

Introduction

This guide is for residents of Castle Hill to provide an overview of the development and specific planning matters for Castle Hill, as well as how it relates to the wider Ebbfleet Garden City.

Castle Hill Overview

A summary of the approved development at Castle Hill is provided below:

- Over 1,600 Homes including Affordable Rent, Shared Ownership, and Market-Sale properties;
- 2 Form Entry Primary School with Nursery (complete);
- Community Centre Hall and Meeting Room (complete);
- Commercial Centre, comprising Co-op convenience store and 4 other retail units (construction started, completion due end of 2019);
- North East Local Park (complete);
- Village Green with Tennis Courts (complete);
- 4 Neighbourhood Greens (being completed alongside residential phases);
- 2 Green Zone linear spaces (being completed alongside residential phases);
- Linear Park and Lake Edge within Castle Hill South (approved for future development); and,
- Fastrack rapid bus route (being completed alongside residential phases).



Figure 1: Castle Hill Local Centre under construction and due to be open by the end of 2019.

The following community and management groups are responsible for the maintenance and management of the area;

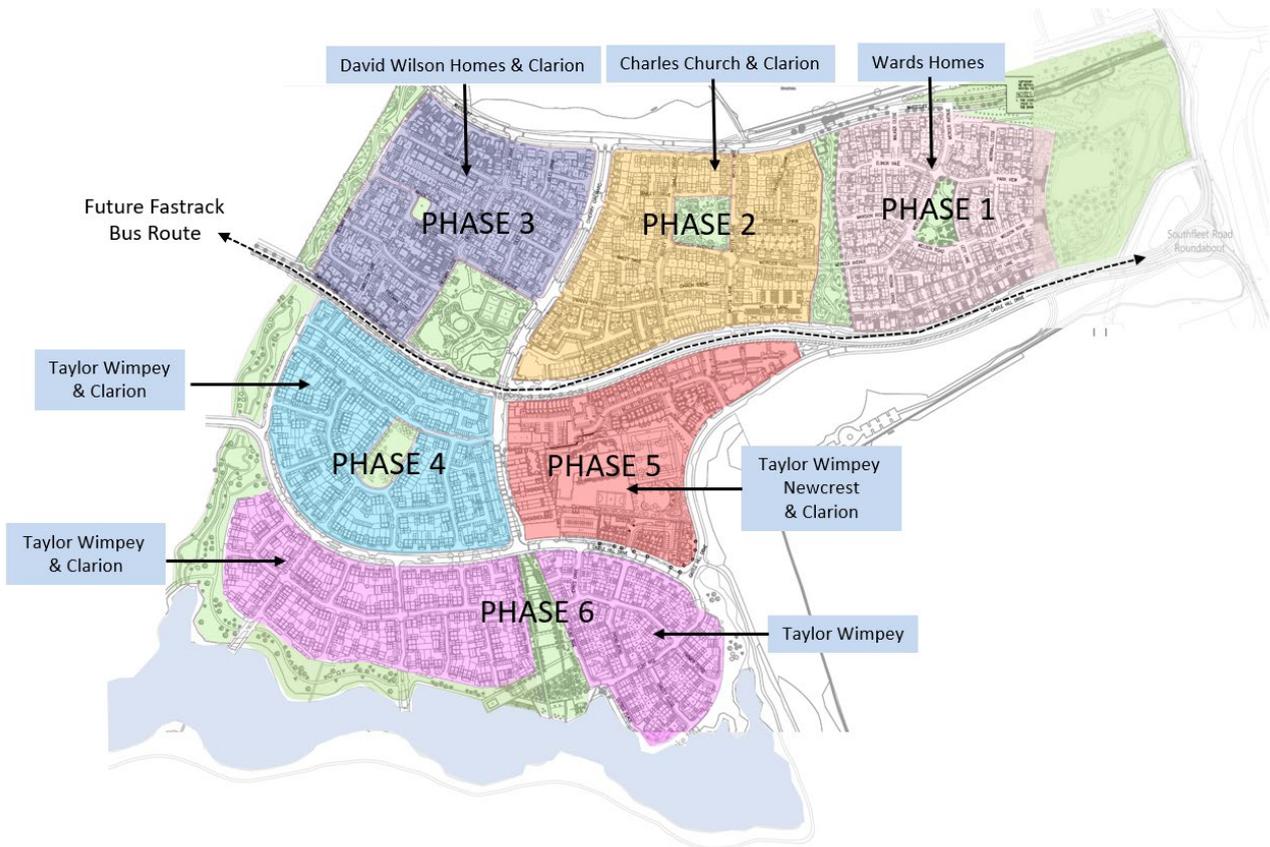
- Estate Management: RMG (Residential Management Group) have been established by the wider land owner of Eastern Quarry as the estate management company for Castle Hill. They can be contacted regarding the facilities and services being brought forward on Castle Hill. More information can be found on the Castle Hill Community Centre website (<https://www.castlehillcommunitycentre.com/about-us/>) and RMGs own contact pages (<http://www.rmg.london/>).
- Castle Hill Community Contact: For queries or questions related to the public space or community life within Castle Hill you can also contact Claire Winterflood who is the Castle Hill Community Contact employed by the wider land owner. Her email address is clairewinterfloodassociates@gmail.com.
- Castle Hill Residents Groups: 'The Castle Hill Resident's Group' seeks to act as a liaison between the residents and Developers of Castle Hill and Ebbsfleet Green. Matters are either address through email or at bi-monthly meetings with the Developers. Please contact Nigel Hoad on nigel.hoad@sky.com. Castle Hill also has a Neighbourhood Watch Scheme, contact Jason Clitherow on coordinator@castlehillnw.org and Facebook Groups for both the Residents and Neighbourhood Watch.'

Existing and Upcoming Development

Construction of properties at Castle Hill started in 2014. To date approximately 650 homes have been completed with around 550 occupied by new residents. A 2 form entry primary school, nursery and community centre have been completed and opened in September 2017. The central village green and tennis courts were completed a year later, and opened by September 2018.

Figure 2: Castle Hill Phasing and Developers Map

See overleaf.



The village is being brought forward in 6 phases; phase 1 and 2 are almost complete, works are also progressing well on phase 3 and the east of phase 6. Works have commenced on apartments and houses within phase 5 fronting the future Fastrack bus corridor, and the commercial centre including a Co-op convenience store is expected to be completed by the end of 2019.

Detailed permission has been granted for properties in phases 4 and west of phase 6, with final completion of all residential properties expected by 2022.

A planning application from Shepherd Neame for one of the final sites left in the village is anticipated to be received in 2019 and is likely to form a Public House and Hotel, adjacent to the Village Green.

The developers for Castle Hill include; Ward Homes, Clarion, Charles Church, David Wilson Homes, New Crest and Taylor Wimpey. Please refer to legal and estate charge documents for your property in respect of the management company responsibilities for estate maintenance.

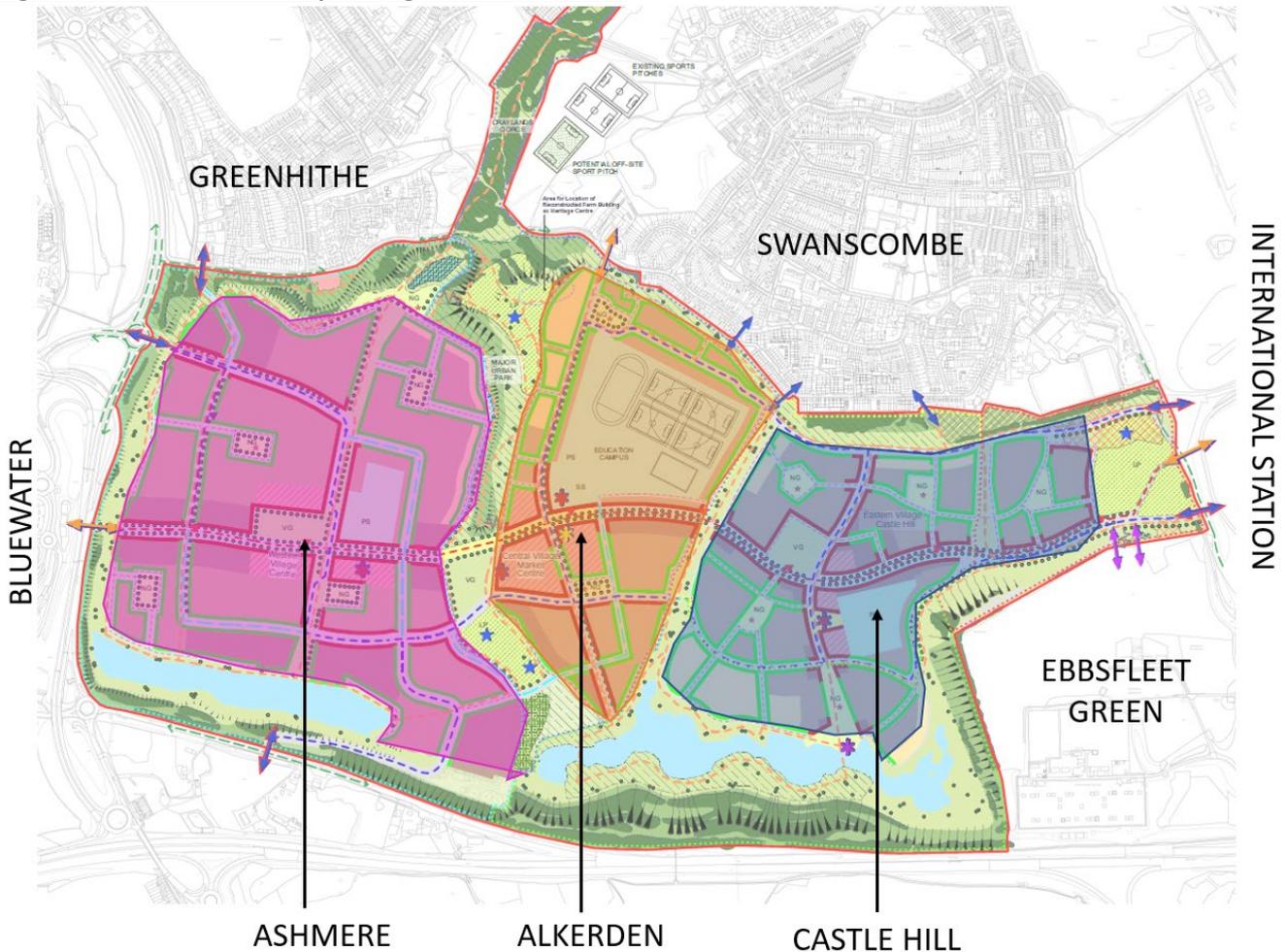
A Fastrack rapid bus service will be introduced through Eastern Quarry via Castle Hill with a direct connection to Bluewater. The site wide developer, Henley Camland, is legally obliged to complete the route for Fastrack before the occupation of the 3000th dwelling which is likely to take place by 2023/24. The delivery of this key route is a priority for Henley

Camland, KCC and the EDC, and we continue to work together to explore the potential for earlier provision.

Additional Background Information

Castle Hill is the first Village to be built within the Eastern Quarry outline planning consent, which covers the area south of Swanscombe and is within the local authority boundaries of Dartford Borough Council (DBC).

Figure 3: Eastern Quarry Villages Master Plan



The planning consent provides for three connected villages; Castle Hill, Alkerden and Ashmere (formerly Western Cross) and fixed certain aspects of the development. The following key projects and updates are summarised below;

- Education Campus: The campus will include a 2FE primary school, 8FE secondary school, sports hall and associated playing fields and will be designed to optimise the use of its facilities by the wider community. The school is set to be run by the Alethia Trust. A planning application is anticipated to be received in May of this year, details of which will be publicised on our website once the proposals have been formally received.

- Major Urban Park: Between Alkerden and Ashmere a Major Urban Park some 12 hectares in size will provide a substantial swathe of green infrastructure running north to south through the centre of the site and east west across the northern boundary. This space will offer extensive opportunities for recreation through several different landscape characters incorporating children's play areas, public squares, sports facilities, walking and cycling routes and a look-out point atop of a natural chalk spine.
- Market Centre: At the heart of Alkerden in close proximity to the education campus a mixed use centre including retail, community, lifelong learning hub, business and leisure floorspace together with higher density residential development will be provided. The centre will accommodate a number of landmark civic and commercial buildings which will generate a sense of vitality with a wide range of uses and activities.

Ebbsfleet Development Corporation (EDC)

EDC is an organisation created in 2015 to speed up and oversee the delivery of up to 15,000 homes and create a 21st century Garden City in north Kent. This includes using public funds to deliver facilities that would support the Garden City such as private infrastructure (electricity, water, etc.) as well as public infrastructure (roads, schools, etc).

EDC are also the Local Planning Authority and so applications for planning permission within the Garden City Area, which would previously have been made to the Borough Councils of Dartford and Gravesham, now need to be made to the EDC Planning Team.

EDC have produced the *Ebbsfleet Implementation Framework*, which sets out our vision for the Garden City. This refers to the land covered by the outline consents of Eastern Quarry and Ebbsfleet green as 'a constellation of vibrant urban villages set against the chalk cliffs and waterscapes of the former quarry'. Further information, including copies of the full and summary versions of the Framework, is available from the following page of the EDC website: <https://ebbsfleetdc.org.uk/the-vision/>.

The ambition for the villages in Eastern Quarry is to establish a diverse range of housing within walking distance of local walkable centres which provide for the day-to-day needs of local residents. The new neighbourhoods will be focused around accessible public transport routes, with a dedicated public transport spine linking Ebbsfleet International to Bluewater. Accessible high quality landscapes and open spaces will also be provided and integrated into a network of safe and attractive walking and cycling routes that link neighbourhoods to local centres, Bluewater, Swanscombe and Ebbsfleet Central.



Figure 4: Ebbsfleet Implementation Framework image for local village centre integrated with Fastrack (Artists Impression)

Further information, including copies of the full and summary versions of the Framework, is available from the following page of the EDC website: <https://ebbsfleetdc.org.uk/the-vision/>.

Householder Planning Applications

When Planning Permission is required

Planning permission is required for development of land, which is defined in the *Town and Country Planning Act 1990 (as amended)* as:

- Building, Mining, Engineering Works or other Operations; or
- Material Changes of Use.

When Planning Permission is not required

The following are some examples of works that do not constitute 'development' and therefore do not usually require planning permission:

- Works which would affect only the interior of your home (excluding change of use)
- Ancillary (secondary) use of your home/garden/outbuilding for a purpose which does not change its primary use as a home for a single household (for example a home office or studio within a spare room) and would not involve any works to the exterior of your home, garden or outbuildings, nor additional outbuildings.

- Like-for-like replacement of doors and windows within the existing openings for a similar design, material and colour. Please note that this only applies to houses, not apartments nor flat over garage units/coach houses.

Permitted Development Rights

Secondary legislation allows certain types of development to proceed without applying for planning permission. This is often called 'Permitted Development', and set out in the *Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)* - referred to in this document as the GPDO.

Further information on permitted development rights is available from the following independent links:

- https://www.planningportal.co.uk/info/200187/your_responsibilities/37/planning_permission/2
- <https://www.gov.uk/government/publications/permitted-development-rights-for-householders-technical-guidance>

Permitted Development Rights at Castle Hill

The site layout and design of properties within each phase of Castle Hill were carefully considered, for example the size of gardens, positions of windows facing towards other properties, and the appearance that properties have on the street.

To protect living conditions of residents and the appearance of the development as a whole, some permitted development rights for Castle Hill were removed when planning permission for the outline consent was granted. The below table provides a summary of the main permitted development rights for houses at Castle Hill, indicating which rights remain and which have been removed, together with advice on applications for planning permission.

Please note that this table only applies to houses, not apartments nor flat over garage units/coach houses.

Part 1 Class A - Enlargement, Improvement or Alterations	
Description	Covers enlargement, improvement or alterations to a house such as rear or side extensions, conservatories, garage conversions, or amendments to existing external features such as entrance canopies, windows and doors.
General Advice	Permitted Development rights in Class A <u>have been removed</u> so planning permission will be required for such works.

	<p><u><i>Extensions and Conservatories</i></u></p> <p>Planning applications for extensions will be considered on their own merits but shall generally be expected to be sympathetic to the existing property and garden in terms of size, height and scale. Materials (both type and colour) should relate to the main property. The design should avoid impacting on neighbouring properties in terms of overlooking or overshadowing neighbouring windows or gardens. The amount of car parking would also need to be sufficient for the property as extended, which is particularly relevant where an additional bedroom would be created.</p> <p><u><i>Garage Conversions</i></u></p> <p>The parking allocation across Castle Hill was approved on the basis of garages being provided to some properties. Applications to convert all or part of a garage to a habitable room will therefore be resisted due to the likely increase of on-street car parking this would create.</p> <p><u><i>Doors and Windows</i></u></p> <p>All windows which are shown to have obscure glazing are required to be maintained as such at all times. The installation of additional windows or doors will require planning permission.</p>
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Part 1 Class B and C - Additions and Alterations to Roofs

Description	Covers additions or alterations to roofs which enlarge the house such as loft conversions involving dormer windows (Class B) and other alterations to roofs which do not enlarge the house such as re-roofing or the installation of roof lights/windows (Class C).
General Advice	<p>Permitted Development rights in Classes B and C <u>have been removed</u> so planning permission will be required for such works.</p> <p><u><i>Dormer Windows</i></u></p> <p>Proposals for dormer windows should preserve the character of the property, be sympathetic to the house roof, and should not dominate the existing property. Materials used externally should be similar in appearance to those of the main property. Any windows facing to the side would need to be obscure glazed. Front dormer windows are unlikely to be considered appropriate in locations where they are not present on other nearby properties.</p> <p><u><i>Other Roof Alterations</i></u></p> <p>Other roof alterations would need to be in keeping with the immediate area. Alterations proposed in connection with an extension to the property will be considered under a planning application for the extension.</p>

	<p><u>Replacement Roofs</u> Materials would need to be similar in appearance to the house roof as originally built and be in keeping with roofs of neighbouring properties.</p> <p><u>Roof Lights/ Windows</u> The design and colour should be sympathetic to the house roof.</p>
Part 1 Class D - Porches	
Description	Covers building a porch outside an external door
General Advice	<p>Permitted Development rights in Class D <u>have been removed</u> so planning permission will be required for such works.</p> <p>Porches should be designed to be subsidiary to the main building and in sympathetic materials.</p>
Part 1 Class E - Outbuildings	
Description	Covers the provision of buildings and other development within the curtilage of the house, such as sheds, summerhouses, greenhouses, garages, and other structures.
General Advice	<p>Permitted Development rights in Class E <u>are restricted</u> at Castle Hill.</p> <p>One outbuilding which is less than 10 cubic meters can be installed within your rear garden without planning permission. All garden buildings or structures that are larger than 10 cubic meters will require planning permission.</p> <p>These rules apply to all garden buildings including sheds, summerhouses, greenhouses, garages, as well as other outbuildings or structures.</p> <p>Planning applications for larger outbuildings will be considered on their own merits but shall generally be expected to be sympathetic to the main dwelling house and garden in terms of size, height and scale. The design of outbuildings should also avoid impacting on neighbouring properties in terms of overlooking or overshadowing, and should not have an overbearing visual impact on neighbouring properties or the street scene.</p>
Part 1 Class F – Hard Surfaces	
Description	Covers the provision or replacement of hard surfaces such as paving within the curtilage of the house.
General Advice	Permitted Development rights in Class F <u>have not been removed</u> so planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO.

	<p>However, the soft landscaping around your home, particularly within front garden areas, will often form part of the approved design of Castle Hill and is required to be retained for at least 5 years following planting. Should you wish to remove or alter soft landscaping next to a road, in a side or front garden, we recommend contacting us with details of the changes you wish to undertake. We can then provide comments and guidance on whether planning permission would be required.</p> <p>It is relevant to note that while planning permission may not be required, changes to the soft landscaping may require separate covenant approval from the Estate Management Company</p>
Part 1 Class G	
Description	Covers the installation, alteration, or replacement of a chimney, flue or soil and vent pipe.
General Advice	Permitted Development rights in Class G <u>have not been removed</u> so planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO.
Part 1 Class H	
Description	Covers the installation, alteration, or replacement of microwave antenna such as satellite dishes and TV aerials.
General Advice	<p>Permitted Development rights in Class H <u>have been removed</u> so planning permission will be required for such works.</p> <p>All the properties within Castle Hill should, however, have the benefit of the pre-installed broadband and smart access. This does mean individual dishes are not required and can be avoided.</p> <p>The infrastructure for broadband provision will be provided by OpenReach. Competition is encouraged for internet services using these cables therefore after installation you should be free to decide on the service provider you wish to contract with. If the communal tv/satellite system does not appear to be installed or is not functioning at your property we suggest that you contact your housing developer and ask for their assistance.</p>
Part 2 Class A - Gates, Fences, Walls etc	
Description	Covers the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure
General Advice	Permitted Development rights in Class A <u>have been restricted</u> at Castle Hill.

	The removal or demolition of existing boundary walls, fences will require planning permission. However, should you wish to install a new boundary wall or fence or add to a fence, wall or gate you will only need to apply for planning permission if the overall height exceeds 1 metre high next to a highway used by vehicles (or the footpath of such a highway); or over 2 metres high elsewhere.
Part 2 Class B – Means of Access to a Highway	
Description	Covers construction of a means of access to a highway, such as a dropped kerb between a property and a road
General Advice	<p>Permitted Development rights in Class B <u>have not been removed</u> so planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO.</p> <p>It is relevant to note that while planning permission may not be required, changes to the soft landscaping may require separate covenant approval from the Estate Management Company.</p> <p>Separate consent will also be required from Kent County Council for dropped kerbs on adopted roads and you are advised to contact them for further advice.</p>
Part 2 Class C	
Description	Covers the painting of the exterior of your property.
General Advice	<p>Permitted Development rights in Class C <u>have been removed</u> so planning permission will be required for works in this class.</p> <p>Re-painting originally painted surfaces of the dwelling in a like-for-like colour can however be undertaken without seeking planning permission.</p>
Part 2 Classes D , E and F	
Description	Covers Electric Vehicle Charging points (Classes D and E) and CCTV Cameras (Class F)
General Advice	Properties at Castle Hill have permitted development rights under classes D, E and F. Proposals which fall within the limits and conditions given in these classes may take place without seeking planning permission.

Further Information

Pre-Application Advice

EDC encourages pre-application discussions where we can advise whether proposed changes to your home would likely be approved and the documentation that you would need to submit. Advice given is an officer opinion and does not confirm that a proposal would be approved at application stage, however, it can help to resolve issues and simplify processing of your application later.

Our pre-application service is currently offered free of charge. If you would like to discuss proposed changes to your home before making an application, please contact a member of the EDC Planning Team on (telephone) 0303 444 8832 or email edcplanning@ebbsfleetdc.org.uk.

Depending on the nature of your proposal we may need further information and drawings to advise you fully, and ask you to complete a pre-application request form, which is available from the following web page: <https://ebbsfleetdc.org.uk/planning/planning-information/>.

Submitting a Planning Application to EDC

Further information on submitting a planning application to EDC is available from the following page: <http://ebbsfleetdc.org.uk/planning/planning-application/>.

Register for updates on Planning Applications

You can register to receive updates on planning applications within the EDC area from the following page: <http://applications.ebbsfleetdc.org.uk/online-applications/>

Lawful Development Certificates

The EDC Planning Team can provide an informal officer opinion on whether a proposal falls within permitted development rights, or if it would require planning permission. This does not however provide immunity from enforcement action by EDC if the proposal is carried out and later considered to require planning permission.

To formally confirm whether your proposal falls within permitted development rights and therefore does not require planning permission, an application can be made for a 'Lawful Development Certificate'. This service is provided by Dartford Borough Council for the Castle Hill Area. Further information and details of how to apply for a Lawful Development Certificate are available from the following page:

<https://www.dartford.gov.uk/by-category/environment-and-planning2/new-planning-homepage/planning-applications/do-i-need-planning-permission>

Building Regulations

Please note that this guide does not cover Building Regulations, and separate Building Regulations Approval may be required for some works. Further information on Building

Regulations is available from Gravesham Borough Council on the following page:
<https://www.gravesham.gov.uk/home/planning-and-building/building-regulations/overview>

Further Information

If you would like further advice on planning matters within the EDC area please contact the Planning Team on 0303 444 8832 or email edcplanning@ebbsfleetdc.org.uk.

Important Note

This guide is intended to provide general advice. It should not be relied upon, or taken to be, a full interpretation of the law. EDC are also not responsible for the content of external website links.