with the Contaminated Land Exposure Assessment (CLEA) guidelines and in liaison with the Council and the Environment Agency. This could be incorporated into a wider Investigative Ground Survey for the former West Hill Hospital site which will need to:

- (1) Take account of the existing utilities infrastructure (see paragraph 5.3.8);
- (2) Take account of the underground structures, shafts and corridors left as remnants from the hospital. Ground stabilisation will be important;
- (3) Identify potential contaminants generated from previous uses of the site and specify the actual presence of pollutants, characterising them both chemically and physically. For each type of pollutant found, a risk assessment will be necessary;
- (4) Recommend a remediation strategy and design the overall development scheme to reduce the risk of contamination. Remedial measures will need to take place prior to the construction of dwellings and will need to ensure no infiltration into groundwater supplies;
- (5) Identify any licenses required for handling, transporting, disposing of and treating contaminants including specifying details of any necessary off-site operations; and
- (6) Take account of relevant guidance in the following reports - EA/NHBC document "The Safe Development of Housing on Contaminated Land", R&D Report no 66, BURA Guide "Breaking Old Ground", BS Standard 10175 "Site Investigations on Contaminated Land", CIRIA Report no 78 "Building on Derelict Land" and Pollution Prevention Guidelines 1, 2, 3 and 6.

Archaeology

- 5.5.2 The site has archaeological potential for remains of Palaeolithic and Iron Age date in particular. In addition, the main Roman road (Watling Street) from London to Canterbury and the channel ports, forms the southern boundary to the site, and an Anglo-Saxon cemetery lay c.50m to the south of the site. Remains of the hospital may also be considered of archaeological interest. In order to identify and where necessary protect features of archaeological worth, provision should be made for a phased programme of archaeological work beginning with a desk-based assessment to be followed by archaeological field evaluation. The results of these first phases would then be used to formulate a mitigation strategy for the site, which may include further archaeological investigation and/or a watching brief. The Archaeological Mitigation Strategy will need to identify amongst others, excavation work required, data recording/collation, removal/transfer of features and any necessary amendments to the site layout to accommodate features that need to be retained in-situ.

Air Quality

- 5.5.3 Being in an urbanised location, parts of the site may experience poor air quality. This is especially important alongside busy West Hill which may suffer from vehicular pollutants. Developers will need to undertake an Air Quality Impact Assessment of the site and its surroundings. It shall take account of road traffic generation as a result of the development and:

- (1) Identify whether any parts of the site currently exceed the National Air Quality Objectives;
- (2) Determine whether the proposed development will exceed the National Air Quality Objectives;
- (3) Determine whether other existing developments in the neighbourhood will be exposed to poor air quality as a result of the residential scheme; and
- (4) Recommend mitigation measures and ensure they can be guaranteed. Mitigation will need to ensure that poor air quality does not result and that there are no detrimental impacts on residents' health in accordance with the Council's Environmental Health requirements.

Impact From and On Surroundings

- 5.5.4 It will be important to ensure that the inter-relationship between the site and its surroundings is fully taken into account. See the Site Strategy Diagram (Figure 4) on page 11. The overall scheme should be designed to minimise the impacts to nearby properties e.g. traffic movements. New buildings will need to be designed to a standard high enough to ensure that the residential character and amenity surrounding the site will be protected. Buffer landscaping can be particularly effective in creating a barrier both to reduce noise, overlooking and poor air quality. Furthermore, any residential development occurring along the southern boundary of the site will need to be built to such a standard that noise from West Hill can be minimised to acceptable levels in accordance with PPG24 and that residents will not be exposed to exceedances of the National Air Quality Objectives.

Landscaping and Wildlife.

5.5.5 It is thought that the vegetation currently on-site is of low ecological value despite the colonisation process which has occurred since demolition of the hospital buildings. However, some wildlife may have found shelter within this urban environment and therefore the developer should carry out an Ecological Survey, to determine mitigation measures to protect any protected or at risk species, including bats. A Landscape Strategy and details of landscaping to be provided on-site together with subsequent management and maintenance regimes will need to be submitted alongside the planning application as part of the Design Statement. Section 6 provides further guidance on this matter and the Site Strategy Diagram (Figure 4) on page 11 identifies those parts of the landscape worthy of retention. Development proposals will need to ensure that the design of the residential scheme:

- (1) Retains all trees covered by tree preservation orders (TPOs) where possible. See the Site Features Plan (Figure 3) on page 8 for exact locations of TPO trees. Particular care will be needed during construction to ensure that trees are not damaged. Where the loss of trees is unavoidable, the replanting of new trees should be required to mitigate against their loss, to ensure a leafy environment is created;
- (2) Retains, where possible, other trees where they act as a screen to ensure privacy for existing residential dwellings (e.g. the belts of trees along the north-eastern boundary);
- (3) Locates vehicular access so as to avoid the loss of trees along King Edward Avenue, in order to protect the leafy residential character of the street; and
- (4) Enhances wildlife throughout the site in accordance with guidance from English Nature, e.g. the use of bat boxes and swift bricks, careful conversion of any existing buildings and retaining walls that are used as bat roosts and planting of native species as part of the Landscape Strategy.

Drainage

5.5.6 The site lies on Upper Chalk which acts as an aquifer and therefore the groundwater beneath the site needs to be protected. In addition, being a sloping site, particular care will need to be given to site drainage. A Water Conservation Statement should accompany any planning application, detailing:

- (1) The porosity of the subsoil and highlighting any problems with regard to drainage;
- (2) The types of permeable materials to be used, and the locations across the site where permeable materials are a necessity, in order to lessen the effect of surface run-off from hard surfaces;
- (3) Whether sustainable urban drainage systems (SUDS) and grey water systems are suitable for this site, by examining the capacity of existing drainage systems, the feasibility and desirability of using sustainable drainage systems, the impacts of discharges into watercourses, the degree to which water usage can be minimised and other environmental, economic benefits that can be accrued;
- (4) How a sustainable drainage package can be incorporated into the development scheme to ensure safety for residents and properties as well as enhance wildlife and amenity value;
- (5) Any remediation required to minimise the impact of on-site ground contamination infiltrating into the groundwater;
- (6) Where practicable, the locations of any necessary soakaways (disposal on site without recourse to the public sewerage system), in accordance with KCC's Soakaway Design Guide; and
- (7) Any management strategy to be used including costs and responsibilities for future maintenance. Developers are directed to SUDS Design Manual and SUDS Best Practice Guide and should liaise with the Environment Agency, the water company and the sewerage undertaker, in preparing their Water Conservation Statement.

6 DESIGN AND IMPLEMENTATION

6.1 Design Principles

6.1.1 In accordance with PPG1, the appearance of proposed development and its relationship to its surroundings are material considerations in determining planning applications. Furthermore planning permission can be refused on grounds of poor design. Illustrative material in the form of a site plan with proposed layout in relation to its surroundings, drawings of the proposed design and/or perspective views and elevations will also be required. A Design Statement should be submitted alongside a planning application, incorporating a full site appraisal, a visual impact assessment and details regarding design, landscaping and conservation/restoration. The Design Statement should also take into account the guidance set out in Kent Design and policies DD11, DD12, DD13 and DD14 of the Local Plan Review Second Deposit Draft. In addition, the following principles outlined below should be taken into account.

Retaining Site Features

6.1.2 Although the site is currently derelict, it is not a blank canvas to be developed irrespective of the site's features and surroundings. Providing a development scheme that fits naturally on the site will be essential. Imaginative design of the site, including the inter-relationship between the built elements and the open spaces will underpin the quality of the development overall. As a basis, special features of the site, as shown in Figure 3 on page 8 and Figure 4 on page 11, should be retained and improved. In particular:

- (1) All healthy trees covered by tree preservation orders (TPOs) should be protected wherever possible and should form part of the public realm. A full tree survey will need to be conducted. They should be incorporated successfully into the development proposals and the accompanying landscaping scheme with care being taken during construction to avoid damage or loss of these trees. New trees should be planted where the unavoidable loss of safeguarded trees occurs. Details on the long term management of TPO trees will also be sought;
- (2) Other trees on site should also be protected and incorporated into the new landscaping scheme where they perform a specific function e.g. amenity, buffer, play area. Where trees are lost, the design of new buildings and new landscaping will need to ensure the privacy of the existing residential properties;
- (3) The old police station, the chapel and the entrance buildings should be restored in line with the conservation/restoration details outlined in the Design Statement (to be submitted alongside any planning application) and new occupiers found that will enable sustained usage. These buildings may be suitable for re-use for community purposes. They should be converted so that they can efficiently accommodate modern uses and lifestyles without reducing their historic or architectural worth. Care should be taken to ensure that the features of merit that warrant the old police station as being grade II listed are retained in a good condition; and
- (4) The site's topography should be used to its full advantage so that the views and vistas of the site from across the town centre create an attractive skyline. The Design Statement should incorporate a visual impact assessment to consider whether the skyline should blend into the hillside or whether a striking development can draw the eye to a visual feature of interest. It should also consider how the built elements of the scheme and the public open spaces can be designed to ensure that the views and vistas across the town and beyond are retained. As there is an approximate 10 metre fall in levels from the west to the east, careful consideration will need to be given to the way in which the buildings can be accommodated on-site. The aspect from the east will be important in terms of townscape as will the vista downhill along the southern boundary at West Hill. The location and type of trees will be important to create a varied skyline. The variety in the design of the roofscape, the materials used, detailing, styles of roof and lack of bulky roof forms will all be important.

Integration with Surroundings

6.1.3 The residential scheme will need to take account of, and fit in with, its surroundings. See the Site Strategy Diagram (Figure 4) on page 11. The scheme should be designed in a way that reflects its context and:

- (1) Enables links across the site to be established. In the past, the former use of the site and the large institutional hospital buildings restricted access. The redevelopment of the site for housing will ensure that the design and functionality of the site reflects the residential surroundings and allows increased accessibility through the site, for both new residents and those surrounding the site;
- (2) Enhances the leafy, quiet residential character of King Edward Avenue by ensuring new development including vehicular access relates to and forms part of the street frontage and retains the existing trees. New housing on the King Edward Avenue frontage should be executive style housing. Boulevards of trees could also become a feature of parts of the site too, so that transition from King Edward Avenue into the heart of the site is gradual;
- (3) Is sensitive to the existing residential properties surrounding the site. For instance, buildings should not overshadow or overlook;
- (4) Complements the historic and architectural features of the old police station, the chapel, the workhouse and the entrance workshops by adhering to conservation/restoration details set out in the Design Statement. Not only should these features be made focal points in their own right, they should also influence the design, materials and scale of the new buildings surrounding them. It will be important to ensure that the scale of the new development does not 'tower' over the historic/archaeological features;
- (5) Respects the Conservation Area by ensuring the scale of the buildings, the colour of the bricks and the roof materials used in the south-eastern corner complement Twistleton Court, the workhouse, the entrance buildings and the character of the Conservation Area in general;
- (6) Takes account of West Hill as a busy vehicular road and an important pedestrian route into the town centre. The south-western corner in particular has the opportunity to become a location for a landmark building. See Figure 4 on page 11. The slope of West Hill will need to be incorporated into the design of the street frontage to ensure it does not overpower the scale of the adjacent development along West Hill. 'Stepping' the buildings at different levels or ensuring the buildings are of varied height will help to create continuity down the slope. The relationship between the retaining walls and the built development will also need to be considered so that new buildings do not appear to tower above the walls;
- (7) Respects the function of the primary school and ensures its open character is retained. If the health centre is to be relocated on-site, it should be located in the south western part of the site (as shown on the Site Strategy Diagram (Figure 4) on page 11) without causing additional traffic problems along King Edward Avenue in the vicinity of the primary school. Consideration should also be given to shared car parking, allowing use by patients of the health centre (if relocated) during the day and school children's parents at the beginning and end of the school day, in order to reduce the impact of these activities on the local road network; and
- (8) Does not impact upon the properties along Priory Hill and improves the eastern boundary of the site in terms of increasing visual policing from both existing and new properties, providing pedestrian and cycle links into the site to improve accessibility and providing an attractive end point to the vista up Priory Hill.

Layout and Form

6.1.4 The structure of the new built environment will be key to the success of the development overall and should be planned in line with policies on walkable neighbourhoods and public transport orientated development. The former West Hill Hospital site should adhere to a Design Statement which:

- (1) Takes account of its context and reflects the site's surroundings. Planning and design of the site should be of a fine grain so that different parts of the site are built to reflect the buildings and character of the area surrounding them. Different design responses and treatments will be needed as appropriate, across the site;
- (2) Ensure the built elements are of innovative design with high quality materials, key visual points should contain landmark buildings and quality streetscapes will be sought. Blank elevations or dead frontages will not be acceptable, especially on prominent parts of the site. High plinths and retaining walls will not be acceptable as street frontages;
- (3) Ensures the height and scale of buildings create a well defined, tightly knit urban environment that looks visually pleasing and is a scale appropriate for pedestrians;
- (4) Ensures all of the development, both buildings and amenity spaces, can be accessed by everyone, including young children, elderly and people with disabilities. Disabled car parking will be particularly important in the vicinity of the Red Cross and the health centre (if relocated on-site); and
- (5) Encourages where possible innovative approaches in order to create a sustainable development, e.g. energy efficiency measures such as good insulation should be as high as is practically possible. Development proposals should aim to promote the conservation of natural resources and the minimisation of pollution in the layout, construction and ongoing use of the development, in line with guidance from Kent Design.

Public Realm, Landscaping and Open Space

6.1.5 There is an opportunity to create not just a new urban environment but one that can be utilised by its new residents in a positive way. Public open space will need to be provided for, as an integral part of the whole development scheme. The Design Statement should specify details of landscaping to be provided on-site which complements the built elements of the scheme and aims to provide:

- (1) Usable spaces between the built structures that has a particular function or amenity, which is well proportioned and at a pedestrian scale. Detailing and quality materials will be required to create an interesting and high quality environment. The public realm should focus on local character and distinctiveness so that residents can live within an attractive environment that creates a sense of place;
- (2) A variety in the types of landscaping and open space from formal open spaces and private gardens to more natural areas with imaginative use of the materials, plants and boundary treatments used. Native species should be used wherever possible. High quality materials and a variety of soft and hard surfaces such as play areas, grassy areas and courtyards can create attractive amenity areas, focal points and a public realm which people will want to use;
- (3) Management and maintenance regimes supported by adequate sources of funding over the years and implemented by an organisation responsible for the upkeep of open spaces and the public realm;
- (4) Effective and attractive treatment with regards to lighting, signage, street furniture and street frontages, especially along pedestrian and cycle paths and at the fringes of public open spaces so as to promote their accessibility;
- (5) Access to the underground network of infrastructure including 24 hour vehicular access to undertake emergency infrastructure works. In addition, the roots of trees can cause considerable damage and therefore planting trees above the sewerage and mains water systems should be avoided;
- (6) Security by design. Dead spaces or areas without function or amenity should be avoided and overlooking of all areas of the public realm from residential properties will be important in order that visual policing and natural surveillance can occur and people can feel safe in the urban environment (e.g. adequate lighting, no hidden corners, minimal rear gardens adjacent to footpaths). The development should comply with recommendations in the Association of Chief Police Officers document 'Secured by Design'; and
- (7) Public art incorporated into the public realm (e.g. on buildings, open spaces, signage) and other design features using local materials to create focal points throughout the site and generate a sense of place.

7 CONCLUSION

7.1 Implementation

- 7.1.1 Turning this site from a vacant and deteriorating plot of land into a development that is beneficial to the surrounding area will be a priority once planning permission has been granted. To ensure that development of the site is brought forward in a co-ordinated way, early discussions with the Council will be a necessity. Remedial works to counter ground contamination and mitigation works to conserve archaeological features will be required first of all. The developer will be expected to agree a Construction Code of Practice with the Council's Environmental Health team prior to any construction taking place. The Council will also want to see that all appropriate transport and utilities infrastructure, landscaping, public open space, play facilities and necessary community facilities are provided and/or all contributions are made, in line with the construction of the residential element so that adequate services are available for the new residential population when they are needed. In addition, the existing buildings on-site such as the old police station, the chapel and the entrance workshops must be restored alongside other construction work.
- 7.1.2 This brief outlines the planning and design considerations for achieving a concentrated residential development at West Hill Hospital, designed on the basis of a walkable neighbourhood. High quality design and construction is seen as a prerequisite. Once re-developed the site can become a prominent gateway on the approach to the western end of Dartford town centre and contribute to improving the image and perception of the Kent Thameside area. The brief therefore comprises an important set of guidelines and principles which the developer will need to take on board, alongside the policies of the Local Plan Review. The Council will apply and use the brief:

- (1) As a material consideration when assessing applications to develop the former West Hill Hospital site;
- (2) To ensure that the whole of the site is developed in a comprehensive manner;
- (3) To ensure that adequate additional information accompanies any planning application; and
- (4) When negotiating and drawing up relevant section 106 and other legal agreements, in addition to following the guidance provided in Circular 1/97.

7.2 Checklist

- 7.2.1 Whilst the following list is not exhaustive, it will serve as a useful reminder as to the supplementary information which the Council expects to see submitted either alongside a planning application for the development of land at the former West Hill Hospital site or before construction starts on-site:

- (1) Illustrative material including cross sections, elevations and levels plans, site layout plans, design drawings/perspectives;
- (2) Investigative Ground Survey;
- (3) Archaeological Mitigation Strategy;
- (4) Air Quality Impact Assessment;
- (5) Water Conservation Statement;
- (6) Transport Assessment, Travel Plan and Car Parking Strategy; and
- (7) Design Statement incorporating a Landscape Strategy, Ecological Survey, visual impact assessment and strategies dealing with design, and conservation/restoration.

APPENDIX 1 Relevant Policies in Dartford Borough Local Plan Review Second Deposit Draft (September 2002)

This brief should be read in conjunction with the Dartford Borough Local Plan Review Second Deposit Draft. Policies of particular relevance to West Hill Hospital are:

<p>Development and Design</p> <p>DD1 Public Transport Orientated Development</p> <p>DD3 Walkable Neighbourhoods</p> <p>DD4 Mixed-Use Development</p> <p>DD6 Green Grid</p> <p>DD11 Development and Design General Criteria</p> <p>DD13 Security</p> <p>DD14 Public Art</p>	<p>Housing</p> <p>H1 Housing Provision</p> <p>H2d West Hill Hospital</p> <p>H4 Windfall Sites</p> <p>H8 Layout, Design and Density</p> <p>H10 Vehicles in Residential Development</p> <p>H16 Affordable Urban Housing</p> <p>H19 Special Needs Accommodation</p> <p>H21 'Lifetime' Homes</p>
<p>Transport</p> <p>T7 Transport Infrastructure and Services</p> <p>T8 Off Site Transport Measures</p> <p>T9 New Accesses</p> <p>T11 Vehicle Parking Requirements</p> <p>T13 Parking Strategy</p> <p>T14 Parking Layout</p> <p>T15 Cycle Parking</p> <p>T16 On Site Design and Transport Measures</p> <p>T17 Travel Plans</p> <p>T18 Transport Assessments</p>	<p>Retailing</p> <p>R4 District and Local Shopping Centres</p> <p>Community Facilities</p> <p>CF1 Community Facilities – Siting and Accessibility</p> <p>CF2 Utilities Infrastructure – Siting and Design</p> <p>CF3 New Development Requirements</p>
<p>Leisure, Recreation and Tourism</p> <p>LRT12 New Open Spaces</p>	<p>Built Environment</p> <p>CA = Conservation Area, LB = Listed Building</p> <p>BE1 Demolition of Listed Buildings in a CA</p> <p>BE2 New Development within a CA</p> <p>BE3 Alterations and Extensions to a Building in a CA</p> <p>BE4 Change of Use of a Building in a CA</p> <p>BE5 Alteration, Extension or Minor or Partial Demolition of a LB</p> <p>BE6 Total or Substantial Demolition of a LB</p> <p>BE7 Change of Use of a LB</p> <p>BE8 Development Affecting the Setting of a LB</p> <p>BE9 Areas of Special Character</p>
<p>Natural Resources</p> <p>NR1 Sewerage and Drainage</p> <p>NR5 Water Resources</p> <p>NR8 Surface Water</p> <p>NR10 Air Quality: Minimisation of Pollutants</p> <p>NR13 Noise: Residential Development</p> <p>NR20 Contaminated Land</p> <p>NR23 Energy Efficiency</p>	<p>Appendices</p> <p>1a Residential Layouts and Amenity</p> <p>1b Quantified Space Standards for Residential Amenity</p> <p>6 Lifetime Homes Criteria</p> <p>9 Vehicle and Cycle Parking Standards</p> <p>10 Thresholds for Development Proposals requiring Transport Assessment, Parking Strategy and Travel Plan</p> <p>11 Transport Assessment</p> <p>12 Parking Strategies</p> <p>13 Travel Plans</p> <p>14 Guidelines and Thresholds for Community Facilities</p>

FURTHER READING

Background documents relevant to this brief include:

National Government Publications

- RPG9a: The Thames Gateway Planning Framework (June 1995).
- RPG9: Regional Planning Guidance for the South East (March 2001).
- By Design: Urban Design in the Planning System: Towards Better Practice (2000).
- Places, Streets and Movement (1998).
- Sustainable Settlements: A Guide for Planners, Designers and Developers (1995).
- Planning Research Programme, Planning and Development Briefs: A Guide to Better Practice (March 2002).
- PPG1: General Policies and Principles (February 1997).
- PPG3: Housing (March 2000).
- PPG6: Town Centres and Retail Development (June 1996).
- PPG12: Development Plans (December 1999).
- PPG13: Transport (March 2001).
- PPG15: Planning and the Historic Environment (September 1994).
- PPG16: Archaeology and Planning (November 1990).
- PPG17: Planning for Open Space, Sport and Recreation (August 2002).
- Circular 1/97: Planning Obligations (January 1997).
- Planning to Deliver (July 2001).
- List of Buildings of Special Architectural or Historic Interest: District of Dartford (1986).

Kent County Council Publications

- Kent Structure Plan (1996).
- Kent Design (2000).
- Soakaway Design Guide.

Dartford Borough Council Publications

- The Borough of Dartford Local Plan (April 1995).
- Dartford Borough Local Plan Review Second Deposit Draft (September 2002).
- Dartford Town Centre Conservation Area Appraisal (March 1999).

Other Publications

- Urban Design Guidance: Urban Design Frameworks, Development Briefs and Master Plans (2002) Urban Design Group.
- Housing Layouts: Lifting the Quality (August 1998) House Builders Federation, DETR and Planning Officers Society.
- The Safe Development of Housing on Contaminated Land, EA/NHBC.
- Breaking Old Ground, BURA Guide R&D Report no 66.
- Site Investigations on Contaminated Land., BS Standard 10175.
- Building on Derelict Land, CIRIA Report no 78.
- Pollution Prevention Guidelines 1, 2, 3 and 6.
- Sustainable Urban Drainage Systems - Design Manual for England and Wales (CIRIA C522).
- Sustainable Urban Drainage Systems - Best Practice Guide (CIRIA C253).
- Secured by Design: Association of Chief Police Officers.