

Reference Code of Application:

DA/05/00221/OUT

Stonepit Restoration Limited
C/O Marie Jasper
Barton Willmore Planning Partnership
7 Soho Square
London
W1D 3QB

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

**Notification of Grant of permission
to Develop Land**

TAKE NOTICE that the **DARTFORD BOROUGH COUNCIL**, the district planning authority under the Town and Country Planning Acts, **HAS GRANTED PERMISSION** for the development of land situated at

Pit 8 St James Pit St James Lane Horns Cross Greenhithe

Referred to in your application for permission for development registered on the 15th September 2008

And being

Development comprising or to provide development of up to 870 dwellings and in addition up to 1,200sq metres of built floorspace (in total) for: business premises (B1(a) (b) and (c)); community and social facilities (D1 and D2) ; provision of a primary school site and supporting retail (A1, A2, A3, A4 and A5). Such development to include; vehicle parking; laying out open space (including open space, parkland, play spaces, pond and water features); landscaping; works to create ecological and natural reserves and refuge areas; provision and/or upgrade of services and related service media and apparatus; drainage works; pedestrian, cyclist and vehicular ways; and miscellaneous ancillary and associated engineering and other operations.

Permission is GRANTED subject to the following condition(s):

Time Limits & Drawing Nos

- 01 Approval of details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced. Application for approval of the reserved matter(s) shall be made to the Local Planning Authority before the expiration of ten years from the date of this permission. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the last of the reserved matters to be approved, whichever is the later. The development may be carried out in phases and each reserved matters application will constitute a phase.

- 02 The details to be submitted in accordance with condition 1 shall accord substantially with the Planning Application Booklet including the following parameter plans, hereby approved: 126D (movement & infrastructure corridor plan) 127E (storey heights plan) 128F (AOD heights plan) 130E (open space & landscape corridor plan) 132B (connectivity plan) 133D (proposed 5m contour plan) 154 (land use disposition plan with community facilities) 155 (footprint plan) or such replacement drawings as subsequently approved by the Local Planning Authority. REASON: The environmental impacts of the development have been assessed in relation to the parameters of the development shown in the submitted drawings

Before Development Commences

- 03 Area masterplans, which shall be in broad accordance with the plans and documents referred to in condition 2, shall be submitted to the local planning authority for approval prior to the submission of reserved matters under condition 1. Each area masterplan area should include no more than approximately 300 residential units and associated development. Any replacement masterplan which shall from time to time be produced shall also be submitted and approved by the local planning authority. Each area masterplan shall be based on a scale plan of 1:2500 and be supported by a written statement. Each area masterplan shall include consideration and detail of the following issues, although these are not exclusive:

Land Uses

- (a) The broad location and approximate disposition of all land uses and maximum floor space areas;
- (b) The location and provision of lifetime homes and affordable housing;
- (c) The indicative locations of all areas of open land/landscape to be included, including neighbourhood and local play areas, water areas (including pond size locations and requirements as discussed in the Flood Risk Assessment) and public art; Form of development and design
- (d) Extent of development and its density and housing mix;
- (e) Building height ranges;
- (f) General location of landmark buildings and features;
- (g) Architectural style and treatment;
- (h) Building materials pallet;
- (i) Cross sections and perspectives of key streets, buildings and open spaces including adjacent areas (as built or as completed) where necessary in order to facilitate integration;
- (j) Key frontages;
- (k) Interfaces with neighbouring sites;
- (l) Boundary treatment details to the site perimeters - existing and proposed treatments;
- (m) Identification of broad design character areas;
- (n) Design principles for the public realm;
- (o) A lighting strategy and hierarchy across the site;
- (p) A street furniture strategy and hierarchy across the site and materials pallet;
- (q) A hard surface materials hierarchy and materials pallet;
- (r) Approach to soft landscaping in the public realm; Access
- (s) Principal routes (vehicular, public transport, pedestrian and cycle) and Green Grid connections to surroundings areas and local facilities and details of when these will become available for use as well as identification of any off-site works which will be required and any signage which may be necessary;
- (t) Indication of the location of permissive ways which form connections with the boundary of the site; Levels

- (u) Details of anticipated final ground levels and interfaces with existing ground levels. A comparison with existing levels on site should also be included, as well as cross sections of ground level in order to clarify proposals. Landscaping in the event that the development is not completed
- (v) Interim landscaping plan and final landscaping plan to be implemented in the event that the development should cease such plan to include ground levels and landscaping.

No development shall take place on any relevant area masterplan area until the above detailed masterplan details have been approved and upon approval the development shall be carried out in its entirety in strict accordance with the masterplan as approved. Detailed drawings that are subsequently submitted for approval pursuant to other conditions shall be in compliance with the detailed masterplan.

- 04 Details of a delivery strategy are to be submitted prior to or at the same time as the masterplan, (submitted pursuant to condition 3), for approval by Local Planning Authority and submission of details pursuant to condition 1 shall generally accord with the delivery strategy approved from time to time. The delivery strategy shall provide delivery timings and details relating to the following issues: (a) Areas for the purposes of assessing the affordable housing provision as required by the section 106 legal agreement; (b) Where development is to start and its likely progress; (c) When any commercial uses are expected to be provided; (d) Provision of pedestrian and cycle links to community facilities; (e) Implementation of landscaping; (f) Opening to public of open space and sport and recreation facilities; (g) When links to adjacent development are provided; (h) Implementation of public art; (i) Removal of the overhead power lines; (j) Factors influencing phasing; (k) Monitoring and review. The Delivery Strategy shall be reviewed and revised, where necessary and submitted for approval. The strategy should be implemented in accordance with the latest approved version
- 05 The details submitted in pursuance of condition 1 shall be accompanied by a scheme of landscaping and a programme for its management together with details of play equipment for the neighbourhood and local play areas, which shall be implemented and made available for use prior to first occupation of each phase (unless in respect of landscaping this falls outside of the planting season in which case it shall be implemented at the first opportunity during the following planting season, between October and March inclusive). Such landscaping and play equipment shall thereafter be maintained for a period of five years. Any trees, shrubs or grassed areas which die, are removed or become seriously damaged or diseased within this period shall be replaced within the next planting season with plants of similar species and size to that approved.
- 06 The details submitted in pursuance of condition 1 shall be accompanied by information relating to parking, including parking spaces, turning areas, loading and unloading bays, means of access and allocation in accordance with adopted parking standards. The parking details must be provided in accordance with the approved plans and key available for such use at all times and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 2015 or not, shall be carried out on that area of land or to preclude vehicular access thereto.

- 07 Applications for approval of details pursuant to condition 1 shall include (where applicable) the following details which shall be approved by the local planning authority before development of that phase commences. The development shall be implemented in accordance with the approved details.
- (a) To include a plan of the area at a scale of 1:500 and an updated layout plan of the masterplan and site as built out (or part where appropriate) at a scale of 1:1000;
 - (b) Landscaping (including submission of tree survey), details of play areas and of all hard and soft landscaping (this shall include all landscaped areas even those not connected to build form)
 - (c) Materials (including all external materials, doors, windows, detailing, etc).
 - (d) Street lighting and street furniture
 - (e) Boundary treatment
 - (f) Surface finishes, hard landscaping details
 - (g) Foul and surface water drainage details
 - (h) details of foundation designs and any other proposals involving below ground excavation
 - (i) Final levels and appropriate cross-sections
 - (j) Schedule of open space serving this part of the development (where residential) - details to consist of amount, type and location and phasing
 - (k) External lighting (not street lighting) (i.e. to buildings, car parks, etc.)
 - (l) Details of cycle parking
 - (m) Recycling and waste storage
 - (n) Details of television signal receivers and how to be accommodated (to be facilitated on shared basis where cannot be achieved through normal means)
 - (o) Details of signage and interpretation to provide links across the phases and to key surrounding developments.
- 08 Before commencement of any building operations in any given phase, details of the following, relating to that phase, shall be submitted to and approved by the Local Planning Authority and implemented in accordance with the details approved:
1. archaeological field evaluation works in accordance with a specification and written timetable; and
 2. any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable.
- 09 Development shall not commence until: impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.
- 10 Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

- 11 No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.
- 12 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.
- 13 No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by and implemented to the reasonable satisfaction of the local planning authority
- 14 Before commencement of the development in any given phase, details of the following, relating to that phase, shall be submitted to and approved by the Local Planning Authority and implemented in accordance with the details approved:
 1. Details of acoustic protection measures to be used to ensure that dwellings and amenity space meet the good standard of BS 8233:2014 "Sound Insulation and Noise Reduction for Buildings" and the World Health Organisation "Guidelines for Community Noise";
 2. A scheme detailing and where possible quantifying what measures or offsetting schemes are to be included in the development which will reduce the transport related air pollution of the development during construction and when in occupation. The report should be submitted to and approved by the local planning authority, with the approved measures and schemes implemented prior to first occupation of the relevant phase.
- 15 During the period of construction a noise monitoring programme covering 1-30 Morgan Drive, 2-100 Morgan Drive, 3-9 Alamein Gardens, 4-59 Clarendon Gardens and 5-19 Turnball Close shall be implemented as recommended by the noise impact assessment, hereby approved.
- 16 Before commencement of the development in any given phase (including site clearance), details of the following, relating to that phase, shall be submitted to and approved by the Local Planning Authority and implemented in accordance with the details approved:
 1. Dormouse survey;
 2. details of an update to the phase 1 ecological assessment;
 3. A further reptile survey to update previous results and to inform a detailed mitigation strategy;
 4. A detailed ecological mitigation strategy;
 5. Lighting strategy that avoids and minimises illumination of habitats (particularly boundary vegetation) with bat foraging and commuting potential;
 6. Site landscaping that provides ecological enhancements;
 7. Design features that are beneficial to wildlife with particular reference to bats and birds.

- 17 Prior to installation of a Combined Heat and Power plant (CHP) details shall be submitted to the local planning authority at the same time as the details of the relevant phase of development submitted under condition 1. The CHP facility shall be implemented in accordance with the details approved by the local planning authority prior to first occupation of the development within that same phase and shall be maintained in perpetuity unless otherwise agreed in writing by the local planning authority. Should a CHP facility not be progressed, details relating to alternative, viable renewable energy sources shall be submitted and approved by the local planning authority instead. Those details shall be implemented and maintained as approved.
- 18 Before commencement of the development in any given phase, details of a Construction Code of Conduct, relating to that phase, shall be submitted to and approved by the Local Planning Authority and implemented in accordance with the details approved. The Construction Code of Conduct shall cover the following matters:
- (a) Confirmation of hours of construction being limited to 0800 to 1800 hours Monday to Friday and 0800 to 1300 hours on Saturdays with no working on Sundays or Bank Holidays;
 - (b) Health and safety;
 - (c) Dust and air quality mitigation;
 - (d) Noise and vibration mitigation;
 - (e) Water management;
 - (f) Pollution control;
 - (g) Waste minimisation and management;
 - (h) Ecology and environmental protection (including tree protection);
 - (j) Community liaison;
 - (k) Construction vehicle routing;
 - (l) Contact details for site managers and details of management lines of reporting to be updated as different phases come forward;
 - (m) Detailed plan showing phasing, the various developers, constructors and site compounds;
 - (n) Measures to prevent the deposit of mud on the highway.
- 19 If during any works contamination is encountered which has not previously been identified, then no further development shall be carried out until the developer has submitted and received approval of an assessment of this unsuspected contamination together with an appropriate remediation scheme that is implemented as approved.

Before Occupation

- 20 Prior to use of any car parking facilities, a petrol/oil interceptor shall be installed in all car parking facilities so that all surface water drainage from the surfaced areas passes through such an interceptor and shall be maintained at regular intervals throughout the use of the development
- 21 The travel plan, hereby approved, shall be implemented within 3 months of first occupation and thereafter maintained unless otherwise agreed in writing by the local planning authority. Any amendments to the travel plan shall require the written approval of the local planning authority in consultation with the highways authority and Highways England.

- 22 There shall be no occupation of any dwelling on the site until the new junction with London Road has been constructed in accordance with the details to be submitted to and approved by the local planning authority, and is available for use by general traffic. No more than 50 dwellings shall be occupied until a secondary means of access (for use in emergencies) has been provided in accordance with details to be submitted to an approved in writing by the Local Planning Authority. No more than 500 dwellings shall be occupied until either the new junction onto Watling Street or St James Lane has been constructed in accordance with the details to be submitted to and approved by the local planning authority, and is available for use by general traffic

Ongoing Condition(s)

- 23 Any development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA), which forms part of the Environmental Statement, dated September 2008, prepared by the BTP-Hyder and the mitigation measures detailed within the Environmental Statement in paragraphs 13.28, 13.29 and 13.31.
- 24 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.
- 25 In the event that building work should cease (that is, no more than 100 units are completed for occupation) on site for a period of 5 years, the landscaping plan submitted with the Masterplan and approved by the local planning authority shall be implemented.
- 26 Infrastructure submissions, to consist of advance infrastructure works and advance structural landscaping may be submitted pursuant to condition 1 prior to the approval of the relevant detailed Master Plans. Such details shall accord fully with the Development Parameters approved at the time and shall be submitted to and approved by the local planning authority. Any such submissions shall be supported by plans at an appropriate scale, which show:
- (a) The proposed works in its context, both existing and as proposed.
 - (b) Any temporary treatment including hard and soft landscaping, boundary treatment etc works associated with the works.

The works shall be implemented in full accordance with the details approved.

And for the following reason(s):

- 01 In pursuance of Section 92(2) of the Town and Country Planning Act 1990.
- 02 In order to ensure the development proceeds on the basis of the scheme on which an Environmental Impact Assessment has been undertaken, the permission needs to be substantially tied to the details assessed.

- 03 To ensure that a coherent approach is taken to the master planning of the development and to ensure that the site integrates with the adjacent development.
- 04 To ensure that the development proceeds in a comprehensive and coherent manner
- 05 To ensure that the landscaping is maintained in the long term in the interests of the visual amenity of the development.
- 06 To ensure the permanent retention of satisfactory parking facilities in accordance with the local planning authority's standards and policy DP3 of the adopted Local Plan.
- 07 To ensure a high standard of design and to ensure that the development is built out in a comprehensive and acceptable manner.
- 08 To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record in accordance with Policy DP12 of the adopted Local Plan.
- 09 To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.
- 10 The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.
- 11 The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.
- 12 To prevent the increased risk of flooding, to improve and protect water quality and improve habitat and amenity.
- 13 To prevent pollution of the water environment.
- 14 To safeguard the amenities of the surrounding area and minimise air pollution, in accordance with policy DP5 of the adopted Dartford Local Plan.
- 15 To ensure that noise levels remain acceptable throughout the construction phase.
- 16 In order to fully understand the ecological value of the site and provide sufficient mitigation and enhancement.
- 17 In the interests of minimising carbon emissions in accordance with Policy CS23 of the Dartford Core Strategy.
- 18 To ensure mitigation measures identified and assessed in the Environmental Impact Assessment are implemented during the construction of the development hereby permitted to minimise any adverse impacts of the construction process, to ensure efficient use of resources and a full understanding of the construction team by the local planning authority.

- 19 In the interests of safety and amenity in accordance with Policies DL1 and DL4 of the adopted Dartford Local Plan and/or the protection of Controlled Waters.
- 20 To prevent pollution of surface and underground water courses in accordance with Policy DP11 of the adopted Local Plan.
- 21 To encourage sustainable methods of transport.
- 22 In the interests of highway safety.
- 23 To reduce the risk of surface water flooding on the proposed development and future occupants
- 24 To prevent pollution of controlled waters
- 25 To ensure and protect the amenity of new and existing residents.
- 26 To allow for the submission and approval of advance infrastructure works before detailed masterplan submission and approval.

INFORMATIVES

- 01 In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.
- 02 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
- 03 Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

- 04 The applicant is advised to contact Kent Highway Services on 08458 247800 with regards to obtaining a license to carry out works to a public highway.
- 05 The applicant is advised to seek advice from Environmental Health on 01322 343434 as to how to minimise the impact of noise from demolition/construction work on local residents and how to mitigate/suppress dust during demolition and construction works.
- 06 The applicant is advised to contact Environmental Health on 01322 343434 with regards to the submission of a Construction Code of Conduct in accordance with the Control of Pollution Act 1974.
- 07 New street name(s) and/or property numbers will be required for this development. Please apply as soon as possible as this process involves lengthy consultations. Please contact the Property Information Officer on: 01322 343434.
- 08 The applicant is advised that this permission is granted subject to the requirements and contributions as set out in the accompanying completed Section 106 agreement.
- 09 The applicant is advised that it is an offence to intentionally kill, injure or capture bats, deliberately disturb bats (whether in roost or not), recklessly disturb roosting bats or obstruct access to their roosts, damage or destroy bat roosts.
- 10 If planning permission is granted for the development which is the subject of this notice, liability for a Community Infrastructure Levy (CIL) payment is likely to arise. Persons with an interest in the land are advised to consult the CIL guide on Dartford Council's Website (<http://tinyurl.com/DartfordCIL>) for information on the charge and any exemptions or relief, and to submit the relevant forms (available from www.planningportal.gov.uk/cil) to the Council before commencement to avoid additional interest or surcharges. If liable, a CIL Liability Notice will be sent detailing the charges, which will be registered as a local land charge against the relevant land.

ADDITIONAL INFORMATIVE

The applicant is advised that the granting of planning permission does not negate or override the need to obtain any other necessary consents related to this development and required under separate legislation

Working positively and proactively:

In reaching a decision on this application, the Borough Council has implemented the requirements of the National Planning Policy Framework in order to secure developments that improve the economic, social and environmental conditions of the area.



Signed.....
Head of Regeneration

Dated this 30th October 2017

Your attention is drawn to the notes attached

NOTIFICATION TO APPLICANT

SCOPE OF CONSENT:

This permission is confined to permission under the Town and Country Planning (Development Management Procedure) (England) Order 2015, and does not obviate the need to comply with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be necessary.

APPEALS TO THE SECRETARY OF STATE:

If you are unhappy with the decision of the Council to grant permission or approval subject to conditions, you may appeal to the Secretary of State for the Environment within **six** months of receipt of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

Tel: 0303 444 5000

Online: <https://www.gov.uk/government/organisations/planning-inspectorate>

Email: enquiries@pins.gsi.gov.uk

(1) The inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning.

(2) The Secretary of State has power to allow a longer period for lodging an appeal but he will not normally be prepared to do so unless there are special reasons for the delay in lodging the appeal.

(3) The Case Officer who dealt with the application will be able to advise further on the appeal process if necessary.

MINOR AMENDMENTS

Please note that if you intend to carry out any alterations, amendments or deviate from the approved plans, new plans together with completed "Non-Material Amendment" application forms must be submitted to the Dartford Borough Council for consideration. Forms can be downloaded from www.dartford.gov.uk.

The fee for this will be as follows: For Non-material amendments apps:

Householder fee £28; All other cases £195

DISCHARGE OF CONDITIONS

Request for written confirmation of the discharge of condition or conditions attached to a grant of planning permission:

£28 for each request that relates to a permission for a householder development; £97 All other cases.

Please note: Fee paid under this regulation will be refunded if the Council fails to give written confirmation within twelve weeks, starting from the date on which the authority receives the request.

(APPROVAL NOTES)