

Reference: DA/15/01218/ECREM

Site Address: Part Phase 2, Castle Hill, Eastern Quarry

Proposal: Submission of reserved matters pursuant to conditions 2 & 25 of planning permission DA/12/01451/EQVAR for the erection of 170 two, three and four bedroom market dwellings, and submission of details relating to noise (condition 28) and fibre-optic connections (condition 30) pursuant to permission DA/12/01451/EQVAR.

Applicant: Charles Church

Parish / Ward: Swanscombe and Greenhithe Town Council / Greenhithe

RECOMMENDATION: Approve subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of two years from the date of this reserved matters approval.

Reason: In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

350C; 351D; 353C; 354B; 357B; 358A; 359F; 361D; 363B; 364D; 365D; 366B; 367F; 368B; 369D; 370D; 371C; 373D; 376A; 377D; 379B; 382A; 384B; 385B; 387A; 388; 389A; 400G; 401G; 403F; 404H; 405J; 406D; 407D; Bir 4802_04C; Bir 4802_05C; Bir 4802_2E; Bir 4802_3E; 15.002/100 P27; 15.002/102H; 15.002.101,15.002/104G; 15.002/105F; 15.002/106G; 15.002/107A; 15.002/108; 15.002.360E, Planning Statement (Charles Church); Design and Access Statement (Charles Church); Compliance Table (December 2015).

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

3. No development above foundation level shall take place until details and samples of materials to be used in the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development in accordance with policy B1 of Dartford Borough Local Development Framework – Local Plan – Saved Policies (2011).

4. No development above foundation level shall take place until details and samples of the all materials to be used in the external finishes of all road and footpath surfaces has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried and thereafter maintained in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development policy B1 of Dartford Borough Local Development Framework – Local Plan – Saved Policies (2011).

5. No development above foundation level shall take place until details of all walls (including retaining walls), fences, gates or other means of enclosure to be erected in or around the site have been submitted to and approved in writing by the Local Planning Authority. The details as approved shall be implemented prior to the first occupation of the house it pertains to.

Reason: To ensure a satisfactory appearance to the development and in the interests of residential amenity policy B1 of Dartford Borough Local Development Framework – Local Plan – Saved Policies (2011).

6. No part of the development hereby permitted shall be occupied until the schemes for the Neighbourhood Green and Primary Road Detail as submitted under Planning References: DA/15/01263/ECREM and DA/15/1307/ECREM have been implemented to the satisfaction of the Local Planning Authority, which shall be confirmed in writing.

Reason: To ensure a safe means of access and suitable open space for future residents' policies B1 and B3 of Dartford Borough Local Development Framework – Local Plan – Saved Policies (2011).

7. No development shall take place until an Action Plan for Broadband Access, Smart Access or their equivalent, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details with each dwelling having access upon occupation.

Reason: To ensure appropriate telecommunications access for future occupiers of the development.

8. Plots 92 – 97 and 123 – 128 shall not be occupied until the landscaping details contained within planning application reference: DA/15/01477/ECREM have been implemented to the satisfaction of the Local Planning Authority, which shall be confirmed in writing.

Reason: To ensure a satisfactory appearance to the development policy B3 of Dartford Borough Local Development Framework – Local Plan – Saved Policies (2011).

9. The dwellings hereby approved shall not be occupied, until the area shown on the submitted layout as vehicle parking space / garaging has been provided,

surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space and garaging.

Reason: Development without provision of adequate accommodation for the parking or garaging of vehicles is likely to lead to hazardous on-street parking policy B1 of Dartford Borough Local Development Framework – Local Plan – Saved Policies (2011).

9. The dwellings hereby approved that will face towards the Garden Suburb Boulevard and Fastrack frontages shall be constructed in accordance with the recommended mitigation measures contained within the Noise Assessment approved in respect of condition 28 of the outline planning permission DA/12/01451/EQVAR. The mitigation measures shall be implemented prior to the occupation of each particular dwelling and maintained thereafter.

Reason: To safeguard conditions of amenity.

10. Prior to the first occupation of the development hereby approved details of all external lighting for the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plans with the lighting implemented prior to the occupation of the part of the development to which it relates.

Reason: To safeguard conditions of residential and visual amenity.

11. No development above foundation level shall take place until full details of the refuse storage buildings by plots 122 and 127 has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details with the storage arrangements made available prior to the occupation of the dwelling(s) which they serve.

Reason: To safeguard visual amenity in accordance with policy B1 of Dartford Borough Local Development Framework – Local Plan – Saved Policies (2011).

12. Prior to the first occupation of plots 75 – 85 the road providing a link with the first phase of the Castle Hill development shall be constructed in accordance with the approved plans. The road shall be made open to traffic prior to the occupation of plots 75 – 85 and no development shall take place which precludes this access.

Reason: To ensure all residential properties are capable of being adequately served by fire-appliances, refuse trucks and other large vehicles.

SITE CONTEXT AND PROPOSAL

The site consists of a 4.2 hectare parcel of land within the 270 hectare Eastern Quarry (EQ) site and forms the second residential phase of the approved development of up to 6,250 dwellings and supporting infrastructure. The area lies to the west of a Ward Homes scheme (DBC Ref: 13/00720/EQCHRM) which is currently delivering 150 homes at Castle Hill, Eastern Quarry, off Southfleet Road, Swanscombe. A principal access road proposed through Eastern Quarry is located directly to the north of the application site and beyond this a landscaped area up to the northern boundary of the overall EQ development with Swanscombe. To the south and west are the rest of the EQ site, which itself is bounded by the Northfleet West Sub Station site (Redrow site – known as Ebbsfleet Green) and the A2.

This application is for the submission by Charles Church of matters reserved from the original outline approval for Eastern Quarry (ref: DA/12/0141/EQVAR). In this instance the reserved matters relate to appearance, landscaping, scale and layout. The application proposes 170 homes, comprising 25 x 2-bedroom, 36 x 3-bedroom and 77 x 4 bedroom units. The buildings would be predominantly 2 and 2.5-storey, with some 3-storey units as well as 12 x 4 storey houses located at the southern edge of the site.

Access to the development will be gained via the principal access road to the north, namely 'Main Street North' which serves the Ward site and is accessed off Southfleet Road to the east. Another primary route forms the western boundary (Garden Suburb Boulevard) whilst to the south will be 'Fastrack', a dedicated public transport corridor (bus, cycle and pedestrians only). The eastern boundary sits against a 'Green Zone', which is a landscaped buffer separating phases 1 and 2.

The phase incorporates a Neighbourhood Green, landscaping and a road network which are subject to planning applications submitted by Camland on behalf of Land Securities. These applications are live and will be determined subsequent to the Planning Committee meeting.

Alongside this proposal is a comparable reserved matters submission by Circle Housing (DA/15/01229/ECREM) to deliver affordable housing for the site within 3 pockets of land, lying at the south west and south east corners of the area and a part abutting the eastern boundary. The Circle proposal will be considered at the same time as this application, so that a rounded assessment of this development can be made.

The submission also includes details pertaining to Fibre Optic Connections which are required to be reviewed and discharged at the same time as this submission (Condition 30 of DA/12/1451/EQVAR).

Condition 25 of the outline consent requires the submission of details to be submitted alongside any Reserved Matters submission. In this case the applicant is seeking to discharge parts a, part b, c, e, f and j, these being: -

- a) Updated area plan at scale 1:500 and layout plan at 1:1000

- b) Landscaping
- c) Materials
- e) Boundary Treatment
- f) Surface finishes and hard landscaping
- j) Cycle Parking

The quantum of housing currently envisaged for Castle Hill is approximately 1500 units, somewhat below the numbers anticipated within earlier consented documents (a maximum of 2850 units was envisaged by the Castle Hill AMP – excludes Phase 1). This revision in the quantum proposed by Land Securities for the site took shape following a review in 2013 of the best marketable mix and developable area. This showed that approximately 1500 units would derive the best land value and serve to generate the required interest following a prolonged period of development inactivity at the site. The submission from Charles Church reflects the land package on offer from Land Securities which set developable area and the quantum of housing to come forward.

RELEVANT HISTORY

Outline planning permission was granted in November 2007 (Dartford Ref: DA/03/1134) for the erection of up to 6,250 dwellings and up to 231,000 sqm of built floorspace for business uses; education, community and social facilities; hotels; theatre; retail; leisure and associated works. The planning permission is the subject of a section 106 legal agreement. The original consent was varied in March 2013 to reflect a revised disposition of land uses across the site via a section 73 planning application (DA/12/0141/EQVAR).

The outline planning permission reserved all matters for future development but fixed certain elements. A 'Land Use Disposition Plan' was approved as part of the permission and this shows spatially how the development should come forward, together with a number of strategies (covering landscaping, design, phasing, public art, community participation and transport) which form a framework for the development as it comes forward. The outline consent showed the development taking the form of three connected villages, the first to come forward being 'Castle Hill' at the eastern end of the site. This proposal sits within Castle Hill.

The outline permission sets a structured approach to the consideration of planning matters as phases come forward over time. The first stage of this required the submission and approval of a Site Wide Master Plan (SWMP), which was originally granted consent in 2008. A revised version to reflect the s73 approval was approved in March 2013 (DA/12/101452/EQCON). This masterplan identifies the broad location and approximate disposition of land uses across the site.

Sat below the SWMP, the outline consent requires the submission and approval of an 'Area Master Plan' (AMP) and an 'Area Design Code' for each phase as development proceeds. Each AMP shall generally accord with the SWMP and provide greater detail on matters such as land use, building heights, density and indication of private/affordable sub areas. The design code follows on from the relevant AMP and should provide the necessary detail to inform final design, being

such matters as, architectural style and treatment, surface finishes, materials pallets, building forms and soft landscaping.

An Area Master Plan for Castle Hill was approved in March 2008 (DA/07/01326/EQCHC). Following amendments to land use at the eastern end of the site, this has been varied by two further AMPs. An AMP for Castle Hill East was approved in 2013 (DA/13/00422/EQCHC) and the AMP for Castle Hill Central was granted in 2014 (DA/14/00584/EQCHC). The latter covers the area encompassed by this proposal. For the most part, the area is designed to be low to medium density residential development of up to 3 storeys, with the density and scale rising up to 6 storeys along the Fastrack frontage.

The Area Design Code for this phase of the site was originally approved in 2013 ahead of the Ward development (DA/13/00440/EQCHC) in Phase 1. This extensive document sets out the detail to which the final submissions should generally accord. A revision has been submitted to incorporate detail relating to the Fastrack frontage which was previously excluded (DA/15/1103/ECCDNA). Included in this recent submission is a new section on the shared pedestrian/cycleway surface to the north of the Fastrack bus route and a suggestion of a slight reduction in height across the Castle Hill site, notably revising the maximum height along Fastrack to 5 storeys. This new Design Code reflects the application under consideration and is anticipated to be approved ahead of Planning Committee.

CONSULTATION RESPONSES

The application has been advertised on site and in the press and by individual neighbour notification letters to the owners and occupiers of neighbouring properties. Highways England, KCC Highways, Swanscombe and Greenhithe Town Council, Swanscombe and Greenhithe Residents Association, Dartford Borough Council Environmental Health, KCC Archaeology, Gravesham Borough Council, Kent Police, Southern Water and the Environment Agency have also been consulted.

Responses were received from the following organisations: -

Highways England raises no objection.

KCC Highways: No objection. One remaining issue is that the road serving house 75 etc has no turning head. If the application is approved I would therefore recommend a condition that houses 75-79 (or other criteria if you prefer) should not be occupied until the road to the east is open to traffic as a through-road, otherwise fire-appliances, refuse trucks and other large vehicles would have nowhere to turn around. For reasons of highway safety, as large reversing vehicles would be unacceptable safety hazard.

Gravesham Borough Council has made no observations.

No letters of representation from local residents have been received.

PLANNING POLICY

National Policy & Guidance

National Planning Policy Framework (NPPF)
Planning Policy Guidance

Dartford Borough Local Development Framework – Core Strategy (2011)

CS1	Spatial Pattern of Development
CS4	Ebbsfleet to Stone Priority Area
CS5	Ebbsfleet Valley Strategic Site
CS10	Housing Provision
CS11	Housing Delivery
CS14	Green Space
CS15	Managing Transport Demand
CS17	Design of homes
CS18	Housing Mix
CS19	Affordable Housing
CS23	Minimising Carbon Emissions
CS25	Water Management
CS26	Delivery and Implementation

Dartford Borough Local Development Framework – Local Plan – Saved Policies (2011)

T23	Parking
T27	Pedestrians and the Environment
B1	New Development

Other Guidance

Parking Standards SPD

PLANNING APPRAISAL

Principle of Development

The Castle Hill Central Area Masterplan and subsequent Castle Hill North Area Design Code form part of the comprehensive strategy formulated by Dartford Borough Council to establish a design vision for the site that could be maintained throughout the extensive build out period and guide construction whoever comes forward to build each parcel of the site. This proposal by Charles Church is required to fit within the established vision and reflect the detail of the aforementioned approved plans and documents. Policy CS5 of Dartford's Core Strategy states that applications for reserved matters will need to demonstrate that the proposals will not undermine the principles to be achieved across the site as set out in the outline consent.

The principle of residential development in this location has been established by the aforementioned outline planning permission and subsequent documents and the

area reflects that excluded from the Affordable sub-area approved within the Castle Hill AMP.

Compliance with the Area Master Plan and Design Code

The current application site is located within an area primarily identified in the AMP and Design Code for low to medium density residential development (between 30 and 50 dwellings per hectare (dph), with only the Fastrack portion at a higher density, in excess of 75 dph. This proposal is at 40 dwellings per hectare, an average towards the lower end of expectations but fitting within the established density parameters. Likewise, the building heights reflect the ranges set, being up to 3-storey for the main body of the site and slightly higher along the Fastrack frontage (4-storey where 5-storey is the anticipated maximum). Hence it is considered that the scale of development and site coverage is consistent with the design vision for Castle Hill.

The street hierarchy established by the AMP and Design Code is provided in this submission. The Code specified the street typologies in detail, namely specific highways parameters for all roads, cycleways, footpaths and parking areas, this layout and the materials proposed are in accordance with those parameters.

There are 4 architectural themes listed in the Design Code for Castle Hill, each one setting out the design principles for architectural composition expected for each part. These architectural themes are not fixed and are not intended to enforce a repetition of styles of the past but are rather intended to act as a framework for design. The Code expects architects to, "interpret traditional forms and details in a way that is sympathetic to the locale and that reflects the contemporary methods and materials available today." Policy B1 of the saved Local Plan requires a high standard of design in all development proposals and respect and integrate with their surroundings.

The majority of the site sits within the two character areas identified as the Garden Suburb Boulevard and Garden Suburb Core. The model for these architectural themes is a contemporary interpretation of early C20th 'metroland', predominantly inter-war suburban neighbourhoods which created "a pleasingly calm and ordered street scene". This built form is suggested by the Code to generally consist of detached and semi-detached dwellings organised within tree lined streets.

The design proposed succeeds in creating a consistency and symmetry in form, scale and roofscape with repeated house types, regularly spaced. The houses are set off of the street with the boundary treatment defined by rail and hedging and the applicant has employed bays, gable frontages and recessed porches in recognition of original Garden Suburb architecture. Facing material has been restricted to red brick and render, with roofs being finished with the required terracotta tiling except for some grey tiled roofs found on corner plots, a variation from the Code considered acceptable. The use of grey fibreboard cladding used within bays also provides a contemporary element without disrupting the overall appearance of the scheme.

The street at the northern edge of the site, Main Street North, acts as transition between the Arts and Craft's edge to the east and the Garden Suburb to the west. In

accordance with the Design Code the housing is set off the main carriageway behind a 1 metre post and rail boundary and hedging. This is also comparable to the setting provided to the house built as part of the first phase at Castle Hill by Wards Homes.

The 'Garden Suburb Core' forms the main body of the site and has the highest number of dwellings. In this location, the proposed houses follow requirements similar to that of the Boulevard but with a more organic layout which still needs to be, "repetitive, simple, calm and robust." The house types for the most part reflect this requirement and detailing picks up the elements required, such as full height bays and gable frontages and the design is seen to create the required symmetry and consistency needed.

The Arts and Crafts edge is located at the eastern edge facing the 'Green Zone' a linear park separating this phase of Castle Hill and the implemented Wards Home scheme. This area covers a total of 14 units, mostly detached dwellings off private driveways. The buildings generally have hanging tiles and projections as well as recessed porches, gable frontages which tie in with the Design Code. The soft red bricks and terracotta tiles proposed would create an attractive warm feel to the development and the design is appropriate for this area of the site, close as it is to comparable housing to the east.

In terms of the Fastrack elevation this proposal incorporates a short stretch in between two plots, which will be developed by Circle Housing. The design vision established for the Fastrack Corridor seeks a strong urban and mostly enclosed space with buildings at 3 storey or higher. No vehicular access is allowed from Fastrack and so this portion of the site is challenging when coming to an acceptable design solution. The proposals contain two rows of 4-storey terrace housing with a mews street behind which has allowed space for residential parking to the rear. This provides a suitable parking and access arrangement whilst also providing a strong edge to the key public transport route and complementing the proposed apartment blocks immediately adjacent.

Having to deal with 4 Character Areas in a relatively small space has created challenges but the proposals adhere to the variety required whilst maintaining an overall design consistency of quality according with the principles of the original outline permission as required by Core Strategy policy CS5 and saved Policy B1.

Indicative materials have been given, which accord with the Design Code but specific details are still to be submitted for approval as a requirement of the outline planning permission. It is considered that the bricks and tiles and other materials used are critical to ensure the success of the scheme and a condition is recommended to ensure further details and samples are agreed.

Landscaping

The Neighbourhood Green is required by the consent and subsequent Masterplans and Design Code. The purpose of is to break up the built form, provide for a focus for the new community in this area and create an area for informal play and gathering. It is located in the heart of this phase and is easily accessible to all housing. This space is subject to a separate application. Along the Fastrack elevation Land

Securities have also submitted plans for a pedestrian and cycle route to the front, an important component of the overall vision for Castle Hill. This space, located in between the dedicated bus route and housing would have a linear park feel with spaces for seating and informal play alongside the stretches of landscaping. The 12 4-bed units sit behind this stretch behind a fence line and planting.

Otherwise, the applicant has sought to integrate landscaping into a wider vision for development at this site. There is a consistent fence rail and hedge along the Main Street North which carries round into the Boulevard. Hedgerow is also used on the boundary of properties within the core of the site, particularly within key streets and at corner locations, elsewhere grass and shrubs provide a privacy strip to the front of houses. A number of trees are proposed to be planted around the site to enforce the greenery in this development. In accordance with the outline consent (condition 65), the landscaping scheme will need to be implemented during the first planting season following completion and thereafter maintained for 5 years.

The overall approach taken accords with the Design Code but a condition is recommended to ensure the precise detail of boundary materials are agreed to ensure the necessary quality and secure consistency with Circle Housing and other development to come forward.

Housing Standards

In March 2015 the Government introduced National Space Standards as part of a revised approach to provide technical standards to drive the provision of quality housing throughout the country. Where a local planning authority wishes to require and internal residential space standards they should only do so by reference in their Local Plan to the Nationally Described Space Standard. Dartford's Core Strategy policy CS17 required housing to provide internal spaces that are fit for purpose and have adequate internal storage space whilst policy CS18 requires developments to provide the maximum amount of practical proportion of homes built to Lifetime Homes standards. The Council's emerging Development Policies Plan will in January 2016, commence its final round of consultation ahead of an Examination in Public by a Planning Inspector. As per previous versions this document in policy DP8 states that dwellings should meet the nationally described space standards unless clearly shown to be unviable due to site specific circumstances.

Unit Size (b=bed, p=person)	National Space Standard (sqm)	Proposed Internal Floorspace (sqm)	% floorspace versus National Standard	Number of dwellings proposed
2b 4p	79	59	75	13
		69	87	22
3b 5p	93	71	76	22
3b 6p	102	86	84	10
3b 6p (3 storey)	108	87	81	26
4b 6p	106	134	126	9
4b 7p	115	108	94	30
		113	98	14

4b 7p (3 storey)	121	125	103	4
5b 9p	128	133	103	8
5b 9p (homes are 4 bed plus study)	134	132	99	12

As can be seen from the above table a total only limited number of the dwellings accord with the standard but many of the units are over 80% of the floorspace size. Some planning weight can be attached to the policy contained within the emerging document, however this is limited and, it is considered that at this stage meeting these levels is not absolutely necessary. Whilst disappointing the shortfall is accepted in the specific circumstances of this case, albeit the EDC will look towards these standards as they take on greater planning weight in future submissions, subject to viability or other site specific constraints.

The outline planning consent requires that 25% of all units at Eastern Quarry should be built to Lifetime Homes standards and Dartford's Core Strategy requires the applicant to provide the maximum practical proportion. However, at the same time that the Government introduced the space standards, it introduced optional accessible housing and wheelchair standards and Lifetime Homes standards were effectively ceased and subsumed into Building Regulations. All dwellings need to meet the building regulations requirement (category 1). The Lifetime home standards are effectively now referred to as Category 2 homes, while Category 3 covers housing useable by wheelchair users. Dartford's emerging policy DP8 states that new housing, "that do not include any Category M4 (2) units for accessible and adaptable dwellings – or Category M4 (3) units for wheelchair adaptable dwellings – within each housing tenure should provide a robust justification, otherwise permission will not normally be granted." In terms of the Charles Church proposal, 0 of the units are built to lifetime homes standards, to date, Land Securities at Eastern Quarry have sought to ensure that the affordable housing developers provide the necessary Lifetime Homes to meet the condition requirement. The EDC would expect in future that the market dwellings make a greater contribution to lifetime homes provision in accordance with emerging Local Plan policy.

Saved Policy B1 of the Local Plan states that development should not materially detract from the amenity of adjoining properties and not give rise to the loss of daylight or sunlight to residential properties. The approved Design Code states that there should be a minimum back to back distance of 21 metres between residential buildings and this proposal manages to achieve that requirement for the most part. Both Dartford's Core Strategy and the Development Policies Document require private amenity space or gardens of usable size and good quality. They do not specify minimum sizes but rather that they are readily accessible to residents, of a regular shape and have access to sunlight. The proposed development is successful in this regard.

Housing Mix

The outline consent did not indicate a preferred mix for the site but rather sought ensure a broad mix of housing type through density expectations. Policy CS18 of Dartford's Core Strategy suggests a preferred mix of houses to flats over the plan period of 70:30 (of the 70% figure for houses 65% are 2-3 bedroom houses and the

other 5% 4+beds). This development in itself does not provide any flats, the layout and scale reflecting the parameters laid down for the site by the Area MasterPlan and Design Code; i.e. low/medium density housing and also the development package released by Land Securities.

The number of 4-bed units, at 45% of the sites' total, is significant but is not considered to be contrary to policy in this instance. The proposal is coming at an early stage of Eastern Quarry development, ahead of much of the infrastructure that will serve a growing sustainability community. As this site develops and facilities such as retail, community buildings and public transport become integrated into the new Garden City, Eastern Quarry there will be greater scope to provide units at a higher density. Moreover, Dartford's Strategic Housing Needs Assessment which fed into the Core Strategy policy recognised an identified need within the Borough for larger family sized units that could convince people to come to or stay within the area. This proposal would help to serve that need.

Parking

Parking is provided through a mix of on-plot parking and off plot visitor spaces and some unallocated spaces. Every house has at least one space on plot, most have two with residents having access to garages or car barns designed to be set back from the house building line so as to not disrupt the streetscene. The visitor parking is dispersed through the site so that there is availability for all groups of dwellings. Some on-street parking is also suitable for vans.

In terms of numbers the quantum is in broad accordance with the Council's Supplementary Planning Document, Parking Standards and the Castle Hill Parking Management Plan approved in 2008. The latter stated that a provision of up to 2 spaces per dwelling in Castle Hill, this phase of the development coming as it does ahead of much of the public transport infrastructure. Whilst the parking numbers meet the requirement of the Parking Management Plan they show a slight shortfall in numbers compared to Dartford's updated standards when it comes to van spaces where 10% are required. The applicant has provided 6 van spaces in total. This represents a shortfall of 11 against Dartford's SPD. There is also a shortage in the number of visitor spaces within the scheme with the applicant providing 42 spaces where the Parking SPD requires 94. These shortfalls are unfortunate but given the constraints imposed on this development through the inability to park on plot off two main frontages, parking space was constrained and it was agreed that some van spaces be lost to car spaces for residents.

The applicant has made a commitment to provide the required cycle parking (i.e. 1 space for 1/2 bed units and 2 for 3+ bed units) on plot. These would be provided within the private curtilages of each dwelling.

The applicant's refuse strategy has been reviewed and accepted by KCC Highways, although further detail on the form of bin stores is required. The link road between this phase and the housing to the east will need to be in place prior to occupation to enable refuse and emergency vehicles to access plots 75-85. A condition is recommended to secure this prior to full occupation.

All the roads would be built to adoptable standards including the private roads, although the applicant would not be applying for a section 38 agreement, consequently the Highways Authority would not be responsible for maintenance. A planning condition in that regard is therefore recommended putting the onus on the applicant to maintain the non-adopted highways.

Crime Prevention

In accordance with s.17 of the Crime and Disorder Act, due regard has been had to the need to secure design that helps avoid crime. It is considered that the layout and design of the scheme follows these principles in creating a safe and secure environment.

Fibre Optic Connection

Condition 30 of the outline consent requires that all homes be provided with broadband access prior to occupation and that an 'Action Plan' detailing that be submitted alongside a Reserved Matters submission. Whilst the applicant has stated that there will be broadband connection (BT to be the provider) there is no 'Action Plan' submission providing the programme and confirmation required. Accordingly a condition is recommended to be attached securing the submission and approval of such an Action Plan.

Noise

Condition 28 of the outline consent states that a detailed noise assessment be submitted alongside a reserved matters proposal where development abuts a principal highway and detail any mitigation measures required to safeguard residential amenity. However, in order to secure a comprehensive approach in this regard (rather than piecemeal site by site submissions), the overall landowner Land Securities, have been requested to submit a Noise Assessment covering all principal routes and devise mitigation measures where required. This application is with the EDC (Ref: 15/01898) and out to consultation. It suggests that the noise impacts are not significant and that trickle vents and thermal double glazed windows would mitigate against potential noise levels. A condition is therefore recommended to secure the mitigation included in the noise assessment to afford future residents good levels of amenity.

Other Matters

The outline planning consent restricts some of the Permitted Development rights normally open to residents. Notably, permission is required for any works to roofs, new windows and no demolition of boundary walls, fences or other means of enclosure can take place. These restrictions will serve to retain the character of the area for the future.

Human Rights

The application has been considered in the light of the Human Rights Act 1998 and it is considered that the analysis of the issues in this case, as set out in this report and recommendation below, is compatible with the Act.

Public Sector Duty

In determining this application, regard has been had to the Public Sector Equality Duty (PSED) as set down in section 149 of the Equality Act 2010, in particular with regard to the need to –

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the application proposals would not undermine objectives of the Duty.

RECOMMENDATION & CONCLUSIONS

It is considered that the proposed development of 170 houses complies with the framework of the Eastern Quarry outline planning permission, the approved Area Master Plan for Castle Hill and also follows the design rules set out in the Castle Hill North Design Code. In the context of the consents and the adopted planning policy framework, this proposal represents development which will provide a high quality living environment for future occupiers and provides a positive and important step in the evolution of development at Eastern Quarry. This application is considered acceptable with regards the aforementioned development plan policies and is accordingly recommended for approval.