

**SUPPLEMENTARY INFORMATION
PLANNING COMMITTEE 27 JANUARY 2021**

This report provides supplementary information following publication of the main report, for consideration by committee members in determining the applications.

Agenda Item 06 – EDC/20/0002

Off-site Parking - Deed of Planning Obligation

Revised draft Deed received 26 January 2021.

The draft Deed sets out the following:

- a) Provision of 41 parking spaces to be provided within the Market Centre in accordance with a Parking Strategy
- b) Parking Strategy to be submitted to EDC for approval 12 months before the opening of either school.
- c) The approved parking strategy to be implemented and parking spaces provided prior to opening of the primary school and retained for the lifetime of each school.
- d) Parking Strategy to secure measures to facilitate direct and safe access from the parking areas to the campus, including provision of highway crossing points where necessary.
- e) A commitment that the Travel Plan as secured by condition 9 shall embed measures to communicate to parents/guardians/carers the off-site parking arrangements

The Deed will be accompanied by a plan indicating the location of land within which the spaces will be provided.

Condition 2 – Approved Plans and Documents

Updated to include list of relevant plans as follows:

Plans & Elevations

EEH-LEP-MP-ZZ-M2-A-00204 Rev P3 – Site Location plan
EEH_LEP_PS_ZZ_M2_A_00224 – 2FE Primary School Elevations
EEH_LEP_PS_ZZ_M2_A_00223 – 2FE Primary School Sections
EEH_LEP_PS_ZZ_M2_A_00233 Rev P01 – 2FE Primary School Sections – Brick Types
EEH_LEP_PS_ZZ_M2_A_00234 Rev P01 – 2FE Primary School Sections – Brick Types
EEH_LEP_SS_ZZ_M2_A_00201 Rev P2 – North & South Elevation
EEH_LEP_SS_01_M2_A_00210 Rev P3 – Secondary School & Sports Centre: Ground Floor Plan
EEH_LEP_SS_01_M2_A_00211 Rev P2 – Secondary School & Sports Centre: First Floor Plan
EEH_LEP_SS_01_M2_A_00212 Rev P2 – Secondary School & Sports Centre: Second Floor Plan
EEH_LEP_SS_01_M2_A_00213 Rev P2 – Secondary School & Sports Centre: Third Floor Plan
EEH_LEP_SS_01_M2_A_00214 Rev P2 – Secondary School & Sports Centre: Fourth Floor Plan
EEH_LEP_SS_01_M2_A_00215 Rev P2 – Secondary School & Sports Centre: Fifth Floor Plan
EEH_LEP_SS_01_M2_A_00216 Rev P2 – Secondary School & Sports Centre: Roof Plan
EEH_LEP_SS_ZZ_M2_A_00211 – Secondary School North & South Elevation
EEH_LEP_SS_ZZ_M2_A_00212 – Secondary School East & West Elevation
EEH_LEP_SS_ZZ_M2_A_00213 – Secondary School North & South Courtyard Elevations
EEH_LEP_SS_ZZ_M2_A_00214 – Secondary School East, West & South Courtyard Elevation
EEH_LEP_SS_ZZ_M2_A_00204 Rev P2 – Secondary School East, West & South East Courtyard Elevations
EEH_LEP_SS_ZZ_M2_A_00330 Rev P2 – Detailed Section & Elevation A
EEH_LEP_SS_ZZ_M2_A_00331 Rev P2 – Detailed Section & Elevation B
EEH_LEP_SS_ZZ_M2_A_00332 Rev P2 – Detailed Section & Elevation C
EEH_LEP_SS_ZZ_M2_A_00333 Rev P2 – Detailed Section & Elevation D
EEH_LEP_SS_ZZ_M2_A_00334 Rev P2 – Detailed Section & Elevation E
EEH_LEP_SS_ZZ_M2_A_00335 Rev P2 – Detailed Section & Elevation F
EEH_LEP_SS_ZZ_M2_A_00336 Rev P2 – Detailed Section & Elevation G
EEH_LEP_PS_ZZ_M2_A_00225 – Block C – Sports Hall Sections

EEH_LEP_EP_ZZ_M2_A_00217 Rev P03 - Substation GA plans
 EEH_LEP_EP_ZZ_M2_A_00218 Rev P03 - Substation section
 EEH_LEP_PS_ZZ_M2_A_00219 – Substation elevations
 EEH_LEP_MP_ZZ_M2_A_20003 - Site Security
 EEH_LEP_SS_GF_M2_A_00800 Rev 3A – Security Ground Floor Plan
 EEH_LEP_SS_01_M2_A_00801 Rev 3A – Security First Floor Plan
 EEH_LEP_SS_GF_M2_A_00806 – Security Ground Floor Plan (Out of Hours)
 EEH_LEP_SS_01_M2_A_00807 – Security First Floor Plan (Out of Hours)

Landscape:

DE_358_L_001 Rev H - Site Wide Landscape Plan
 DE_358_L_002 Rev D - Primary School Landscape Plan
 DE_358_L_003 Rev B - Secondary School Landscape Plan
 DE_358_L_004 Rev A - Roof Terrace Landscape Plan
 DE_358_L_025 Rev D - Landscape Boundary Plan
 DE_358_P_001 Rev A - Parking Strategy
 DE_358_P_002 Rev A - Cycle Strategy
 DE_358_L_901 – Adoptions Plan
 EEH-HTS-00-00-DR-C-5000 Rev P3 – External Works Plan
 EEH-HTS-00-00-DR-C-5100 Rev P2 – External Works Details

Technical

18075/192 Rev P1 – School Link and Parcel 3 Access (Geometry & Visibility)
 18075/192 Rev P1 – School Link and Parcel 3 Access (Swept Path Analysis)

Reports

Alkerden Dual Use Sports Centre – Management Strategy – Dated August 2020
 Parking Management Strategy: Project Ref. 45454-5501 Rev AA by Stantec – Dated September 2020
 Transport Statement: Project Ref. 45454/5501 Rev A by Stantec – dated December 2019

Agenda Item 07 - EDC/18/0170

Additional Consultee Comments

Bean Residents Association (25.1.21)

We are a long-time supporter of this development. We have 50-years' experience of a similar 'Flated' part of Bean Village on the opposite side of the A2. Below are our comments on the undated WSP note "A Response to The Bean Van Parking Survey", referenced in GL Hearn 14-Jan-2021 covering letter.

1. The Planning Committee will note the Application History and Parking Provision: -

Date	Parking Plan	Dwellings	Cars	Car Club	Visitors	Vans	Disabled	TOTAL Spaces
25-Oct-18	p09	116	112	0	20	6	8	146
8-Feb-19	p09a	120	112	0	36	8	8	164
10-Jun-19	p09b	120	110	0	40	5	10	165
7-Aug-20	p09c	126	112	2	23	0	5	142
10-Nov-20	p09d	126	112	2	23	0	5	142
9-Jan-21	p09e	126	110	2	20	2	5	139

The reduction in parking was (of course) accompanied by an increase in dwellings.

2. In 2019 EDC produced a non-statutory design guide to use in place of DBC's SPD.
3. *The EDC parking standards represent the total parking provision for the site. The proportioning of the total parking figure into residential, visitor and van spaces is through negotiation and agreement with the planning team at EDC.*

4. The total parking is determined from the number of bedrooms. This is illogical for Vans or Disabled Spaces. A shortage cannot be retrofitted.
5. EDC recognise that data was from part-built areas with new young families but decided future family growth would be offset by the eventual completion of Fastrack. However, Fastrack won't reduce the number of Vans or Mobility Impaired users.
6. DBC criteria, based on Vans per dwelling in Boroughwide locations, is as follows: -

Provision for Vans	1 space per 10 homes or part thereof, preferably on-street or in secure compounds. This is in addition to parking provision set out above.
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So, 126 homes would result in **12** Van spaces compared to **2** Vans serving 4 Blocks.

7. Car spaces may fit small Vans, but Van spaces are replacing ones for cars. In our experience Van drivers are likely to also have a car!

8. The EDC parking standards represent the total parking provision for the site. The proportioning of the total parking figure into residential, visitor and van spaces is through negotiation and agreement with the planning team at EDC.

9. WSP found 5% of garden city homes (on average) had a Van (Max 11.9%), so, at least 126 x 5% = 6 of the 2.5m longer spaces for Vans should be provided.

Officer comment: The EDC has adopted the use of the Ebbsfleet Sustainable Travel Strategy which sets out residential parking standards for development across the Garden City, derived from recent parking surveys undertaken within Ebbsfleet and aligned with Ebbsfleet's city-wide Transport Strategy, rather than the figures set out within Dartford Borough Council's Parking Standards Supplementary Planning Document. A further increase in parking numbers in excess of the EDC Parking Guidance would result in the loss of landscaping and amenity areas for residents.

Condition 10 – Amended Wording

10. Notwithstanding the details submitted with the application, no development above foundation level shall take place until a revised Sustainability Strategy **confirming how water use targets will be met and** showing carbon saving calculations which are based upon the approved schedule of residential development and verifying the conclusions reached in respect of the use of photovoltaic technology has been submitted to, and approved in writing by, the Local Planning Authority. The details shall show the locations for the use of photovoltaic panels on the site.

Additional Matters

Paragraph 7.53 - The 12 visitor spaces located on Ackers Drive would not be afforded a passive EV provision, as Kent County Council Highways do not permit charging points in the adoptable highway.