



Ebbfleet
DEVELOPMENT CORPORATION



RESIDENT'S PLANNING GUIDE

SPRINGHEAD PARK



Introduction

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



Figure 1: Springhead Park Homes and Community Facilities.

Springhead Park Overview

Springhead Park is a residential-led development, together with community facilities and public open space.

A summary of the approved development is provided below:

- **Residential**
 - 799 homes, including mix of private and affordable housing
- **Community Facilities**
 - Eastgate Church and Community Centre
 - Springhead Park Primary School and Nursery
- **Public Open Space**
 - Penn Green Park
 - Play Areas
 - Linear Park
 - Allotments



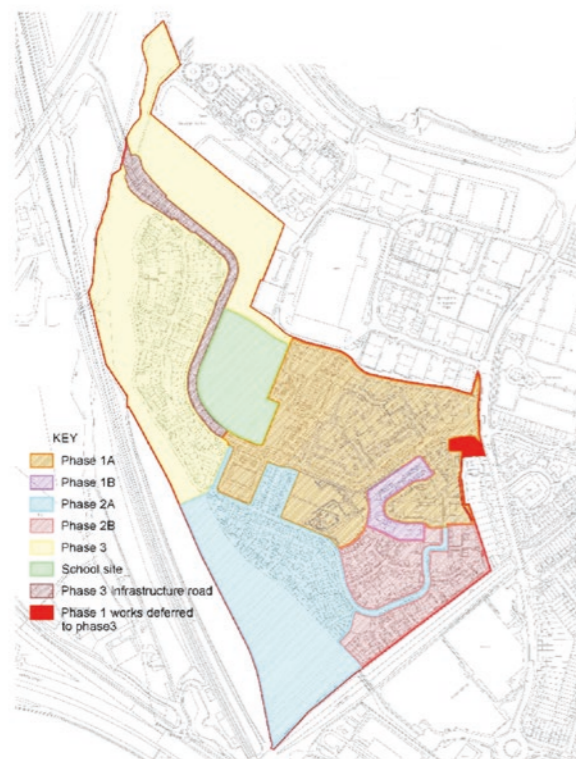


Figure 2: Springhead Park Phasing.

Additional Information

EDC delivered a road bridge which opened in 2020, connecting Springhead Park to Ebbsfleet Gateway (A2260), improving connectivity with Ebbsfleet Station and the wider area, and a *Fastrack* bus route now runs through Springhead Park.

The residential developer for Springhead Park is Countryside Properties PLC. Please refer to legal and estate charge documents for your property in respect of the management company responsibilities for estate maintenance.

Ebbsfleet Development Corporation (EDC)

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

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

EDC have produced the Ebbsfleet Implementation Framework, which sets out our vision for the Garden City. Further information, including copies of the full and summary versions of the Framework, is available from the following page of the EDC website: <https://ebbsfleetdc.org.uk/the-vision/>.

Other Website Links

- A new page for our growing communities with items like the popular blog, the community investment fund, Edible Ebbsfleet and creative ideas fund can be found here:
<https://ebbsfleetdc.org.uk/community/>.
- A new events page listing things are that going on in the Garden City and beyond can be found here:
<https://ebbsfleetdc.org.uk/events/>.
- The news section continues to grow and is updated almost daily. Details available here:
<https://ebbsfleetdc.org.uk/news-archive/>.
- An interactive map is available showing what projects the EDC is working on. This can be viewed here:
<https://ebbsfleetdc.org.uk/ebbsfleet-garden-city/>.
- There is also a parks section on the website, showing what we're working on across the EDC:
<https://ebbsfleetdc.org.uk/projects/parks/>.

Householder Planning Applications

When Planning Permission is required

If you wish to make physical changes to your property, or change how it is used, planning permission may be required. *The Town and Country Planning Act 1990 (as amended)* states that Planning permission is required for development of land, which is defined as:

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

When Planning Permission is not required

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

- Works which would affect only the interior of your home (excluding change of use).
- Ancillary (secondary) use of your home/garden/outbuilding for a purpose which does not change its primary use as a home for a single household (for example a home office or studio within a spare room) and would not involve any works to the exterior of your home, garden or outbuildings, nor additional outbuildings.
- Like-for-like replacement of doors and windows within the existing openings for a similar design, material and colour. Please note that this only applies to houses, not apartments nor flat over garage units/coach houses.

Permitted Development Rights

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

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

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

There are no permitted development rights for installation of Air Conditioning units to the exterior of your home. These require planning permission.

Permitted Development Rights at Springhead Park

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

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

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

Part 1 Class A - Enlargement, Improvement or Alterations

Description	Covers enlargement, improvement or alterations to a house such as rear or side extensions, conservatories, garage conversions, or amendments to existing external features such as entrance canopies, windows and doors.
General Advice	<p>Permitted Development rights in Class A have been removed so planning permission will be required for such works.</p> <p>Extensions and Conservatories</p> <p>The design, materials (both type and colour), size, and height of extensions and conservatories would generally be expected to relate to the main property, and to not impact neighbouring properties such as overlooking or restricting light into their windows and gardens, or to be dominating over their property or gardens. The amount of car parking would also need to be sufficient for the property as extended, which is particularly relevant where an additional bedroom would be created.</p> <p>Garage Conversions</p> <p>The parking allocation across Springhead Park was approved on the basis of garages being provided to some properties. Applications to convert all or part of a garage to a habitable room will therefore be resisted due to the likely increase of on-street car parking this would create.</p> <p>Doors and Windows</p> <p>Any doors or windows which would face towards another property or garden would be expected to have obscure glazing and serve a non-habitable room such as a hallway or bathroom.</p>

Part 1 Classes B and C - Additions or Alterations to Roofs

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

Part 1 Class D - Porches

Description	Covers building a porch outside an external door.
General Advice	Permitted Development rights in Class D have been removed so planning permission will be required for such works.

Part 1 Class E - Outbuildings

Description	Covers the provision of buildings and other development within the curtilage of the house, such as domestic sheds.
General Advice	Permitted Development rights in Class E have not been removed so planning permission is not required for such works, subject to falling within the limits and conditions specified in Class E.

Part 1 Class F – Hard Surfaces

Description	Covers the provision of hard surfaces such as paving or tarmac within the curtilage of the house.
General Advice	<p>Permitted Development rights in Class F have been removed so planning permission will be required for such works.</p> <p>Replacement Hard Surfaces Proposals would be expected to match material of the existing hard surface and relate to those of neighbouring properties.</p> <p>Additional Hard Surfaces The soft landscaping scheme at Springhead Park has been designed to provide a good quality public realm, and also surface water drainage. Proposals to install hard surfaces in place of trees, grassed areas, other planting or permeable/porous surfaces will therefore be resisted.</p>

Part 1 Class G

Description	Covers the installation, alteration, or replacement of a chimney, flue or soil and vent pipe (Class G) and the installation, alteration, or replacement of microwave antenna such as satellite dishes (Class H)
General Advice	Permitted Development rights in Class G have not been removed so planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO.

Part 1 Class H

Description	Covers the installation, alteration, or replacement of microwave antenna such as satellite dishes (Class H).
General Advice	Permitted Development rights in Class H have not been removed so planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO.

Part 2 Class A - Gates, Fences, Walls etc

Description	Covers the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
General Advice	Permitted Development rights in Class A have been removed so planning permission will be required for such works.

Part 2 Class B – Means of Access to a Highway

Description	Covers construction of a means of access to a highway, such as a dropped kerb between a property and a road.
General Advice	<p>Permitted Development rights in Class B have been removed so planning permission will be required for such works.</p> <p>Separate consent will also be required from Kent County Council for dropped kerbs on adopted roads and you are advised to contact them for further advice.</p>

Part 2 Classes C, D , E and F

Description	Covers Exterior Painting (Class C), Electric Vehicle Charging points (Classes D and E) and CCTV Cameras (Class F).
General Advice	Permitted Development rights in Classes C, D, E and F have not been removed so planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO.

Further Information

Pre-Application Advice

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

Our pre-application service is currently offered free of charge. If you would like to discuss proposed changes to your home before making an application, please contact a member of the EDC Planning Team on:

Tel: **0303 444 8832** Email: **edcplanning@ebbsfleetdc.org.uk**.

Depending on the nature of your proposal we may need further information and drawings to advise you fully, and ask you to complete a pre-application request form, which is available from the following web page:

<https://ebbsfleetdc.org.uk/planning/planning-information/>.

Submitting a Planning Application to EDC

Further information on submitting a planning application to EDC is available from the following page:

<http://ebbsfleetdc.org.uk/planning/planning-application/>.

Register for updates on Planning Applications

You can register to receive updates on planning applications within the EDC area from the following page:

<http://applications.ebbsfleetdc.org.uk/online-applications/>

Lawful Development Certificates

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

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

<https://www.gravesham.gov.uk/home/planning-and-building/do-i-need-planning-permission/what-is-permitted-development>

Building Regulations

Please note that this guide does not cover Building Regulations, and separate Building Regulations Approval may be required for some works. Further information on Building Regulations is available from Gravesham Borough Council on the following page:

<https://www.gravesham.gov.uk/home/planning-and-building/building-regulations/overview>

Further Information

If you would like further advice on planning matters within the EDC area please contact the Planning Team:

Tel: **0303 444 8832** Email: edcplanning@ebbsfleetdc.org.uk.



Important Note

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



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