

STONE LODGE

DRAFT DEVELOPMENT BRIEF



July 2015

DARTFORD
BOROUGH COUNCIL

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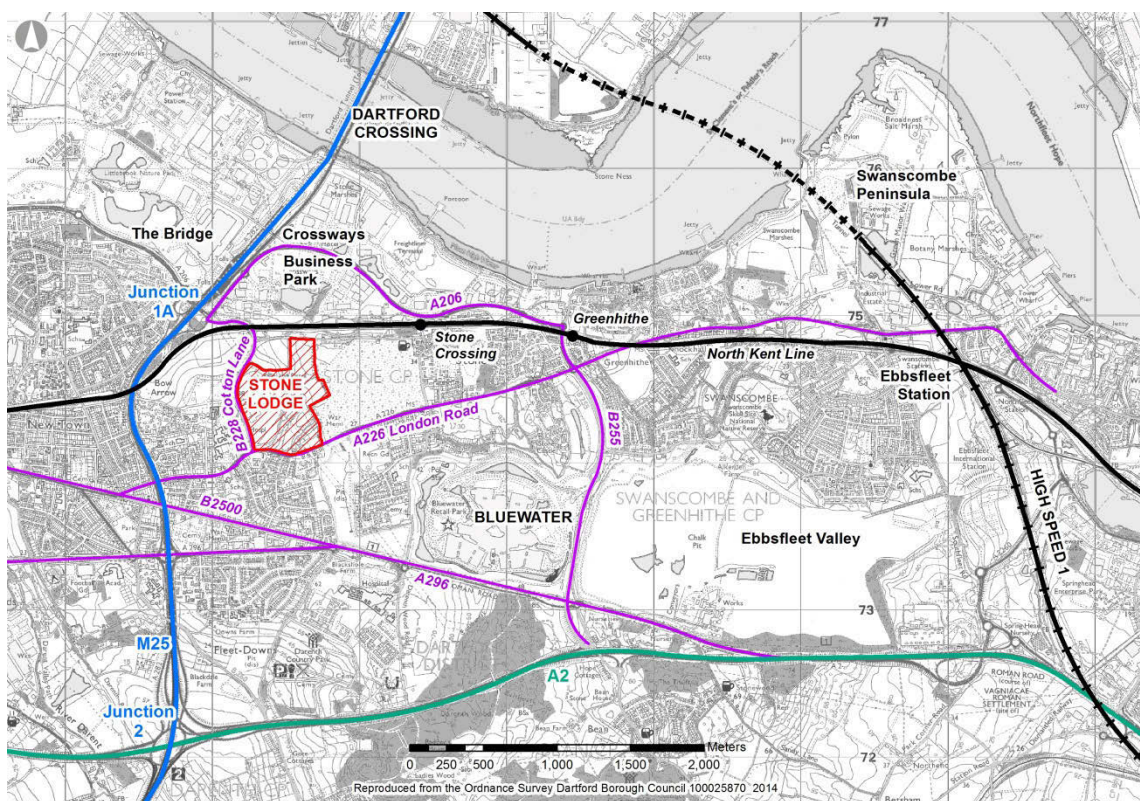
1. Purpose of the Brief

Stone Lodge is a 32ha site in the ownership of Dartford Borough Council, as shown on MD1 below. It is proposed to market the site and the purpose of this brief is to:

- Provide information about the opportunities presented by this site to the market;
- Provide guidance on the appropriate development of the site, taking into account Council objectives, planning policy for the site, opportunities and constraints;
- Assist with the assessment of submitted development proposals.

2. Location and Urban Context

MD 1: Location Map



The site is in Dartford Borough, which is situated at the heart of the Thames Gateway regeneration area, approximately 2km from the emerging Ebbfleet Garden City and approximately 3km from the proposed London Paramount resort at Swanscombe Peninsula. It lies within the urban area to the east of Dartford town centre. It forms part of a larger area of mainly open space/undeveloped land with two sports buildings on its western part: the Dartford Judo Club (an Olympic-level facility), Stone Lodge Indoor Bowls Club and Halls Bowls Club.

The site is bounded by London Road (A226) to the south (which links the site with Dartford town centre to the west and Ebbfleet Garden City to the east), Cotton Lane to the west and north and Stone Pit 1 landfill site on its eastern boundary.

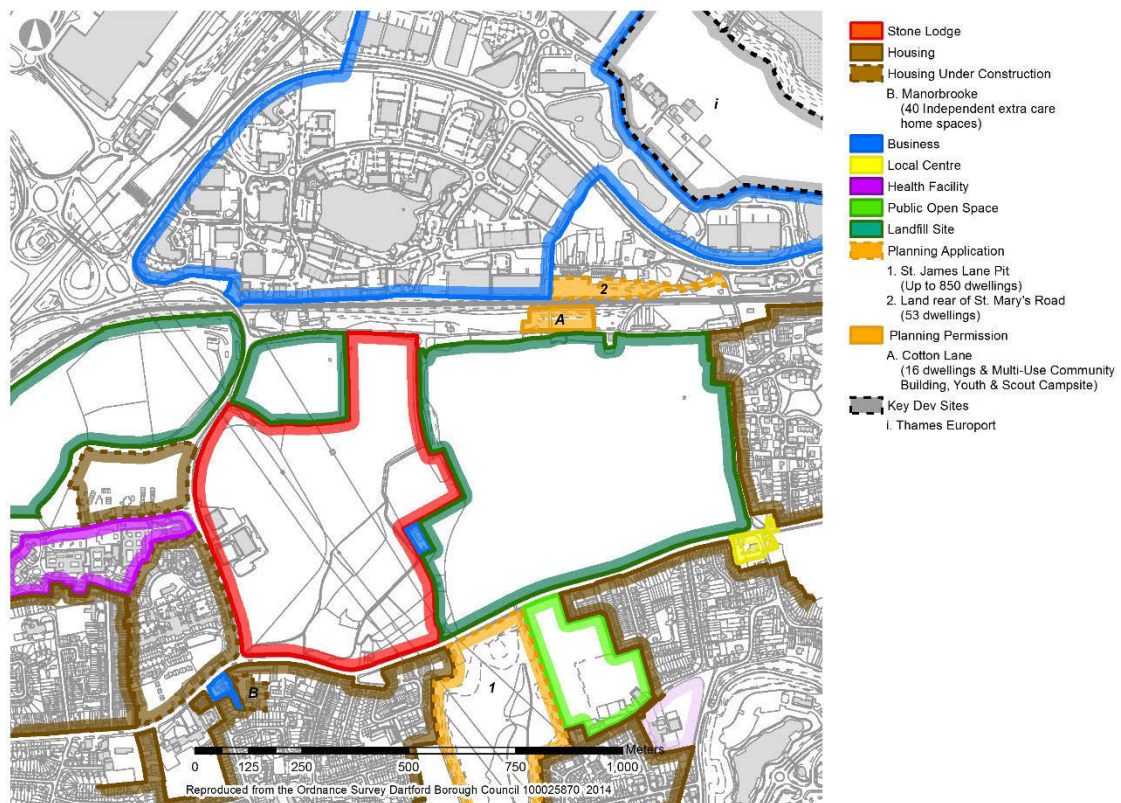
The site is surrounded by a variety of uses. Immediately to the west and south are residential areas. There are three landfill sites: to the north-west; north; and east of the site. The North Kent railway

line is to the north of the site and beyond this Crossways Business Park, one of the pre-eminent business parks in Kent. Bluewater Regional Shopping Centre lies to the south east of the site.

The site is in close proximity to junction 1A of the A282 Dartford Crossing Southern Approach and the Dartford Crossing providing links to the M25 and the national strategic road network; and A2/M2 and M20 provide links to the Channel Ports. Ebbsfleet station approximately 4 miles to the east provides domestic services to London St Pancras¹ and Kent via High Speed 1, and international services Europe² via Eurostar.

The site is currently used by local residents for informal recreation, this includes dog-walking, and bike and motocross riding. There is some limited fly-tipping around the edge of the site, primarily in the blocked off entrances. It is allocated for development in the Local Plan (Core Strategy, 2011).

MD2: Adjoining Land Uses



Significant development has taken place on land surrounding Stone Lodge (see MD 2 above):

- 434 new homes have been built or under construction at the former Fantaseas site and former Stone House Hospital.
- At St James Lane Pit the planning application provides for up to 850 homes along with ancillary facilities³.
- Smaller sites at Tylers, Manorbrooke, land rear of St Mary's Road, Cotton Lane and St Mary's Church Hall provide for an additional 121 homes, 40 independent extra care homes and a multi-use community building along with a youth and Scout campsite.

¹ St Pancras is a 19 minute journey, Stratford City 12 minutes and Ashford 19 Minutes.

² Paris is a 2hr 5minute journey, Lille 1hr 28 minutes and Brussels 2hrs 17 minutes.

³ DA/05/00221/OUT

- Pit 1 east of Stone Lodge has permission for the importation and recovery of inert waste to achieve a sustainable landform with restoration to green amenity space⁴.

3. Site History

The Council-owned land at Stone Lodge was originally the farm for Stone House Hospital and has not been subject to mineral extraction.

The site was previously within the Green Belt, with this status having been removed by the 1995 Local Plan.

An urban farm park, which operated as a visitor attraction, previously occupied the south-eastern part of the site and a public rifle and pistol range was sited centrally on its eastern boundary. In 1989 a viewing area was provided on the north part of the site in connection with the construction of the Queen Elizabeth II Bridge. From 1991 to 1996 the North Downs Steam Railway occupied land immediately south of the viewing area, operating as a tourist attraction. The site, therefore, has a history of leisure and recreation uses.

A small part of the site is now occupied by indoor and outdoor bowls clubs and the Dartford Judo Club, which has international level facilities. The urban farm park, rifle and pistol range and viewing area contained built development, although this has now been demolished. The car parking areas and access roads associated with these developments are all that remain of the previous hard development associated with these uses. A pair of semi-detached properties on the southern edge of the site on London Road are occupied by Council tenants. These are likely to be excluded from the land disposal.

There have been a number of planning applications for leisure developments on the site:

In 1996 there was an application for the redevelopment of the site to provide a mixed-use leisure park with hotel/conference centre, snowdome, indoor bowls club, outdoor swimming pool and tennis courts, and car parking, appealing to a wider-than-local catchment and very much car-based⁵. The application was dismissed on appeal.

In 2004 outline permission was given for the provision of a sports centre with outdoor pitches and floodlighting, and an ecology and wildlife sanctuary⁶. The consent has not been implemented.

Planning permission was granted in 2004 for the Dartford Judo Club building⁷ and in 2010 consent was granted for a temporary marquee for use as a gym facility by the GB Judo Team⁸. This consent has expired. In 2006 permission was granted for an outdoor bowling facility next to the existing Indoor Bowls Club providing a six rink bowls lawn, single storey pavilion and associated car parking⁹ and this has been implemented.

4. Site Description and Characteristics

Stone Lodge has a varied topography. The southern part comprises a plateau that is bisected at the eastern end by a steep-sided dry valley. The western part of the plateau is at grade with Cotton

⁴ DA/13/00140/CPO

⁵ DA/96/00815/OUT

⁶ DA/04/00432/OUT

⁷ DA/04/01126/FUL

⁸ DA/10/00185/FUL and DA/13/00271/VCON

⁹ DA/06/00076/FUL

Lane, whilst the plateau's southern boundary with London Road is at a higher level than the road. The dry valley adjoins the London Road at grade. The eastern part of the Stone Lodge site slopes gently northward towards the river Thames.



Stone Lodge viewed from the west

Copyright: Getmapping 2007

The site is essentially open in character and currently little used, apart from the Bowls Clubs and Dartford Judo Club. It is used informally for uses such as dog walking and off-road motorcycling.

The site is highly visible from the Queen Elizabeth II Bridge and provides an important first impression of the Borough and Kent. There are extensive views from the western plateau north across the Thames, including the Queen Elizabeth II Bridge, as well as eastwards towards Horns Cross.

A public footpath crosses the site from the south west corner to the north east edge of the site at Cotton Lane¹⁰.

5. Opportunities

The site provides a number of opportunities, which include:

- Excellent views and vistas, particularly towards the River Thames;
- Prominence of the site, particularly from the M25 / Dartford Crossing;
- Close proximity to frequent bus services on London Road and proximity to Stone Crossing Station, particularly from the north eastern corner of the site;
- An opportunity for development within a 'green setting';
- Ability to integrate with adjoining sites that have benefited from recent residential development, with potential to provide community facilities on the site;
- Centrally located within the urban part of Dartford Borough and easily accessed by a large catchment population;
- Proximity of major employment / retail developments at Bluewater and Crossways Business Park and potentially London Paramount leisure resort and development at Ebbsfleet Garden City.

¹⁰ Public Rights of Way DR9

6. Constraints

There are a number of constraints that will affect the arrangement of development on the site (See Appendices A, B, C and D); namely:

- Topography (see Appendix A)
The steep sided dry valley in the south eastern part of site bisects the plateau on the southern part of the site. The plateau in the south east corner of the site will therefore need to be accessed from London Road.



Northern slopes of the dry valley, with low voltage power lines on plateau

A concrete wall marks the southern boundary along London Road. At its western and eastern ends the wall acts as a retaining wall and in the central area as a security measure.



London Road looking west

- Ecology
The 2002 Llewelyn-Davies Stone Lodge Recreational Master Plan Study's Ecological Scoping Report identified a number of areas where there might be rare or protected species. At the

former Rifle and Pistol Range (Area 6 on MD5, p19) a wide range of birds were identified, including the nightingale. It was also identified that the western plateau supported breeding skylark and might be the home to protected species of reptiles (Area 1 on MD5). It is 12 years since the Study was undertaken and the ecological value might have changed. Ecological surveys and mitigation measures will, therefore, be required as part of any development application.

- Areas of Archaeological Potential (See Appendix B)

The site has not been subject to mineral extraction or substantial development. As a consequence the site may contain archaeological remains and Kent County Council has identified parts of the site as areas of archaeological potential. Archaeological surveys and mitigating measures will be required as part of any development application.

- Cotton Lane North

Cotton Lane North is a narrow country lane without any pavement. The feasibility of access from this road will require discussion with the Highway Authority which is Kent County Council. Cotton Lane to the west of the site or London Road to the south may provide alternative access subject to the advice of the Highways Authority.

- Power lines

There are three power lines that traverse the site from north-west to south-east, two low voltage (66kv and 132kv) and a 400kv overhead power line. These are supported by nine pylons.

This Brief assumes that the low voltage power lines will be undergrounded. The undergrounded lines will be subject to a 12m easement. No development will be permitted over this easement, although access roads and footways/cycleways are permissible with prior agreement from UKPN. In the event of undergrounding, consideration should be given to the most advantageous positioning of the underground lines. This may be either under roads/footways/cycleways or greenspaces through the middle of the site or around the perimeter of the site.

The 400kv overhead power line is subject to a 54m cordon (27m either side of the central lines).

- Oil pipe line

A main Esso oil pipeline crosses the eastern part of the site from north to south. The pipeline is buried.

The pipe line is subject to a 3 metre and a 30 metre consultation zones. Within 3 metre of the outer wall of the pipeline no building is permitted, no raising or lowering of the existing ground level without the approval of Esso and no tree planting can take place. Within the remainder of the 30 metre consultation zone Esso will need to agree any development. Access infrastructure, such as roads, footways and cycleways, may be allowed over the oil pipeline subject to Esso agreement and any protective works which will be at the developer's expense. Public open space/green space would be an acceptable use of the pipeline consultation zones so long as no trees are planted within 3 metres.

- Contaminated land (see Appendix C)

Whilst the site itself has not been the subject of mineral extraction or landfill waste infilling, land adjoining the site was extensively quarried many years ago and infilled with domestic waste. In particular:

- Pits 5 & 6 to the north of the former Fantaseas Water Park, where a gas extraction system is in operation,

- Pit 7 immediately north of the viewing, where a gas extraction system operates and gas is burnt to the atmosphere, and
- Pit 1 to the east of the site where gas is being produced and is pumped to the landfill gas plant on the eastern boundary of the site.

The Council's guidance on development near to landfill sites which are still gassing is that where housing development is proposed, no house, garden shed or greenhouse should be constructed within 50 metres of the boundary and no garden should extend to within 10 metres of the landfill site¹¹.

Public open space may be provided and the location of any associated structures will be subject to location.

It is understood that there is no record of any ground contamination of the site that may affect its future use. The site of the former Rifle and Pistol Range (Area 6 on MD5, p19) may have slight contamination resulting from the firing of bullets and on the site of the former farm park there may be incidental contamination resulting from vehicle maintenance.

- Gas pipelines
Medium Pressure Gas pipelines follow the western and southern edges of the site and Low Pressure gas pipes the southern boundary.

Other constraints (See Appendix D)

The site is affected by a number of constraints which may not necessarily deter development, but must be mitigated for, namely:

- Air Quality Management Zone along the London Road boundary
- Groundwater Source Protection Zone
- Groundwater Aquifer
- The gas plant on the eastern boundary is accessed via the internal road from Cotton Lane and continued use of this access is required. It is understood that the plant generates low level noise.

There are a number of other matters that will influence the form and location of development:

- Proximity to neighbours
- A Listed Building (former Stone House Hospital now converted to residential) to the west of the site
- Access and access points
- Visibility
- Significant level changes in parts of the site
- Capacity on the strategic highway network especially Junction 1A of the A282 Dartford Crossing Southern Approach (M25), restricting uses which are likely to generate high volumes of road traffic, particularly at peak hours.

7. Transport Network (see Appendix E)

Stone Lodge benefits from good accessibility.

¹¹ Department of the Environment Waste Management Paper No 27: Landfill Gas. HMSO 1989

The site is in close proximity to junction 1A of the A282 Dartford Crossing Southern Approach (M25) and the Dartford Crossing, with links to the national strategic road network and A2/M2 and M20 providing links to London and the Channel Ports.

The southern part of the site is served by bus. Five routes travel past the site and there are bus stops on London Road near to Cotton Lane¹². The routes provide a regular service between Dartford and Gravesend, including a link with the Bluewater bus station¹³.

The North Kent railway line is located to the north of the site and Stone Crossing station is 900m to the east of Stone Lodge via Elizabeth Street, a country lane with no pedestrian footpath for much of its route. Public Right of Way (PROW) DP9 provides a footpath for part of the way. The line provides a half hourly service west to Central London via Dartford and East to North Kent via Gravesend and the Medway Towns. Ebbsfleet station to the east provides High Speed 1 services to Kings Cross (17min) and Eurostar services to the continent.

Public Right of Way footpath DP9 crosses the site from the Cotton Lane/London junction traversing in a north easterly direction to the north eastern corner of the site. This is a dirt path and will need to be upgraded.

8. Local Plan Context / National Policy

Local Plan Context

Stone Lodge site has been identified as a site for major recreational, leisure and associated development, through Dartford's respective development plans over the last 20 years.

The 1995 Adopted Local Plan policy RT1 identified the site for major recreational, leisure and associated development and the Local Plan Review 2004 developed the approach in policy LRT12¹⁴.

Dartford's current Local Plan (Core Strategy 2011) retains the objective of a recreational use on the site but with an acknowledgement that enabling development, probably in the form of residential development, will be necessary to achieve the Council's aspirations. Policies CS4d) and CS 22(3) promote a centre of excellence for sport and recreation on the site, expanding on the site's existing Olympic-level provision on the Council-owned land^{15 16}. Policy CS22 identifies Stone Lodge as a site where sport and recreation uses requiring more extensive use of land would be appropriate and where the sport/recreational element is not, by itself, financially viable the Council will consider non-sporting development on part of the site in order to enable the provision¹⁷. The Core Strategy requires new developments on sites over 20ha to provide at least 30% of the site area for Green Grid network. Core Strategy Diagram 5 (see MD3 below) identifies the site as a 'Key Development Site',

¹² 480 between Dartford and Gravesend has a 10 minute weekday service; 490 between Dartford and Gravesend via Bluewater has a 20 minute weekday service; 455 between Dartford and Gravesend via Greenhithe, Swanscombe and Northfleet has an hourly weekday service; 492 between Sidcup Station and Bluewater has a half hourly weekday service; and 403 to Tunbridge Wells via Sevenoaks and Tonbridge has an hourly weekday service

¹³ Bluewater Bus Station has services to Longfield and Southfleet, New Ash Green, Orpington, Bromley, Tunbridge Wells, Tonbridge and Sevenoaks

¹⁴ Local Plan Review Amended Second Deposit Draft 2004 Policy LRT2: Stone Lodge

¹⁵ Adopted Dartford Core Strategy 2011 Policy CS4(d) and (e): Ebbsfleet to Stone Priority Area

¹⁶ Adopted Dartford Core Strategy 2011 Policy CS 22(3): Sports, Recreation and Culture Facilities

¹⁷ Adopted Dartford Core Strategy 2011 Policy CS 22(3): Sports, Recreation and Culture Facilities

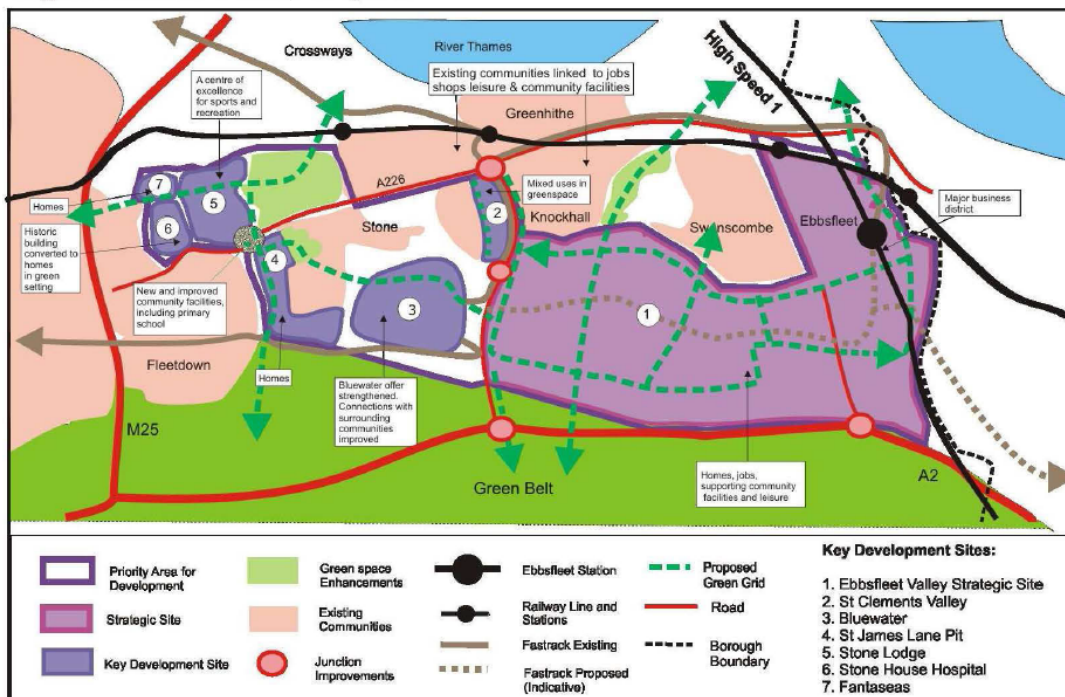
and the location for a centre of excellence for sport and recreation¹⁸. It also identifies a proposed Green Grid link across the site.

The preamble to policy CS4 notes that the cluster of sites in and around the existing community of Stone, which includes Stone Lodge, provide a further opportunity to connect the locality together and provide new community facilities and improve existing ones for wider use¹⁹. Policy CS4b) identifies the need for local community facilities at Stone including a primary school, GP premises, an enhanced community meeting place and improved facilities at Stone. As stated in the policy, the Council will work with its partners to achieve these outcomes. An improved community facility has already been achieved on the Stone Recreation Ground, the Pavilion. Discussions are currently taking place regarding the provision of a primary school and GP surgery on a site in Stone.

Policy CS 4d) identifies the landfill site east of Stone Lodge as part of a network of multifunctional green spaces serving recreational and biodiversity functions²⁰. The Core Strategy also identifies the landfill site as a location for the creation of a nature reserve²¹. Stone Parish Council is developing proposals for the creation of a country park on the site in liaison with the landowner.

MD3: Core Strategy Diagram 5: Ebbsfleet to Stone Priority Area

Diagram 5: Ebbsfleet to Stone Priority Area



Based on Ordnance Survey Map © Crown Copyright Dartford Borough Council 100025870 2010

¹⁸ Adopted Dartford Core Strategy Diagram 5: Ebbsfleet to Stone Priority Area – Key Development Site 5

¹⁹ Adopted Dartford Core Strategy paragraph 2.37

²⁰ Adopted Dartford Core Strategy 2011 Policy CS4(d) and (e): Ebbsfleet to Stone Priority Area

²¹ Adopted Dartford Core Strategy 2011 Policy CS14: Green Space

MD4: Core Strategy Diagram 8: Green Spaces and Grid Diagram

Diagram 8: Green Spaces and Green Grid (Main Links)



Based on Ordnance Survey Map © Crown Copyright Dartford Borough Council 100025870 2010

The Strategic Housing Land Availability Assessment 2010 considers that whilst the site is suitable for housing, the constraints and potential impacts will limit the capacity of the site²².

The following Local Plan policies are applicable to development at the site, with full text in Appendix H:

Table 1: Local Plan policies applicable to the site

Adopted Local Plans	Emerging Local Plan Policies
<p>Dartford Core Strategy 2011</p> <p>CS1: Spatial Pattern of Development CS4: Ebbsfleet to Stone Priority Area CS12: Network of Shopping Centres CS14: Green Space CS15: Managing Transport Demand CS17: Design of Homes CS18: Housing Mix</p> <p>CS19: Affordable Housing CS21: Community Services</p>	<p>Development Policies (Draft Plan & Options 2014)</p> <p>DP2: Good Design in Dartford DP3: Transport Impacts of Development DP4: Transport Networks Access and Design DP5: Environmental and Amenity Protection DP6: Sustainable Residential Locations DP8: Residential Space and Design DP9: Housing Development Appropriate to Local Needs DP12: Dartford's Historic Environmental Strategy DP21: Securing Community Facility Provision</p>

²² Dartford Strategic Housing Land Availability Assessment 2010 site 87 Stone Lodge identifies the potential constraints as: "Land identified for recreational leisure in Local Plan. Strategic highways capacity issue at Junction 1A. Main oil pipe runs north to south across site. Power lines also cross site north to south. Gassing landfill sites adjacent to east and north-west possible migration issues. Some areas of the site have significant gradient."

<p>CS22: Sports, Recreation & Cultural Facilities CS23: Minimising Carbon Emissions CS24: Flood Risk CS25: Water Management</p> <p><i>Saved Adopted Local Plan Policies 1995</i> B1: Criteria for consideration of development proposals B3: Landscaping in new development B5: Development proposals to incorporate public art and craft B16: Overhead lines RT16: Provision of local open spaces RT18: Open space and play provision in new housing development</p>	<p>DP24: Open Space and Green Grid DP25: Nature Conservation and Enhancement</p>
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The Core Strategy requires at least 30% of the site to be set aside for Green Grid (Policy CS14b)²³. Policy CS 17 provides an indicative appropriate average net housing density of 35-55 dwellings per ha²⁴. Policy CS18 sets out that developments that provide over 100 dwellings should provide 70% as family homes of 2 or more bedrooms, of which 5% should have 4 or more bedrooms; with the remainder provided as flats.²⁵ Where housing is provided, 30% of this should be affordable (Policy CS19)²⁶. Policy CS21 requires the provision of community services to meet demand generated by the development²⁷. The site lies within a Biodiversity Opportunity Area. Policy CS14 advises that biodiversity enhancements should be focused on these areas.²⁸ (see MD4).

Policy CS12 identifies a network of shopping centres which will act as the main foci for shopping and leisure activity in the Borough. This site is not an identified shopping centre. Policy CS22 seeks to improve leisure and recreational facilities in Dartford Town Centre²⁹. Dartford Town Centre, in particular is in need of regeneration. Retail development is unlikely to be acceptable, unless it is local provision or it can be demonstrated that it would not undermine the shopping offer of Dartford Town Centre. Commercial leisure uses which might divert investment from the town centre are unlikely to be acceptable. However, leisure and recreation uses which require more extensive use of land and may not readily be accommodated within the town centre may be acceptable.

Policy CS24 requires the SUDS ‘management train’ to be applied, as appropriate, in new development. The south western part of the site lies within a Groundwater Source Protection Zone and development will need to demonstrate that surface water run-off will not lead to deterioration of groundwater quality.

The Council’s adopted Community Infrastructure Levy (CIL) came into force on 1st April 2014 and will be applicable for categories of development that are CIL liable³⁰. These include residential, office,

²³ Adopted Dartford Core Strategy 2011 Policy CS 14 b) Green Spaces.

²⁴ Adopted Dartford Core Strategy 2011 Policy CS17: Design of Homes

²⁵ Adopted Dartford Core Strategy 2011 Policy CS18: Housing Mix

²⁶ Adopted Dartford Core Strategy 2011 Policy CS19: Affordable Housing

²⁷ Adopted Dartford Core Strategy 2011 Policy CS21 Community Services

²⁸ Adopted Dartford Core Strategy 2011 Policy CS14e) Green Spaces.

²⁹ Adopted Dartford Core Strategy 2011 Policy CS22:2 Sports, Recreation and Cultural Facilities

³⁰ <https://www.dartford.gov.uk/by-category/environment-and-planning2/planning/community-infrastructure-levy>

industrial, leisure, retail and hotel development. Dartford's current Regulation 123 List identifies that primary and secondary schools, transport improvements identified in the Kent Thameside Strategic Transport Programme and health care facilities (and other projects not relevant to this site) may be funded using CIL receipts. These facilities will not, therefore, be subject to S106 obligations.

The Council's Adopted Parking Standards Supplementary Planning Document 2012 sets out design requirements for the design of parking areas; along with car and lorry, cycle, and motorcycle/scooter/moped parking standards; and minimum standards for parking bay sizes and garage/car barn/car port spaces.

National Policy

At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, which has three dimensions: economic, social and environmental roles³¹.

Planning policy should aim to provide land for employment, shopping, leisure, education and other activities so as to encourage reduced journey lengths. Section 8 on promoting healthy communities states that 'access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.'³² The NPPF protects the loss of existing open space, sports and recreation buildings and land, unless they are surplus to requirements or will be replaced.³³

The Framework seeks to 'enhance the natural and local environment by minimising the impacts on biodiversity and providing net gains in biodiversity where possible'³⁴. When determining planning applications local planning authorities should aim to conserve and enhance biodiversity.

9. General Development Principles

Site Uses

The range of appropriate uses for the site is guided by the planning policy framework and the identified site constraints. As set out in the policy context (Section 7), the site is identified primarily for sport and recreational uses. The sports and recreational facilities may take the form of participative or spectator sports, or a combination of the two. Proposals that include an element of community sport development are encouraged. Outdoor sport and recreation provision may take the form of formal or informal provision. Imaginative proposals for informal outdoor recreation are encouraged.

The existing Judo Club and Bowls Clubs should be retained or reprovided within the site. In the case of the indoor Bowls Club, the building is in need of improvement and re-provision may be an option. In the case of the Judo Club, it is a high quality facility of world class standard and should be retained.

There is a policy requirement for 30% of the site to be provided as part of the Borough-wide Green Grid. This could include formal or informal outdoor and sports provision and biodiversity corridors.

Enabling development will be considered where this is required to cross fund the provision of such facilities. The Council's Strategic Housing Land Availability Assessment (2010) identifies an indicative

³¹ National Planning Policy Framework 2012 page 2

³² National Planning Policy Framework 2012 paragraph 73

³³ National Planning Policy Framework 2012 paragraph 74

³⁴ National Planning Policy Framework 2012 paragraph 109

capacity of 530 homes. However, the scale of such enabling development will need to be justified financially and in terms of impacts on the community and environment.

Uses which are complementary to the sport/recreational provision, such as hotel, café etc may be considered. Alternative uses which contribute to a broad mix of uses, enable the delivery of a viable development and do not undermine the town centre as the primary focus for retail and indoor leisure uses and which are policy compliant in other respects, will be considered.

The distribution of uses across the site should be guided by the varying characteristics of each part of the site. Section 9 provides more information on the character of the sub areas within the site.

Views and vistas (See Appendix A)

There are important views into the site, within the site, and from the site which can be used to guide the location of development as well as adding value to any development.

Due to its elevated location, the site is highly visible from the QEII Bridge and provides an important first impression of the Borough and Kent. It is prominent, particularly when seen/accessed from the Dartford Crossing Southern Approach Road. It is therefore a visually important site and development should take this into account. There are also important views out from the western plateau: northwards towards the river Thames, looking over Crossways Business Park and the QEII Bridge; and eastwards over the landfill site to Horns Cross.



View of QEII Bridge from Area 1



View over the river Thames from Area 1



View East from Area 1

Landscaping

The site forms part of the ridge that rises from the Thames estuary. The ridge benefits from tree cover within and around existing development which results in the visual impression that there is limited, or even no, development on the ridge. Development should take the opportunity to include tree planting to enhance this feature.

There is an opportunity for development to take advantage of the site's 'green setting'. On the western plateau there is the potential for development to be set in a parkland setting.

Use of topography

Development should follow the land form.

Development form

The built form along the Cotton Lane frontage on the western edge of the site should respect the setting of the Listed Building opposite (the former Stone House Hospital, now converted to residential).

Care should be taken in the location of commercial leisure, and sports and recreation facilities that require, or may require, late opening hours or attract large numbers of visitors and the proximity of this to residential development. However, it may be possible to mitigate this through set-back or landscaping.

In the case of outdoor sports and recreation facilities, the location of any floodlighting will need careful consideration and siting to ensure that it is not positioned in a prominent location or where it might impact on residential amenity. Similarly, outdoor sports facilities which are likely to give rise to noise, should be carefully located to avoid impact on residential properties.

Ecology

The site has a varied ecology. The 2002 Llewelyn-Davies Stone Lodge Recreational Master Plan Study's Ecological Scoping Report identified a number of notable plant species around the site along with habitats of wildlife interest, and remnant oak forest which could be extended to reinstate previous woodland on the north facing slope. Development proposals will need to be guided by ecological surveys.

Green Grid (see Appendix F)

Existing utilities, adjacent landfill sites, topography and ecology act as a restraint on development within parts of the site. This constrained land would be best utilised in providing for the minimum 30% of site area Green Grid contribution, required by Core Strategy CS14.

Existing Uses within the site

The Stone Lodge Indoor Bowls Club building is in need of improvement or re-provision within the site. The continued co-location with the Outdoor Bowls Club, which has received recent grant funding, is considered important. Development proposals should consider the most effective means of securing the improvements for the benefit of the local community, as well as in a way which supports the development proposals. The Judo Club is a relatively recent high quality facility and should be retained.

Movement (See Appendix G)

Access: The site has three access points on its western boundary off Cotton Lane, a former access to the Farm Park on London Road, and one from the north, again off Cotton Lane. The latter is a

narrow country lane that lacks pedestrian footpaths. Should this access be required to serve development, improvements to the road, the junction to the west and the provision of pedestrian footway(s) are likely to be required. Consultation with the Highways Authority on the issue will be required.

Public Transport: The majority of the site is within 800 metres of bus services operating on London Road, and is served by five bus routes.

Stone Station on the North Kent Line is 900 metres to the east of the access road on Cotton Lane north. Access is along a country lane which for most of its length does not have pedestrian access. Proposals should consider how access to the station on foot could be improved.

Pedestrian Movement:

The majority of the site is within 800 metres of the bus stops on London Road. Development proposals should provide direct, attractive and safe pedestrian links from within the site to the bus stops.

There is an opportunity to provide a pedestrian / cycle crossing on the London Road at the south eastern end of the site linking with development at St James Lane Pit, and on Cotton Lane west of the site. The existing pedestrian crossing facilities at the south western corner for the site may benefit from improvement.

Constraints

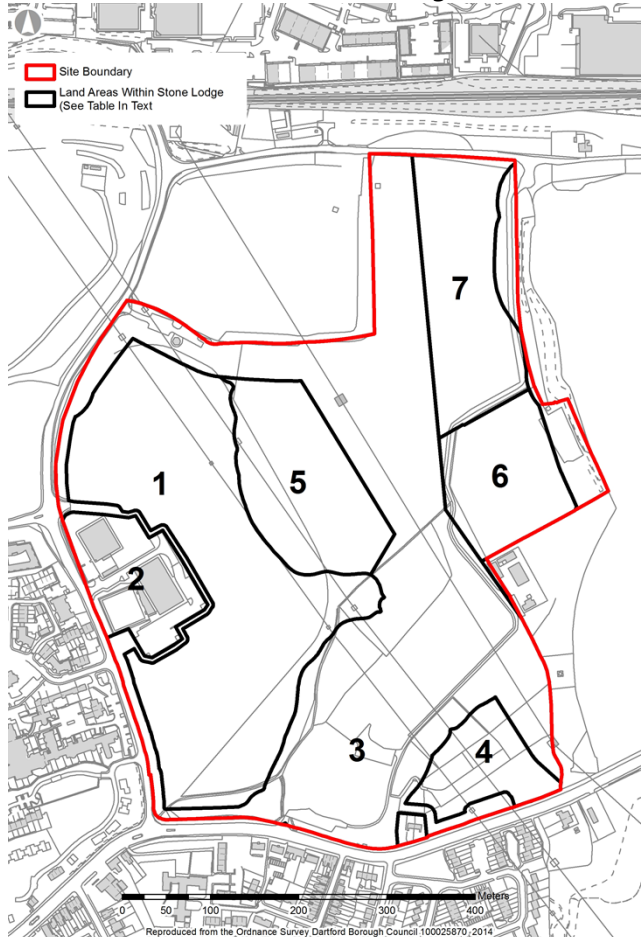
Any application for development will need to demonstrate how constraints have been addressed, including any mitigation measures to be provided.³⁵

³⁵ National Grid: Design Guidelines for Development near High Voltage Overhead Lines

10. Character of Site Sub Areas

Taking into account the topography of the site and the various constraints identified, the site has been sub-divided into 7 areas (see MD5 below) where different land use and planning considerations will apply. For site areas 1, 4 and 5, it is assumed that the low voltage power lines will be undergrounded.

MD5 : Land Areas within Stone Lodge



Area 1 (8.1ha)

This is a plateau area fronting the Cotton Lane on the west. It wraps around the existing Judo Club and Bowls Club buildings. The western edge of the site faces the prestigious new residential development, including the former Stone House Hospital Listed Building, as well as residential development currently under construction to the north of Bow Arrow Lane.

This area has good access by public transport (from London Road), on foot from surrounding residential development and by car.

Development, particularly along the Cotton Lane frontage, will need to consider the residential development opposite and respect the Listed Building and its setting. The design, layout and setting of any buildings, including boundary treatment along Cotton Lane should respect residential amenity

and the heritage asset. Appropriate views through the site should be retained to preserve the open nature of the site.

The area is highly visible from the QEII Bridge. Design of buildings and their setting need to take this into account. A major vista is identified from the Viewing Platform area at the northern end providing views over Crossways towards the QEII Bridge, as well as one from the south eastern end looking eastwards. Development should take account of these potential vistas. Proposals should also consider the impact of the scale, form and location of development on views into this area.

The site is constrained at the northern end by landfill sites. A 50 metre buffer zone has been assumed. It is assumed that the low voltage electricity pylons will be undergrounded.

The 2002 Llewelyn Davies Study Stone Lodge Recreational Master Planning Study identified the area as being of comparatively low ecological value, although breeding skylark were identified on the site. The area may be home to protected species of reptiles which will need further investigation.



Looking north from the southern end



Looking west from the central part

Area 2 (1.6ha)

The site comprises the Judokwai Judo Club and Bowls Clubs.

The Stone Lodge Indoor Bowls Club building is in need of improvement or reprovion within the site the site. Improving the quality of this building would be to the benefit of the development of the site as a whole, given the prominent position of this building. The area is surrounded by a high bund, which may be retained or removed depending on the uses developed next to these buildings. Access could be via the existing access to the Judo Club.



Access from Cotton Lane



View from bund

Area 3 (13.4ha)

This area includes land that is constrained by the overhead high voltage power line; low voltage power lines which it is assumed will be undergrounded; underground oil pipe line; adjoining landfill sites; and the dry valley with its steep slopes at the southern end of the site.

According to the 2002 Llewelyn Davies Stone Lodge Study the southern dry valley area has the richest biodiversity. This could make it suitable for public open space and biodiversity enhancement. The slopes and lower lying ground in the northern valley provides a range of habitats supporting a variety of birds, invertebrates and other fauna potentially including protected reptile species.

Given the power line constraints and biodiversity potential, this area of land might most appropriately be used for Green Grid purposes (public open space, formal or informal outdoor sports provision and a biodiversity corridor). Imaginative informal outdoor sport and recreation activities are encouraged. These uses could count towards the 30% Green Grid requirement.



Looking west from top of northern dry ridge



looking east from by London Road



View of southern dry valley slope

Area 4 (1.2ha)

This is an area of generally flat land that adjoins London Road. On its western flank is a pair of semi-detached cottages. These are occupied by Council tenants and are likely to be excluded from the land disposal.

Given its proximity to London Road and public transport routes along this road it has the potential for higher density development. It would require access from London Road.

Land on its eastern boundary is constrained by the high voltage overhead power line, underground oil pipeline and buffer zone for the London Road landfill Pit 1.

There is an opportunity to provide a pedestrian / cycle link across London Road to St James Lane Pit.

Two low voltage power lines cross the middle of the site and it has been assumed that these power lines will be undergrounded.



London Road frontage



View of southern slope of dry valley with power line on plateau

Area 5 (2.7ha)

This area comprises sloping land from the western plateau. Development should follow the land form.

Access could be off Cotton Lane, as per Area 1.

Two low voltage power lines cross the western edge of the site and it has been assumed that these power lines will be undergrounded.

Area 6 (1.9ha)

This is a tranquil area of flat land, which has the feel of countryside due to the greenspace to its east and west, both of which may be retained. This can provide an attractive backdrop for development.

Access would need to be discussed with the Highways Authority. Cotton Lane north is a narrow road which is unsuitable for significant volumes of traffic in its current state. Access off this road is likely to require road widening, junction improvement and the provision of a pedestrian pavement.

There are buffer zones to its west and east of the area due to the high voltage power line and oil pipeline on its western boundary and the former waste pit at Stone Pit 1 on its eastern boundary. The buffer zones could be used to provide open space and biodiversity enhancement, or outdoor sports provision/playing fields.

The 2002 Llewelyn Davies Study Stone Lodge Recreational Master Planning Study noted that the area supported a good range of birds and that it might be a breeding habitat for the nightingale.

Stone Pit 1 to the east is designated for a nature reserve and biodiversity enhancement in the Adopted Core Strategy (Policy CS14: Green Space). This could provide a pleasant vista and backdrop to development in this area.

There is a landfill gas plant on the southern boundary of the area that is accessed from Cotton Lane north via the site's internal road and this access will need to be provided for. Boundary landscaping will be required.



Area 7 (2.8ha)

Similarly to Area 6, this is a tranquil and flat area which has a feel of the countryside and would serve as an attractive backdrop to development.

Access would need to be discussed with the Highways Authority. Cotton Lane north is a narrow road which is unsuitable for significant volumes of traffic in its current state. Access off this road is likely to require road widening, junction improvement and the provision of a pedestrian pavement.

A potential vista looking northwards towards Cotton Lane from the southern end of the area has been identified. Development should take account of this potential vista.

According to the 2002 Llewelyn Davies Stone Lodge Study the slopes and lower lying ground in the northern valley provides a range of habitats supporting a variety of birds, invertebrates and other fauna potentially including protected reptile species.

There are buffer zones to its west and east due to the high voltage power line, oil pipeline on its western boundary and the former waste pit at Stone Pit 1 on its eastern boundary. The buffer zones could be used to provide open space and biodiversity enhancement.

The Pit 1 to the east is designated for a nature reserve and biodiversity enhancement in the Adopted Core Strategy (Policy CS14: Green Space). This could provide a pleasant vista and backdrop to development in this area.

The landfill gas plant to the south of this site is accessed from Cotton Lane north via the site's internal road and this access will need to be provided for.

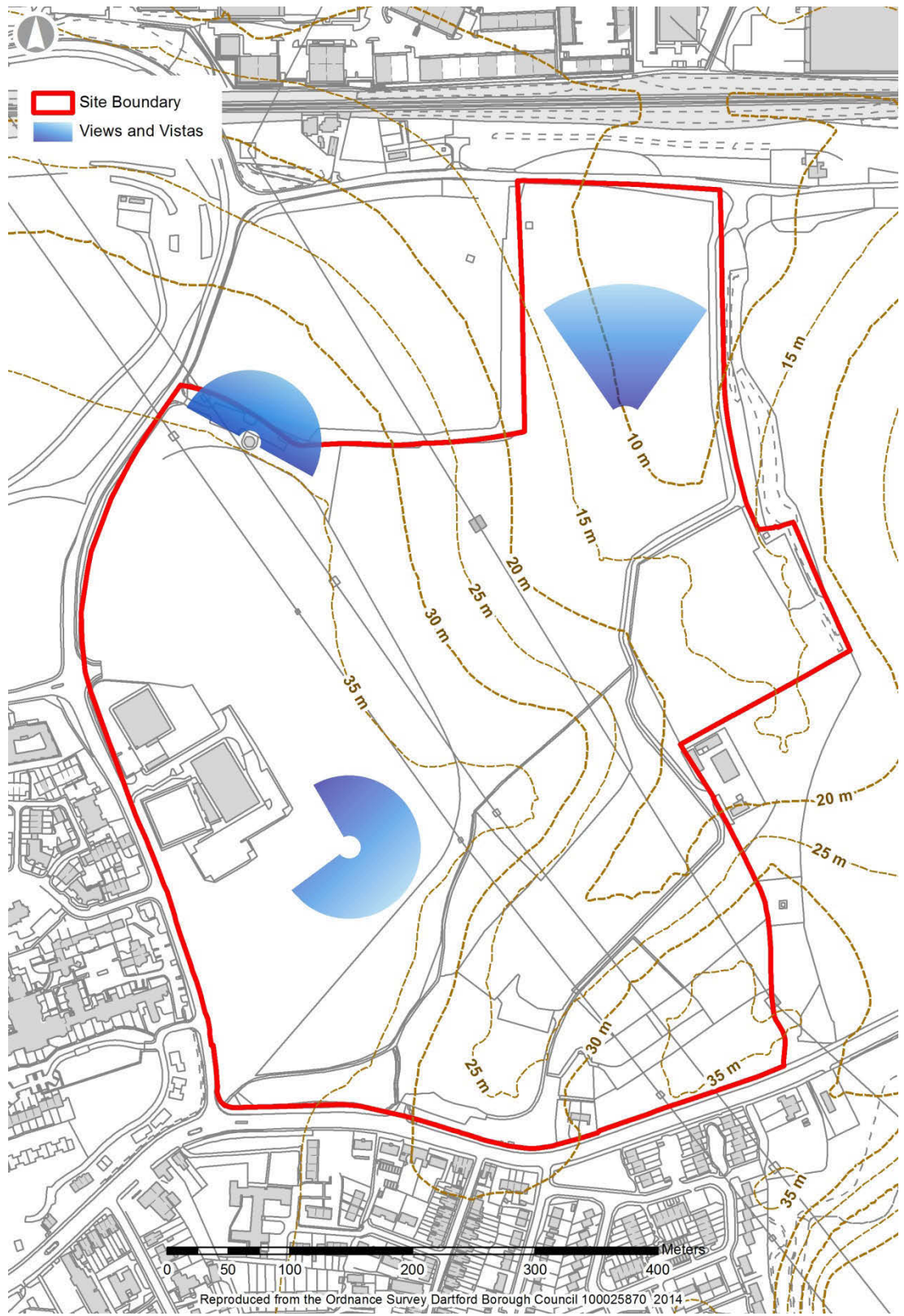


Looking north-west

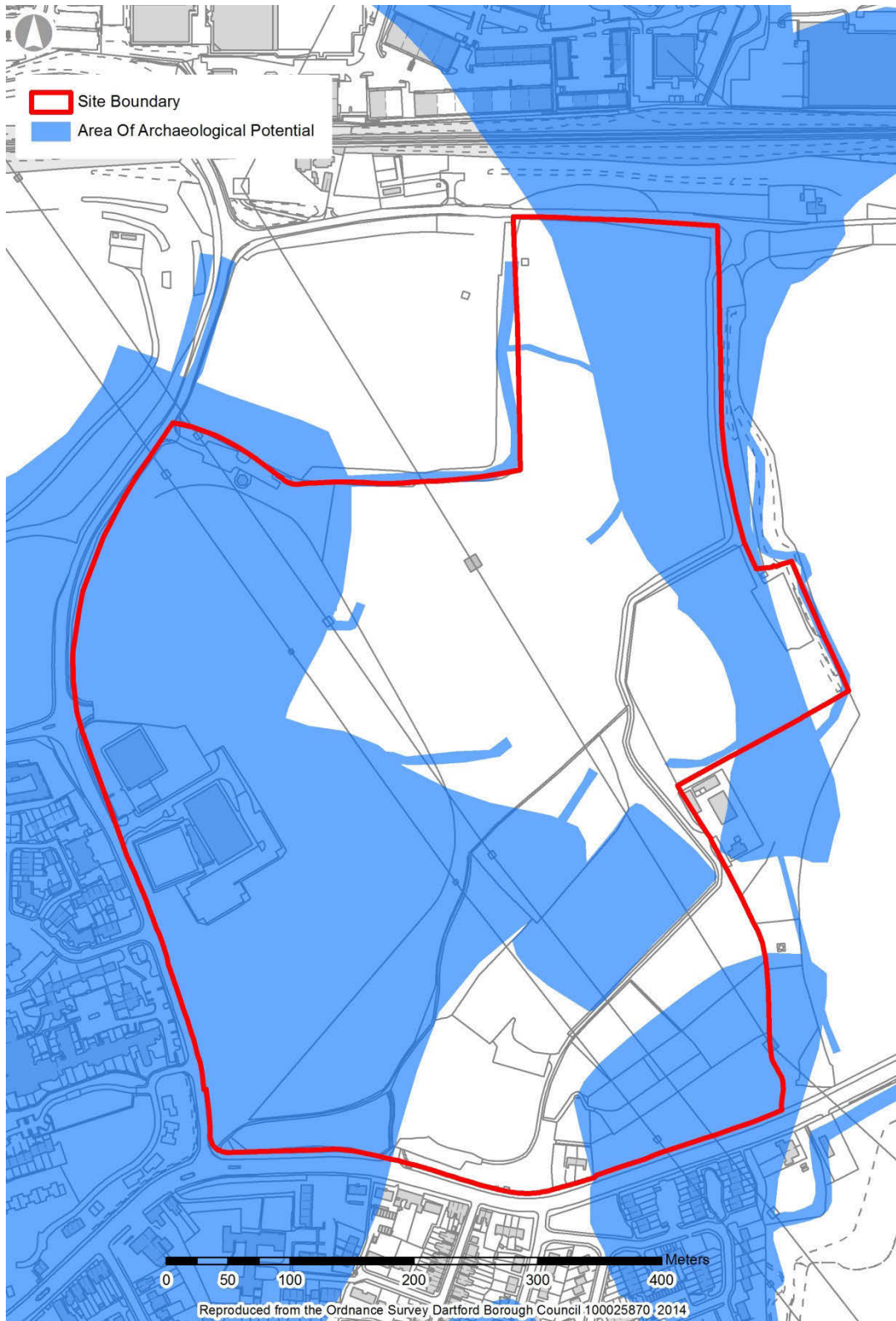


Looking west

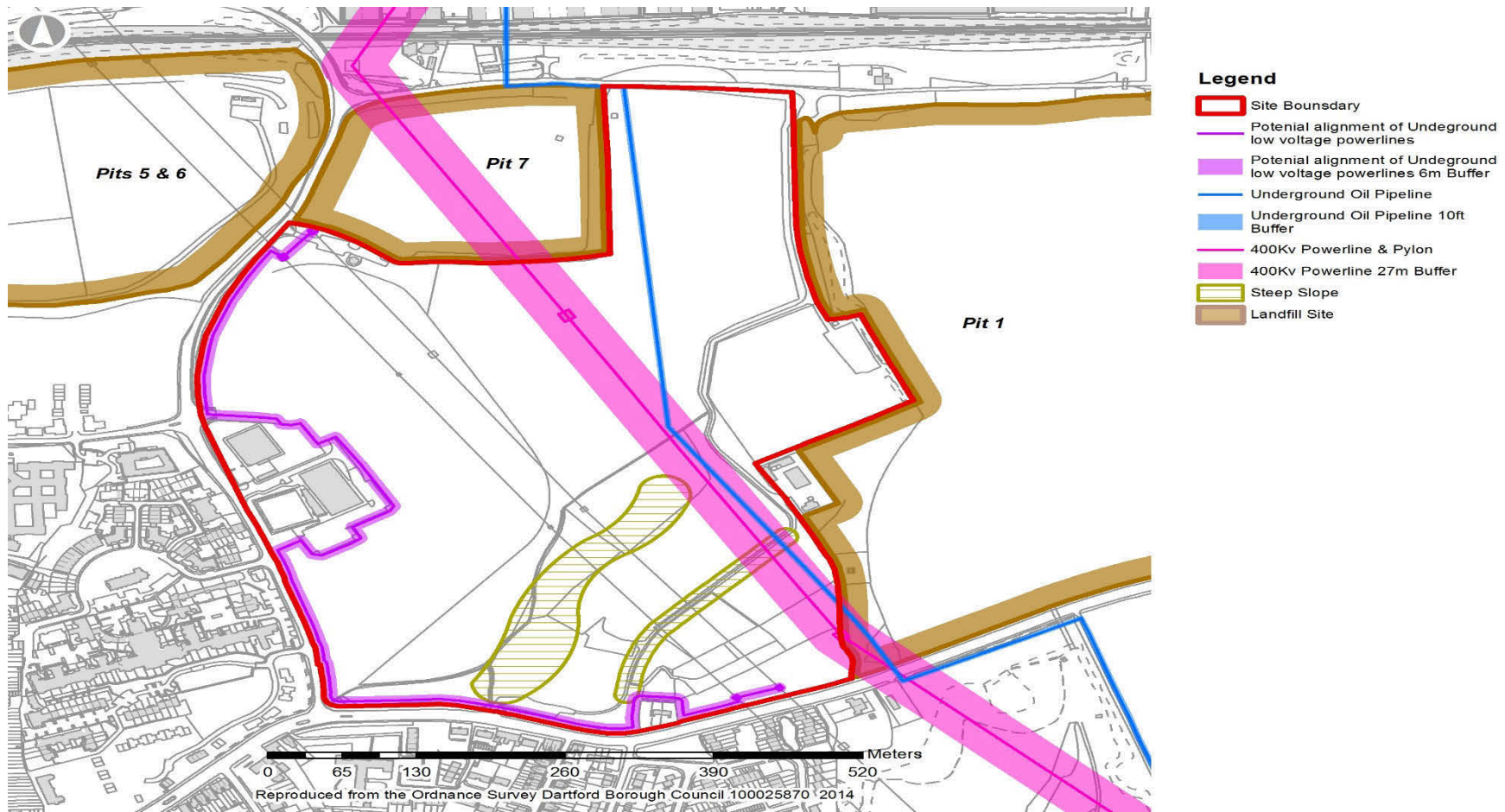
Appendix A: Contour Map with Views and Vistas



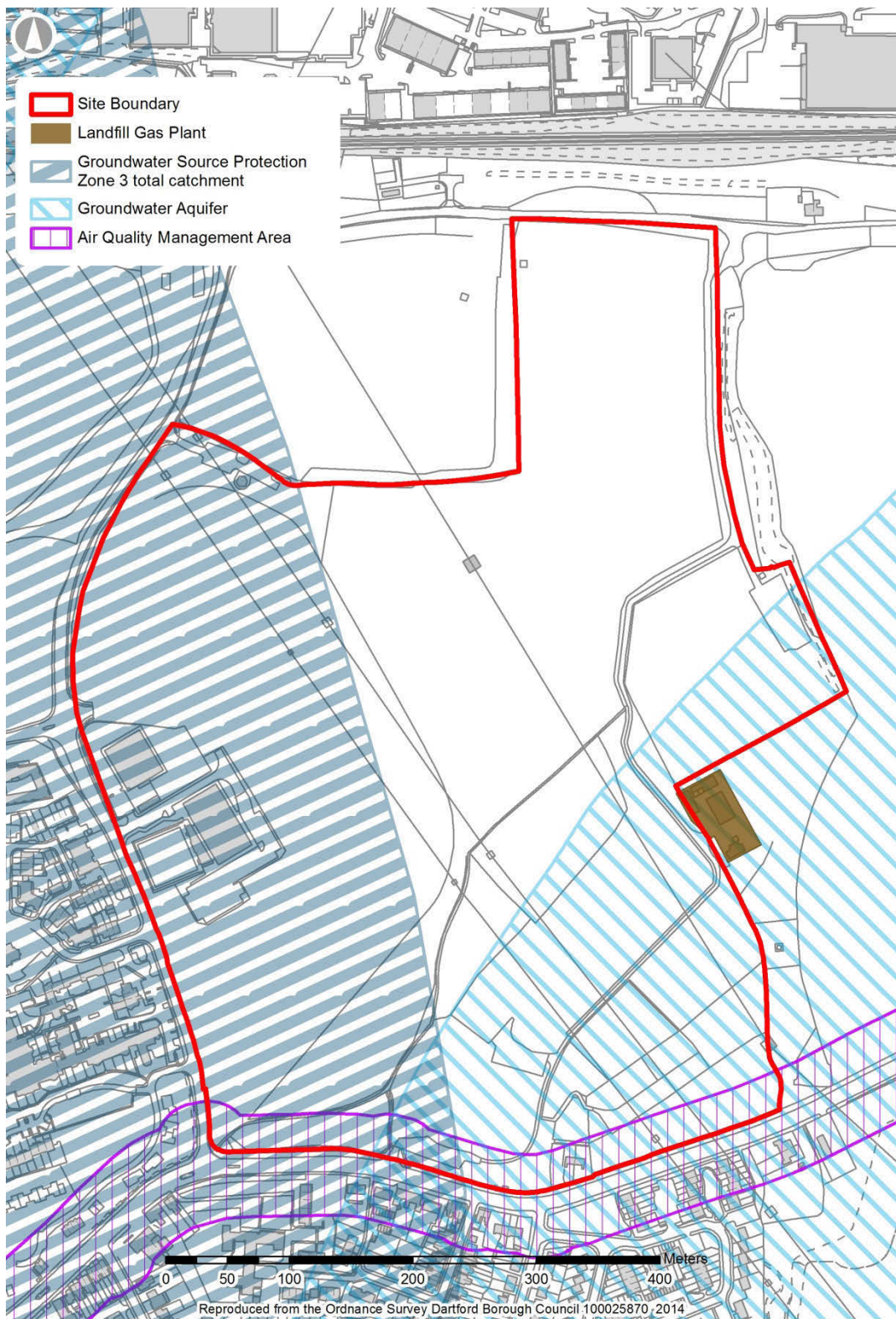
Appendix B: Areas of Archaeological Potential



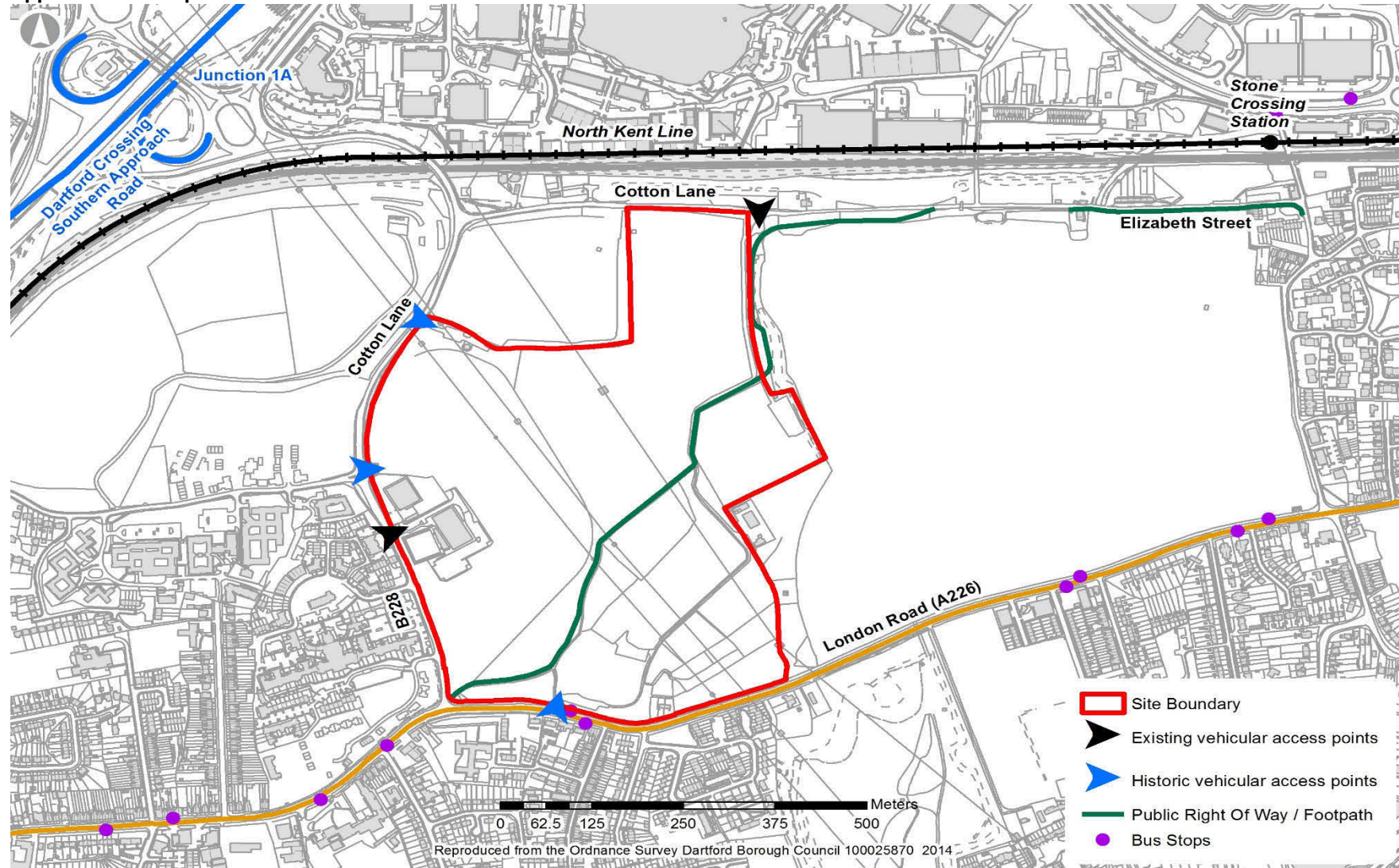
Appendix C: Main Constraints



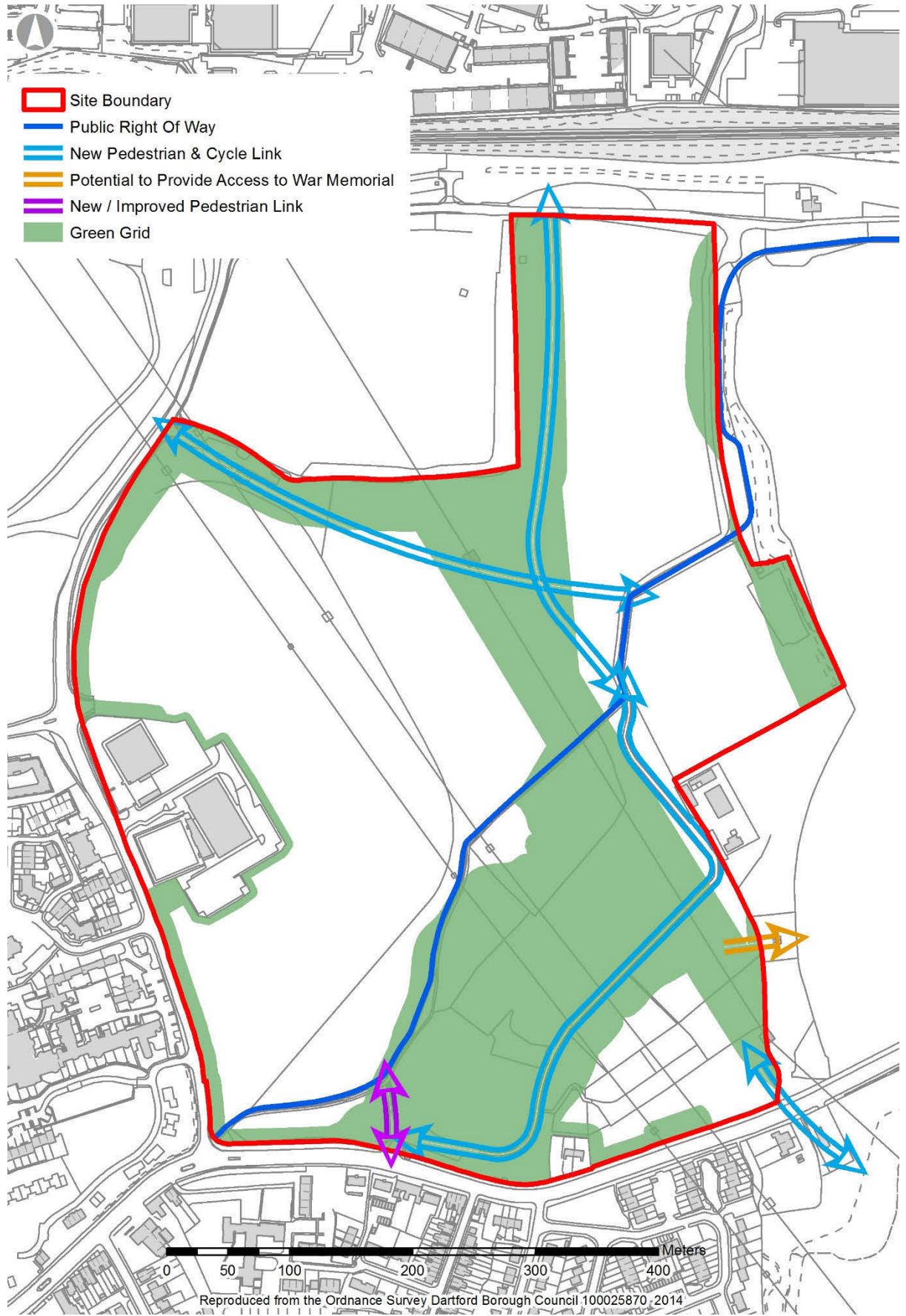
Appendix D: Other Constraints



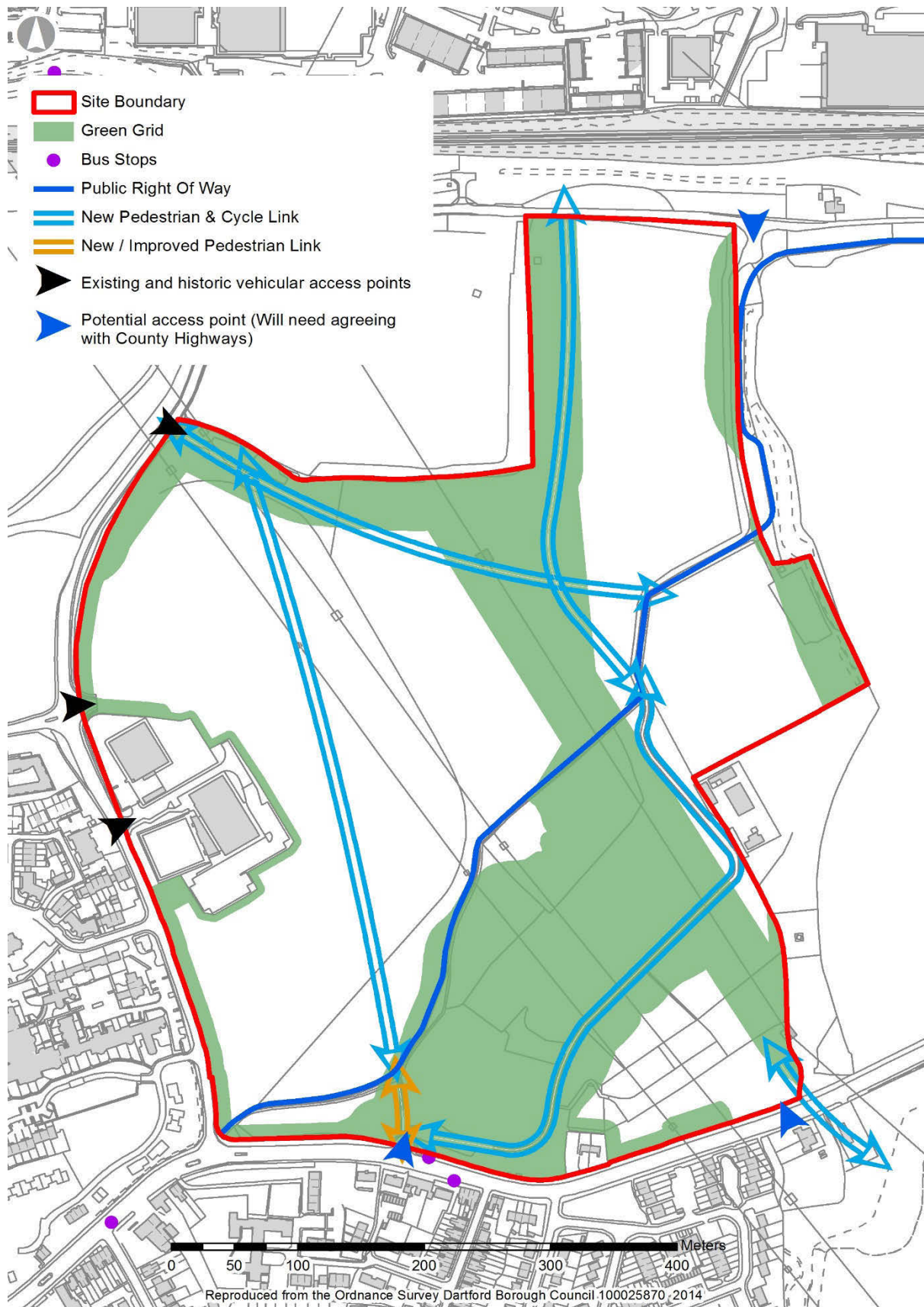
Appendix E: Transport Network



Appendix F: Green Grid Framework



Appendix G: Movement Framework



Appendix H: Local Plan Policies

Adopted Core Strategy 2011

Policy CS 1: Spatial Pattern of Development

1. In order to maximise regeneration benefits, promote sustainable patterns of development and protect less appropriate areas from development, the focus of development will be in three priority areas:

b) **Ebbsfleet to Stone** -bringing back into productive use former chalk quarries and integrating existing communities with the new facilities these developments can provide.

Policy CS 4 : Ebbsfleet to Stone Priority Area

1d) A distinctive network of multifunctional green spaces defining each community and serving recreational and biodiversity functions. This will include natural habitat enhancement and making existing spaces publicly accessible at Craylands Gorge, St Clements Valley, the eastern end of Stone Lodge and the former Stone House Hospital; creating new spaces in the Ebbsfleet Valley and at St James Lane Pit; and improvements to Stone Recreation Ground. e) A centre of excellence for sport and recreation at Stone Lodge, expanding on the existing Olympic-level provision on the site.

2. Proposals at Stone will be required to demonstrate, through a Travel Plan, adequate traffic management measures to address capacity issues on London Road, taking into account all proposed developments in Stone. Measures may include provision for local highway and public transport improvements.

Policy CS12: Network of Shopping Centres

1. A network of complementary shopping centres will be developed and supported, comprising:

- a) Dartford Town Centre (see also Policy CS2)
- b) Bluewater (see also Policy CS4)
- c) Ebbsfleet / Eastern Quarry (see also Policies CS4 and 5 and Diagram 6)
- d) Longfield

2. These will act as the main foci for shopping and leisure activity and be based on the roles for each centre identified in Table 3

Policy CS 14: Green Space

1. The Council will work with its partners to implement a multi-functional, high - quality, varied and well-managed Green Grid¹²⁹. It will deliver this by:

b) Requiring new development to make a contribution to the Green Grid network as follows:

- Sites of 20 ha and over: at least 30% of the site area

d) Working with its partners to implement the projects below, in addition to those in Policy CS 13, through the Council resources and grant funding and as part of the Thames Gateway Parkland project:

- Creation of a nature reserve east of Stone Lodge

Policy CS 15: Managing Transport Demand

1. In order to reduce the need to travel, minimise car use and make the most effective use of the transport network, the Council will:

a) Encourage mixed use development and close interrelationship between complementary land uses: homes, jobs, shops and leisure, recreational and community facilities.

h) Require that major new residential or trip generating development is supported by a travel plan containing a package of measures ensuring sustainable travel, linked to monitoring and management of targets.

Policy CS 17: Design of Homes

1. To achieve living environments that enrich the quality of life and provide the - conditions for communities to flourish the Council will:

a) Require the application of the principles of the Kent Design Guide in developing housing proposals b) Require that the criteria identified as locally important are addressed in the design of homes. These include:

- Internal spaces that are appropriate and fit for purpose

- Adequate internal storage and recycling storage space
- Garages, where provided, are of a fit for purpose size
- Secure arrangements for management and maintenance of communal areas.
- Useable private amenity space, usually provided as a garden in family houses and a balcony, patio or roof garden in flats.
- High quality communal open space
- Priority for those on foot or bicycle in internal estate roads

3. Sites will be developed at a variety of densities, depending on their location and accessibility to public transport. The form and density of housing will vary across the larger sites, in response to accessibility and other characteristics of each part of the site. Variations in density across a site should be used to develop different character areas.

4. Broad indications of appropriate average net densities are as follows:

c) Other urban sites: 35-55 dwellings/ha

Policy CS18: Housing Mix

1. In order to achieve a mix of housing sizes that meets needs and provides an appropriate long-term balance in the housing stock, the Council will:

a) Aim to keep the proportion of houses to flats at an approximate ratio of 70:30 of the housing stock over the Plan period. This will be achieved by:

- normally requiring new development comprising 100 homes or more to provide approximately: -70% as family houses of two bedrooms or more, with the exception of locations identified below -Of which, 5% provided as family houses with 4 or more bedrooms, with the exception of locations identified below -30% as flats

Policy CS 19: Affordable Housing

1. To ensure that the needs of households requiring affordable housing are met, the Council will:

a) In the urban area: require private housing development of 15 units or more(net) or site size of 0.5ha or more to deliver 30% of the units as affordable housing.

b) In the rural area (to the south of the A2): require private housing development of 2 or more units (net) to deliver 50% of the units as affordable housing.

c) Promote tenure mix which meets the needs and aspirations of residents by requiring a minimum of 50% and maximum of 80% of affordable housing developed as part of private developments to be provided as intermediate housing, with the remainder provided as social-rented housing. The amount will be determined on a site by site basis, taking into account site characteristics and development viability, and in the light of regularly reviewed assessment of local housing need.

d) Working with its partners, including Registered Social Landlords, private developers and the Homes and Communities Agency to ensure that the intermediate homes provided are at a cost which addresses local needs. This would require shared ownership levels predominantly at 25% to 50% share, as financial viability allows. e) Require that, where possible, an element of 3 plus bedroom social-rented housing is provided as part of the affordable housing element.

e) Require that, where possible, an element of 3 plus bedroom social-rented housing is provided as part of the affordable housing element.

Policy CS 21: Community Services

1. To ensure that community needs for services are provided in an appropriate location and in a timely and effective way, the Council will:

a) Require that community services are provided as part of major development proposals, where provision is needed to meet the generated demand. b) Seek that, where possible, new facilities are provided in a way that

allows benefits to be shared by existing and new communities. They should be located close to the population they will serve, with reference to natural community boundaries and access routes.

Policy CS 22: Sports, Recreation and Culture Facilities

1. The Council will extend sports, cultural and recreational facilities in the Borough, nurture and develop community-based sports and cultural projects and develop an elite offer as a way of encouraging participation.
3. Stone Lodge has been identified as a site where sport and recreational uses requiring more extensive use of land would be appropriate. Working in partnership, the Council will encourage the development of centres of excellence for sport and recreational facilities at this location. Where the sport/recreational element is not, by itself, financially viable, the Council will consider non sporting development on part of the site in order to enable the provision. Any development should include proposals for access to the facilities by community-based organisations.

Policy CS 23: Minimising Carbon Emissions

1. To minimise carbon emissions through energy efficiency and use of renewable energy, the Council will:
 - a) Require **all** new development to:
 - Demonstrate that reductions in energy use through passive design and layout of development have been explored and applied, where practical
 - b) Require housing development of 100 units or more to:
 - Achieve at least Code Level 4¹⁷³ (or its equivalent) in the energy category in advance of mandatory requirements
 - Design buildings in a way that enables the potential for zero carbon through the later retro-fitting of zero and low carbon technologies, for example through solar thermal, photovoltaic systems, ground source heat pumps and connection to a CHP plant, where development commences prior to introduction of Code Level 6¹⁷⁴
 - c) Require new non-residential development over 1,000 square metres gross floorspace to meet BREEAM 'excellent' (or any future national equivalent).

Policy CS 24: Flood Protection

1. To manage and mitigate flood risk the Council will:
 - c) Require the SUDS 'management train' to be applied, as appropriate, in all new development. In Water Source Protection Zones, SUDS will need to demonstrate that any surface water run-off infiltrating the ground will not lead to deterioration of groundwater quality.

Policy CS 25: Water Management

1. To manage the supply and quality of water and waste water / sewerage treatment capacity serving the community, to protect and enhance the quality of surface and groundwaters together with assisting in moving towards 'water neutrality' in the Thames Gateway, the Council will:
 - a) Work with the water utility providers and monitor development to ensure that new development and water services are co-ordinated and that the pace of development does not outstrip the water supply and waste water / sewerage treatment capacity at any time. Where development is not capable of being adequately supplied, the Council will review the phasing of development and work with the utility providers and developers to address the capacity constraints at the earliest opportunity.
 - b) Require all new homes to achieve at least level 4 of the Code for Sustainable Homes in terms of water use (105 litres per person per day) in advance of mandatory requirements. Where it can be demonstrated that a development is unable to meet these standards, permission will only be granted if the applicant makes provision for compensatory water savings elsewhere in the Borough.
 - c) Sites of 500 units or more will be expected to act as exemplars. In addition to b) above, they will be required to reduce dependence on potable water through rainwater harvesting, recycling of used water and reduction of water 'hungry' activity, and should be designed to enable later retrofitting to achieve the highest levels of the Code for Sustainable Homes in terms of water use.
 - d) Require all non-residential developments of 1,000 sqm and above to meet the BREEAM 'excellent' standards of water efficiency.

Saved Adopted Local Plan Policies 1995

B1: Criteria for consideration of development proposals

The following factors will be taken into account in considering development proposals:

(a) Proposed Use

The nature and characteristics of the proposed use should be appropriate for its location and should not have a detrimental effect on the local area through visual impact, traffic generation, noise, fumes or other factors.

(b) Design

A high standard of design will be required in all development proposals. Developments should respect and integrate with their surroundings, and embrace the principles of Kent Design. Particular attention should be paid to: the mass, form and scale of the proposed development; its impact on the environment, especially conservation areas and listed buildings, and on neighbouring uses; and the design of the development as a whole, its constituent elements and their inter-relationships, for example the elevations, roof-form, and fenestration.

(c) Materials

New developments should use materials which are of good quality, are pleasing in appearance, are durable, and are an integral feature of the design of the building(s) as a whole. Infill developments should use materials which are sympathetic to their surroundings and which complement materials used in adjacent and prominent buildings in the street scene. Extensions to buildings should use materials which match or are compatible with the original building.

(d) Amenity

Development proposals should not materially detract from the amenity of adjoining properties and, particularly in the case of residential properties, should avoid giving rise to the loss of daylight or sunlight. Habitable rooms should not be sited such that they overlook existing properties, nor themselves be so sited.

(e) Access

Development proposals should incorporate direct frontage access onto an existing road or a new road forming part of the proposals (subject to Policies T19, T20 and B14).

(f) Parking and Garaging

Development proposals should include parking (and garaging) provision in accordance with the Council's adopted standard. In the case of new residential development, at least one enclosed garage per dwelling will be required to be provided and retained, within the total parking provision.

(g) Infrastructure

Development proposals must be capable of being adequately served by the road network and sewer-age and drainage systems and must comply with Policy CF1.

(h) Effect on underground water supply

Proposals must comply with the Environmental Agency (EA) Groundwater Protection Policy. The EA and the relevant water undertaking should be consulted as appropriate.

(i) Water Resources

Proposals must take due account of water resource issues, and in particular must not result in further reductions in flows or levels in the River Darent.

B3: Landscaping in new development

Development proposals should incorporate appropriate hard and soft landscaping measures and create a good environment. Where possible, existing trees should be retained and be integrated with the development proposals.

B5: Development proposals to incorporate public art and craft

Development proposals, especially those relating to major and key sites, should incorporate suitable public art and craft, through the inclusion of specific works of art and through the introduction of a high standard of craftsmanship and the use of good quality materials in the external environment, having regard to the provisions of Circular 16/91.

B16: Overhead lines

The Council will encourage the appropriate agencies to implement a phased programme to remove overhead lines and will resist proposals for additional lines.

RT16: Provision of local open spaces

The Council will seek to identify sites for new local open spaces in areas currently deficient in such provision.

RT18: Open space and play provision in new housing development

Proposals for new housing development should incorporate open space and play space provision appropriate to the scale of development and type of housing proposed, having regard to the provisions of Circular 16/91.

Development Policies (Draft Plan and Options 2014)**Policy DP2: Good Design in Dartford**

1. Development will be expected to demonstrate that every opportunity is used to create a local sense of place within the Borough. High standards of design should be secured in design proposals including by responding to, reinforcing and enhancing positive aspects of the locality. Heritage assets (see policies DP12 and DP13), should be retained, re-used and referenced, with opportunities to create high quality places taken, particularly using prominent physical attributes (which includes Dartford's distinctive riverside environments, cliff faces, extensive network of open spaces and tree coverage). Public art reflecting local character and heritage, where appropriate, should be integrated within development.
2. In determining planning applications, the Local Planning Authority will consider how the height, mass, form, scale, orientation, siting, setbacks, access, overshadowing, articulation, detailing, roof form, materials and landscaping of the proposals relate to neighbouring buildings as well as the wider locality.
3. The design of the public realm should facilitate social interaction, walking/ cycling, health and wellbeing, and inclusive communities; particularly in areas of high pedestrian activity. Good design should be reinforced and enhanced through the integration of new development with the public realm.
4. Buildings and spaces should be designed to be inclusive, as well as safe and accessible, for all Dartford's communities, including young, elderly, disabled and less mobile people. The design of buildings, open space and the private and public realm should where appropriate reduce the fear of and opportunities for crime, paying attention to the principles of *Safer Places* (or any future equivalent).
5. Proposals for new development should incorporate measures to conserve water resources, minimise energy consumption and flood risk in line with policy requirements, including Core Strategy policies CS23 and CS25.
6. Development in Dartford should provide clear pedestrian and cycle linkages and permeability, active frontages where appropriate, and a fine grain mix of buildings and spaces. The layout, and routes to and location of any commercial or public facilities, should be provided in a way which provides integration within the development and existing area.
7. Development will be required to provide adequate and convenient arrangements for the storage of refuse and recyclable materials as an integral part of its design.
8. Signage and advertisements should be of a scale and design that is sympathetic to the building and locality and should not have a negative impact on visual amenity, public safety or the safe and convenient movement of pedestrians, cyclists and vehicles.
9. Materials should be appropriate to their sense of place, and locally sourced where possible; with consideration given to the use of recycled building materials from any existing building which is to be replaced.
10. In areas of additional sensitivity, such as near heritage assets, Conservation Areas, or within existing Areas of Special Character, Areas of Special Residential Character, it will be necessary for developments to demonstrate particular design consideration has been given to ensuring proposals enhance the locality, the setting of heritage assets is maintained, and that any negative impacts are mitigated. The Council will keep under review the need for the preparation of new Conservation Area Appraisals. If other area specific guidance for areas of conservation/ heritage interest is required, the Council will prepare Supplementary Planning Documents.

Policy DP3: Transport Impacts of Development

1. Developments that are appropriately located and make suitable provision to minimise and manage the arising transport impacts will be permitted in line with Core Strategy Policies CS15 and CS16. Localised residual impacts on the highway network should be addressed by well-designed off-site transport measures. Adverse effects on residential amenity or the environment should be minimised.
2. Permission will not be granted where the localised residual impacts from the development on its own, or in combination with other planned developments in the area, result in severe impacts on one or more of the following:
 - a. road traffic congestion and air quality,

- b. safety of pedestrians, cyclists and other road-users,
- c. excessive pressure for on-street parking.

Policy DP4 Transport Networks Access and Design

1. The layout of development should promote walking, cycling and public transport use through provision of attractive and safe routes which address the needs of users. Proposals should include appropriate access arrangements to the new development.

Proposals should reflect the guidance set out in *Manual for Streets* (or any future equivalents).

Development will be permitted in line with these principles, and where:

- a. Provision is made for safe and convenient access to footpaths and cycle routes, with public rights of way protected; including delivering new or enhancing existing routes between key facilities or that link to the wider highways and green grid network; and linkages to existing neighbourhoods, where opportunity exists.
- b. Provision is made for public transport and taxis, especially at trip generating destinations and other significant scale developments.
- c. Facilities are provided as appropriate for people with disabilities, especially at road crossing points, public transport stops and changes in level on walking routes.
- d. The layout and siting of the access(es) are acceptable in terms of residential amenity, highway capacity and safety, free flow of traffic, cyclists and pedestrians, and visual impact.
- e. Provision is made for loading, unloading and the turning of service vehicles ensuring highway and pedestrian safety.
- f. The extent and nature of proposed car parking provision, taking into account any existing provision as relevant to the development, is in line with the adopted Parking Standards SPD.
- g. The conversion of front gardens for car parking (where a planning application is required) includes provision of a vehicle crossover and the garden is capable of accommodating a parking space in accordance with the parking bay minimum standards set out in the Parking Standards SPD and unobstructed pedestrian access to the dwelling.

Policy DP5: Environmental and Amenity Protection

1. Development should conserve, restore and enhance the environment wherever possible, including air and water quality, land, soil, habitats/ biodiversity and geodiversity.

2. Development must not result in unacceptable impacts, individually or cumulatively, on the Borough's environment or public health when considering amenity factors such as:

- air and water quality, including groundwater
- noise/ vibration
- odour
- light pollution
- overlooking, privacy and overshadowing
- electrical and telecommunication interference
- intensity of use, including hours of operation
- antisocial behaviour and littering
- traffic access and parking.

Where any impacts cannot be adequately mitigated, development is likely to be refused.

3. Proposals which are incompatible with existing neighbouring uses, as a result of likely unacceptable impacts on the above amenity factors of new development, taking into account suitable mitigation, will not normally be permitted. Development should not impede the continuation of lawfully existing uses.

4. Development will not be permitted in the Borough where it will have a negative impact that cannot be mitigated and is found to be in conflict with overriding local and national sustainable development objectives. This applies, in particular, to areas of environmental, historic, landscape or visual or recreational amenity value shown on the Policies Map, such as the Green Belt and environmentally protected/ designated sites.

5. Development on former landfill sites in the Borough will not be permitted unless the generation of landfill gas has ceased or declined to a level such that it can be demonstrated that there would not be a risk to the safety of future users of the proposed development from gases, or increased risk to neighbouring uses and users as a result of gas migration. Planning applications on or in the immediate vicinity of landfill sites must be accompanied by a full technical analysis of the site and its surroundings, in accordance with Environment Agency requirements, to establish that landfill gas will not represent a hazard on development of the site.

Policy DP6: Sustainable Residential Locations

1. Residential development on sites that have been shown to be deliverable or developable in the Dartford SHLAA and have been assessed as sustainable¹² will be permitted, where the proposals are in accordance with Core Strategy policy CS10:1 and CS10:2, subject to other Development Plan policies and material considerations.

2. Residential development sites that have not been previously shown to be deliverable or developable, may be permissible 'windfalls', subject to Core Strategy policy CS10 (4 to 5) and providing they comply with other Development Plan policies and material considerations. In accordance with policy CS10:4, so as a proposal can be assessed in the same way as planned development, the following criteria should be satisfied:

a. In order to ensure unplanned development does not prejudice achievement of the Core Strategy target that 80% of all residential development is on 'brownfield' land, the site should be previously developed, or degraded/ despoiled land. Unplanned (windfall) greenfield development sites will only be permitted on an exceptional basis.

b. In order to reduce transport demand and minimise car use, proposals will be within easy walking distance of a range of community facilities including schools, shops, leisure and recreation facilities on safe and attractive walking routes; and proposals should be well located with respect to walking/ cycling and public transport to employment opportunities in the Borough. The assessment of pedestrian access shall be based on applying appropriate walking distance thresholds acceptable in the Dartford context, and examination of the quality of pedestrian routes in question.

c. The proposal is designed and planned to contain specific measures and improvements to reduce car use and promote alternative transport options. These should, as appropriate,

- encourage the use of existing walking, cycling public transport provision,
- incorporate new or enhanced walking and cycling routes and facilities
- provide new or improved public transport, facilities. The proposal, where of sufficient scale, should contribute to the operation of feasible, efficient and effective sustainable transportation systems and capacity.

3. Any residential development should not result in unacceptable intensification and cumulative impacts (including infrastructure, social or environmental pressures that cannot be mitigated).

12 DBC (2010) Sustainability Assessment of Housing Sites

Policy DP8: Residential Space and Design

1. All homes should be designed to address:

a. The overall quality, usability and shape of internal and external spaces created.

b. Essential principles of good quality design, including policy DA2:1 to 4 and addressing amenity factors set out in DA5:1.

c. Overshadowing and provision of daylight and direct sunlight.

d. The proposed Nationally Described Space Standards.

Any dwelling of insufficient size or quality design when measured against the applicable national Standard, or through failing to demonstrate that (a), (b) and (c) are satisfied, will not be permitted.

2. Housing development should justify the proportion of proposed Category 2 Access accommodation ("accessible and adaptable dwellings") and Category 3 Access units ("wheelchair user dwellings") is acceptable given the requirements of Core Strategy policy CS18 and local need.

3. As required by Core Strategy Policy CS17, all homes, both houses and flats, should incorporate sufficient useable private amenity space. In assessing the adequacy of private amenity space the following factors will be considered:

a. The quantity and quality (including usability) of provision

b. Incorporation of storage facilities and/ or adequate space for storage, including for bikes, garden furniture and equipment

c. Privacy and overlooking

d. Overshadowing, and access to daylight and direct sunlight in gardens

4. All mixed use and larger residential developments should aim to incorporate communal open space. Communal open space will:

a. Be located and designed to be inviting and accessible to the community it serves and encourage social interaction.

b. Benefit from passive surveillance, clear sight lines and accessibility through the design of well-laid out developments

c. Include a landscaping scheme for both hard and soft landscaping and arrangements for its on-going management and maintenance.

Communal open space will not be counted as greenspace contributing to the Borough's Green Grid (policy CS14:1b). It may also be assessed against criteria 3 a) to d) above, as applicable.

Policy DP9: Housing Development Appropriate to Local Needs

1. Residential development will be required to provide an appropriate mix of affordable housing types and tenure to reflect local needs and site-specific/ financial circumstances in line with Core Strategy policy CS19:1. In order to address significant need, weight will be given to proposals directly delivering wholly affordable housing, where shown to be in accordance with Core Strategy policy and the development is sustainable in location and appropriate in scale, relative to the demonstrated local housing need.

2. The Local Planning Authority will expect the provision of affordable housing to be on-site. In the exceptional circumstances when it can be justified that this would not be viable or practical, or where off-site provision would result in benefits, provision on an alternative site in Dartford Borough may be considered. Where it is demonstrated that this cannot be provided, commuted sum may be accepted in lieu of on-site or off-site affordable housing provision towards either delivery on an alternative site or other affordable housing initiatives. The commuted sum should be equivalent to the financial contribution were the affordable housing to be provided on site.

3. All developments that include housing are encouraged to allocate plots for custom build dwellings. New build residential planning applications on locations identified in Core Strategy policy CS1 should demonstrate that the proposal is (in part or whole) custom build; or justify why the inclusion of custom build homes is specifically not

feasible, or unnecessary given local need.

Policy DP12: Dartford's historic environment strategy

1. Development should aim to contribute to the conservation and enjoyment of the Borough's historic environment. The Local Planning Authority will work with developers on strategies to realise this in the context of site heritage opportunities and constraints. In determining planning applications regard will be had to whether

reasonable steps have been taken to reveal the significance of any heritage asset or its setting to enhance the enjoyment and conservation of heritage assets and, where appropriate, the wider historic environment.

2. Where a development proposal in Dartford Borough may affect a specific heritage asset the proposal must demonstrate that it will preserve and, where appropriate, enhance those aspects of the heritage asset and its setting that have been identified as being significant. It should also, where applicable, bring it into and maintain it for productive use.

3. Proposals incorporating heritage assets should aim to reflect and interpret the historic character of the site and conserve its most significant historical aspects in order to create a sense of place. This will apply to relevant sites, including Designated heritage assets (see policy DP13), and:

- Non-designated heritage assets;
- Archaeological sites, including sites of archaeological potential as shown on the Policies Map and sites and buildings or archaeological interest as defined in the NPPF;
- Sites with significant industrial heritage;
- Land with historic landscape character;
- Historic open space, parks and gardens.

Proposals to enhance appreciation through the integration of heritage interpretation should be provided as part of the application as appropriate.

4. Planning applications concerning designated heritage assets will be determined in line with policy DP13 and national policy. Proposals affecting a non-designated heritage asset will be considered applying the element of interest and the significance of the asset, in order to assess the impact of the proposed development on the asset and whether any harm has been minimised.

Policy DP21: Securing Community Facility Provision

1. New community facilities will be provided, including as set out in the Core Strategy, and should:

a. Be of a type to reflect the needs of the communities they will serve, and of a form to enable different groups to mix in their communities throughout different stages of life, such as those with young children and the elderly.

b. Be provided on-site within strategic scale developments; with land safeguarded as set out in clause 2b below.

2. Loss of community facilities/ land will be resisted as follows:

a. Evidence will be required that a community facility is both-

- not needed by local the community (both current and future planned users), and
- is no longer/ will not be viable for any other community use, before planning permission will be granted for a change of use or redevelopment which would result in the loss of community use of the land.

b. These criteria (2a) will be applied to facilities not yet built where specific land has been identified as needed for community use in planning policy and obligations; this land will be safeguarded until a community facility is delivered or agreement is reached that land for a community use will not be required.

DP24 Open Space and Green Grid

1. Proposals that would involve the loss of public amenity space will not be permitted unless a strong case can be made in justification. This must take account of the current purpose, public use and value to the community of the amenity space, and the benefits demonstrated to arise from the specific development proposal.

2. Development proposals on or adjacent to the Green Grid links should not undermine those links. Reference should be made to Figure 6 and sites specific evidence to determine the contribution that should be made to the Green Grid. Proposals should, where possible, include provision of new routes that link open spaces on or off site; or identify enhancement of existing links.

3. Development proposals which incorporate existing open space, open space enhancement, or new open space required by policy CS14:1(b), will be expected to provide mechanisms for long term management and maintenance of these spaces.

4 Development will not be permitted on open land and greenspace constituting Borough Open Space on the Policies Map unless it clearly demonstrated that one of the following criteria is satisfied:

a. The BOS will be retained in its current function and the proposal will support or enhance the existing BOS overall. The proposal will not lead to significant loss or deterioration in level of open space/ recreational provision.

b. Where development would result in most of the existing BOS being lost, off- site alternative provision is provided of an equivalent type and in the locality of the existing BOS. The replacement must be of sufficient size to mitigate the loss of recreational amenity and use of open space by existing residents. Proposals must clearly demonstrate that the replacement space will make a positive contribution to the Green Grid network.

c. The loss of the BOS will not undermine the local and strategic integrity of Dartford's Green Grid. This must be demonstrated through a robust assessment that is based on existing evidence and takes into account future planned development.

Core Strategy Policy CS14:1(b) requirements for green space contribution in new development will usually be above and beyond any open space enhancement or provision made under one of the above criteria.

DP25 Nature Conservation and Enhancement

1. Proposals should seek to avoid or reduce any significant adverse impact on existing biodiversity features including the ecological condition of water and corridors. Any potential loss or adverse impact should be mitigated. Where mitigation measures require relocation of protected species this will be acceptable when accompanied by clear evidence that the proposed method is appropriated and will provide for successful translocation. Proposals should include provision for protection during construction, and mechanisms for ongoing management and monitoring.

2. The hierarchy of designated sites, featuring nationally recognised and other protected sites, is shown on the Policies Map. Development on these designated sites of nature conservation value will not be permitted. Development located within close proximity to designated sites should demonstrate that the proposal will not adversely impact on the features of the site that defines its value or ecological pathways to the site. Proposals for mitigations will be considered.

3. In all development proposals existing trees should be retained wherever possible, unless retention is demonstrated not to be feasible. Any replacement should be of a suitable size, age and of a suitable type.

4. New development, particularly where located in Biodiversity Opportunity Areas, will be expected to preserve and where possible enhance existing habitats and ecological quality including BAP habitats and associated ecological networks, river corridors and other water bodies; and other biodiversity features. Proposals must ensure that new biodiversity features and habitats are incorporated into the design and landscaping of schemes with the aim to attract wildlife and promote biodiversity. New biodiversity areas should make use of native and local species as set out in the Kent Biodiversity

Action Plan and consider adaptability to the effects of climate change. New habitats and biodiversity features should strengthen existing green and ecological corridors; and contribute to the creation and enhancement of the wider green and blue infrastructure network.

Appendix I: Contact Details

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