

Reference: EDC/24/0014

Site Address: Major Urban Park South, Alkerden, Eastern Quarry, Watling Street, Swanscombe, Kent

Proposal: Reserved matters application (details relating to access, appearance, landscaping, scale and layout) pursuant to conditions 2 and 25 of outline planning permission EDC/17/0048, for the construction of the Major Urban Park South, including the creation of Whitecliffe Square, a multi-use events space, together with associated hard and soft landscaping, sports pitches, a MUGA, play areas, cycle parking, improvements to existing woodland and associated works, together with submission of details relating to noise and vibration (condition 28), open land accessibility and management (condition 31), and the community facilities statement (condition 32).

Applicant: Eastern Quarry Ltd

Parish / Ward: Ebbsfleet

SUMMARY:

This application seeks approval of reserved matters in relation to access, appearance, landscaping, scale and layout for the provision of the southern portion of the Major Urban Park public open space situated between Alkerden and Ashmere within the Eastern Quarry development site (also known as Whitecliffe).

The application has been guided by a series of strategy documents and principally the Area Masterplan and Design Code (AMP/DC) which sets out design parameters for delivery of detailed consents and sets the standards against which all reserved matters applications in Alkerden Village are assessed. A significant programme of public engagement has also been undertaken by the applicant's team and community feedback has directly shaped the proposed design. Opportunities for further co-design are also secured in respect of the identified public art opportunities and the detailed layout and planting for an inclusive sensory garden for members of the community living with neurological conditions, such as dementia or autism.

The development provides informal open spaces which would always be open to the public, including terraced lawns, a multi-use urban square, an outdoor gym area, a basketball/football MUGA, skate park equipment, two children's play areas, and an informal grass 9 v 9 football community pitch. The development will also provide formal open space in the form of 4no. dual use tennis/netball courts and a wheelchair accessible community garden which will be fenced with controlled opening times. The scheme includes 3no. disabled parking spaces within the south-east corner of the site and a significant number of cycle parking stands across the park at key focal points and facilities. The design, layout, and landscaping work well together to create a series of high-quality open spaces at the heart of Eastern Quarry that form a significant piece of green infrastructure, providing a choice of walking and cycling routes through the space which connect well to the existing and planned development. The proposed amenity spaces and leisure routes are visually appealing, and materials and signage would assist legibility and wayfinding. 'Secured by Design' and 'Safer Parks' design principles have been considered to improve the safety of all users, especially women and girls. The proposal accords well with the AMP/DC and sets

out a good quality design achieving 10 out of 12 greens in the Building with Nature assessment, and the provisions accord with the framework for the Eastern Quarry outline planning permission, the approved Landscape & Open Space Strategy and Community and Leisure Facilities Strategy.

The applicant has worked closely with the EDC and the community to bring forward a carefully considered scheme, which complies with national and local policy, as well as the objectives of the Ebbsfleet Implementation Framework and other Ebbsfleet design guidance. It will contribute to the ongoing development of Eastern Quarry and Ebbsfleet through delivery of well-designed amenity spaces and green infrastructure. It is therefore recommended for approval subject to the conditions set out in this report.

RECOMMENDATION:

Authority be delegated to the Director of Planning and Place to approve the application and issue reserved matters approval, subject to the imposition of the planning conditions as set out in the report with delegated authority to the Director of Planning and Place to make minor changes to the wording.

PLANNING CONDITIONS:

Time limit

1. The development hereby permitted shall be begun before the expiration of two years from the date of this reserved matters approval.

Reason: For the avoidance of doubt and to ensure the development is brought forward in a specified timeframe.

Approved Plans and Documents

2. The development hereby permitted shall be carried out in accordance with the following plans, save for any amendments approved pursuant to any planning conditions imposed on this decision notice:

Landscape Drawings -

MUP South Site Context Plan - DE_229_MUPS_L_016 Rev A

MUP South Proposed Levels - DE_229_MUPS_L_017

MUP South Illustrative Cross Sections (pages 1 to 3) - DE_229_MUPS_L_CS -

MUP Illustrative Landscape Masterplan - DE_229_MUP_L_018

MUP South General Arrangement Plan - DE_229_MUP_L_001 Rev A

Detailed Landscape Plan 1 of 3 - DE_229_MUP_L_002 Rev A

Detailed Landscape Plan 2 of 3 - DE_229_MUP_L_003 Rev A

Detailed Landscape Plan 3 of 3 - DE_229_MUP_L_004 Rev A

Play Area and Other Drawings -

Detailed Play Area Plan 1 of 2 - DE_229_MUPS_L_005 Rev A

Detailed Play Area Plan 2 of 2 - DE_229_MUPS_L_006 Rev A

Detailed Community Garden Plan 1 of 1 - DE_229_MUPS_L_007 Rev A

Detailed Whitecliffe Square Plan - DE_229_MUPS_L_008 Rev A

Reason: For avoidance of doubt and to ensure a satisfactory form of development.

Pre-commencement Condition

- 3. Ecological Mitigation Plan** - No works shall take place within the site until a detailed ecological mitigation plan has been submitted to and approved in writing by the local planning authority. The submitted ecological mitigation plan must confirm the areas where ecological mitigation is required to be implemented, and detail what mitigation will be implemented, including for which species. No works can commence within the areas identified within the approved plan until the ecological mitigation has been implemented.

Reason: In the interests of biodiversity, nature conservation and enhancement, in accordance with Policy M14 of the Dartford Plan.

Informative: KCC Ecology would like it noted that if there is suitable habitat for protected species within the red line boundary, works may not be able to commence this year within those areas. During construction all site operatives must be made aware of the possible presence of protected species during works. If any protected species or signs of protected species are found, works should stop immediately, and an ecologist should be contacted. The applicant may need to apply for a protected species licence from Natural England, evidence of which should be confirmed with the Local Planning Authority.

Prior to the Installation of Underground Services

- 4. Services and Trees** - Notwithstanding the details shown on the approved plans, no installation of underground services shall be carried out until a detailed plan of underground services showing the relationship with trees, together with details of the final layout and spacing of trees in relation to street lighting, have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate that no conflicts will arise between underground utilities and tree roots. Details and locations of root barriers and root cell crates shall be submitted where applicable, clearly demonstrating that trees have access to sufficient soil volumes. There shall be no overall reduction in the number of trees when compared with the approved landscaping plans. Any trees unable to be delivered in the position indicated on the approved plans shall be relocated in the first instance within the same vicinity, and only when this is not possible, should replacement trees be provided elsewhere on site. The relevant works shall be carried out in accordance with the approved details.

Reason: To ensure underground servicing will not result in conflict with the approved landscaping, particularly tree planting, and to ensure an attractive landscape quality and appearance can be established in accordance with policies M1, M13 and M14 of the Dartford Local Plan.

Beyond Fine Grading Ground Works

- 5. Habitat Creation Plan** - Notwithstanding the details submitted with the application, no development beyond fine grading ground works shall take place until a habitat creation plan has been submitted to and approved in writing by the Local Planning Authority. The plan must include details of how habitats will be established within the site and provide interim management details to be implemented until the management detailed within the Major Urban Park South Management Plan (Middlemarch August 2024) can be implemented, including a timetable for implementation. The plan must be implemented as approved in accordance with the implementation timetable.

Reason: In the interests of biodiversity, nature conservation and enhancement, in accordance with Policy M14 of the Dartford Local Plan.

6. **Ecological Enhancements** – Notwithstanding the details submitted with the application, no development beyond fine grading ground works shall take place until details for the ecological enhancements within the site have been submitted to and approved in writing by the Local Planning Authority. The proposal shall include where appropriate the location and details of reptile and amphibian hibernacula, dormice, toad, hedgehog, bird and bat boxes, super invertebrate hotels, log piles and lacewing/ladybird boxes for invertebrates and shall include a timetable for implementation. The development shall be carried out in accordance with the approved details and thereafter maintained.

Reason: In the interests of biodiversity, nature conservation and enhancement, in accordance with Policy M14 of the Dartford Local Plan.

Informative: trees on site may not be able to support bird and bat boxes immediately and therefore details of boxes being erected over the lifetime of the development as trees mature should be provided.

7. **Hard Landscaping Scheme inc. Street Furniture** - Notwithstanding the details set out in the approved plans, no development beyond fine grading ground works shall take place until details of proposed hard landscaping and street furniture have been submitted to and approved in writing by the Local Planning Authority. These details shall substantially accord with the details illustrated and annotated within the Alkerden Major Urban Park – Ebbsfleet Design Statement Aug 2024 (DE_229_MUPS_L_DS REV A) and the approved drawings and shall include the following details:

- a. Full details and samples of all hard surfacing materials together with specification of edging, kerbs and service covers (manhole covers) across the site, including construction details for the self-binding gravel paths with suitable edging.
- b. Details of inclusive design including external steps and ramps, tactile warning or wayfinding paving, mobility features and dropped kerbs.
- c. Construction details for swale bridges, steps, chalk trail, skate park elements, community garden elements (including raised beds and bespoke storage unit with rainwater harvesting), scooter parking.
- d. Full specification details for the outdoor gym equipment including associated surfacing.
- e. Full specification details for all street furniture, including lighting fixtures/columns and bollards should be submitted and also confirm the specified RAL colours (RAL5024 Pastel Blue for Whitecliffe Square, RAL5009 Azure Blue for Sports Plateaus, and RAL4007 Purple Violet for the lower lakeside and woodlands).
- f. Consideration of CCTV equipment to cover the play areas, sports facilities, community garden, MUGA and Skatepark.
- g. Confirm 3no. additional Litter/recycling bins within Whitecliffe Square.
- h. Full specification details for lockable water / power supplies.
- i. Car parking layouts including details of blue badge parking and the demarcation of vehicle parking spaces.
- j. A site wide levels plan, covering all areas of public realm, and to include both spot levels and gradients. Details should also demonstrate gradients to all paths will be accessible, including those connecting to adjoining residential parcels.
- k. Details of the position and finish of the 3no. footpath/cycleways terminating to the eastern boundary to Alkerden South (Redrow Phases 1 and 2). Details should confirm the termination of the connection will be located and finished to provide

appropriate footpath and cycleway connections into the adjoining residential parcel.

- I. Details of a signage including wayfinding signage, play area signage, dog fouling to sports pitches, and safety signage around the skate park and haul road.

The development shall be carried out in accordance with the approved details prior to first use of the open space (or part of the open space to which it relates) and thereafter maintained in accordance with the approved Landscape Management Plan at all times.

Reason: In order to ensure an acceptable and functional standard of development upon completion, and in the interests of visual amenity, in accordance with Policy M1 of the Dartford Local Plan.

Informative: Any service covers (manhole covers) where people are likely to walk should be concealed (eg. recessed with inset finish) or located off of pedestrian routes to improve accessibility for people with sight impairment or dementia.

8. **Sport/Recreation** – Notwithstanding the details set out in the approved plans, no development beyond fine grading ground works shall take place until full details of the construction and surfacing materials for the grass sports pitch, tennis/netball courts, and Football/Basketball MUGA, including full specification details all line marking, tennis nets, netball goals, football goalposts and MUGA goal ends has been submitted to and approved in writing by the Local Planning Authority. The submitted details should confirm that:

- specifications are in line with relevant Sport England guidance,
- line marking ensures flexible use of the dual tennis and netball courts
- specifications for appropriate gradients, crossfalls, drainage and grass species to the football pitch have been advised by a specialist Agronomist using Sport England's specifications.

The development shall be carried out in accordance with the approved details prior to the first use of each sport/recreation facility and shall be thereafter maintained in accordance with the approved Landscape Management Plan at all times.

Reason: In order to ensure an acceptable and functional standard of development upon completion, in accordance with Policy M1 of the Dartford Local Plan.

9. **Boundaries and Fencing** - Notwithstanding the details set out in the approved plans, no development beyond fine grading ground works shall take place until full details of the design, materials and appearance of all boundary treatments, including retaining walls, swale headwalls, handrails, balustrades, sports fencing/gates, vehicular access gates, including any access points and access control measures, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to first use of the open space (or part of the open space to which it relates) and shall be thereafter maintained in accordance with the approved Landscape Management Plan at all times.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity within the area in accordance with Policy M1 of the Dartford Local Plan.

Informative: In respect of access control measures to the tennis/netball courts, consideration should be given to Gate access technology which allows venues to control access to their courts remotely, and can encourage new users and wider

audiences, manage instant payment and court bookings and can also be linked to floodlight controls.

10. Play Equipment – Notwithstanding the details set out in the approved plans, no development beyond fine grading ground works shall take place until full specification details (including construction details) for all children’s play equipment (including the den building areas, water play elements and waterplay rill) have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- full details of associated play surfacing
- details of inclusive play (access, age provision and details of equipment).

The play equipment shall be installed in accordance with the approved details prior to the first use of each play area and shall be thereafter maintained in accordance with the approved Landscape Management Plan at all times

Reason: To provide adequate amenities and well-served communities in accordance with Policies M1 and E2 of the Dartford Local Plan.

Informative: Consideration should be given to the Den Building areas being surfaced / demarcated with play grade wood chip (as used with the play area) to further reinforce the woodland theme, rather than chalk.

11. Soft Landscape Details - Notwithstanding the details set out in the approved plans, no development beyond fine grading ground works shall take place until a soft landscaping scheme and implementation programme has been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- a. Details of a stakeholder co-design programme and implementation plan in respect of the detailed landscape design of the northern inclusive sensory garden.
- b. Detailed planting plans at 1:200 scale (or similar) for the whole scheme including details of the numbers of all trees, hedges, shrubs, and herbaceous species to be planted, together with a planting schedule providing individual species, plant sizes (heights, spread, pot size, girth) and densities, and detailing plant supports.
- c. planting design for the areas of groundcover planting (based on but not limited to the species list provided),
- d. details of local edible tree specimen varieties
- e. details of the calcareous seeding mix to the chalk trail.
- f. full planting specification to include ground preparation, planting supports (where relevant) and implementation programme.

The approved soft landscaping scheme shall be carried out in full in accordance with the detailed implementation programme and completed before the end of the first planting season following first use of the open space (or part of the open space to which the planting relates) and thereafter maintained in accordance with the approved landscape management plan.

Reason: In order to ensure an acceptable and functional standard of development upon completion, in accordance with Policies M1, M2 and M14 of the Dartford Local Plan.

12. Lighting - Notwithstanding the details submitted with the application, no development beyond fine grading ground works shall take place until a detailed lighting scheme

which substantially accords with the Lighting Strategy set out within the Alkerden Major Urban Park – Ebbsfleet Design Statement Aug 2024 (DE_229_MUPS_L_DS REV A), including bollard lighting, floodlighting, security lighting and details of the illumination of chalk cliffs at night, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a. functions of proposed lighting and the uses it supports (e.g. for recreation facilities)
- b. technical details and specifications in respect of power, intensity, orientation, predicted lux contour plots, and light spill plots for all proposed lighting.
- c. details of time limits on lighting illumination, hours of operation, methods of control to operate lighting to sports and recreational facilities, and compatible with Kent County Council's standard electrical dimming regime.
- d. details of how the lighting scheme will mitigate any potential biodiversity impacts arising from the installation or operation of the proposed lighting (particularly in relation to bat and bird bricks and boxes being brought forward as part of the development)
- e. details of fixtures, any supporting structures, and systems of control such as timers and sensors
- f. details on colour temperature of the lighting and the associated public realm surfaces including reflectivity and glare

The final lighting scheme must provide sufficient lighting to footpaths, leisure routes, and public areas and be designed to BS5489-1 2020 standards (or updated equivalent), and in consultation with the project ecologist. The approved scheme shall be implemented prior to the first use of the open space (or part of the open space to which the lighting relates) and maintained in accordance with the approved landscape management plan.

Reason: To ensure a satisfactory appearance to the development and secure an appropriate level of lighting which will conserve and enhance the amenity of residents, neighbours, wildlife habitats and public safety in the interests of secured by design and in accordance with policies M1, M2 and M14 of the Dartford Local Plan.

Informative: footpaths, leisure routes, and public areas should be design to BS5489-1 2020 to ensure that sufficient lighting is present. Any lighting design should also be consulted with the project ecologist, lighting should be designed to minimise impacts on woodland planting, hedgerows and standing water. Mitigation using hoods or shields as well as directional lighting should also be considered. Any lighting design should also include details of the calculation zones for the areas of illuminance to help review average illuminance and uniformity.

13. **Cliff Stabilisation Strategy** – Notwithstanding the details submitted with the application, no development beyond fine grading ground works shall take place until a cliff stabilisation strategy has been submitted to, and approved in writing, by the Local Planning Authority. The cliff stabilisation strategy shall demonstrate that there would be no adverse impact on stability of the chalk cliffs nor unacceptable risk of injury from potential rock fall, and that sufficient accessible land would be retained within the site to enable provision of the development, including amenity, recreational and sports facility areas shown on the approved plans. The cliff stabilisation strategy shall also include a timetable for submission of a closure report for approval of the Local Planning Authority, with the closure report to include details of any works carried out and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. The development shall be carried out in accordance with the approved cliff stabilisation strategy.

Reason: To safeguard the natural environment, the safety of future users of the open spaces, and to ensure the development continues to be served by amenity, recreational and sports facility areas shown on the approved plans, in accordance with Policies M1 and M2 of the Dartford Local Plan and paragraph 180, 189, 190 of the National Planning Policy Framework.

Informative: as per the National Planning Policy Framework, a competent person is required to prepare site investigation information, being a person with a recognised relevant qualification, sufficient experience in dealing with the type of land instability, and membership of a relevant professional organisation.

14. Submission of Public Art Delivery Plan - Notwithstanding the details set out in the approved plans, no development beyond fine grading ground works shall take place until a Public Art Delivery Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall substantially accord with the submitted Public Art Delivery Plan & Concept Plan: Public Art Commission Opportunities set out within the Alkerden Major Urban Park Ebbsfleet Design Statement (DE_229_MUPS_L_DS REV A - Chapter 2). The plan shall include:

- The proposed number, location and overall concept for each installation
- Commissioning and co-creation process in accordance with the approved Eastern Quarry Public Art Strategy (March 2018)
- A timeframe for submission of reserved matters application/s for each installation pursuant to condition 2 and condition 25(i) of the outline permission (EDC/17/0048)
- A timeframe for delivery on site

The development shall be implemented in accordance with the approved Plan.

The subsequent reserved matters application/s shall be submitted in accordance with the approved Plan and shall include a management and maintenance schedule.

Reason: To ensure that public art within the Major Urban Park is brought forward in a timely manner and reflects the local character and heritage following local public input, and to ensure the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policies M1 and E2 of the Dartford Local Plan.

Prior to Seeding/Planting

15. Landscape Management Plan – Notwithstanding the details submitted with the application, no seeding and/or planting shall take place until a full landscape management plan, including implementation plan, long term design objectives and management responsibilities for all landscape areas, hard landscaping, sports pitches, sports courts, MUGA, play and gym equipment, and street furniture, have been submitted to and approved in writing by the Local Planning Authority. Details should confirm a schedule of inspection, maintenance and repair/replacement for a minimum period of 5 years, setting out objectives, tasks, and methodology. The management plan must consider

- biosecurity issues in relation to plant replacement
- sustainability in relation to water usage and irrigation.
- higher maintenance/pruning regime to key movement routes, and
- Specific information on the establishment of native species, namely wildflower and rich grassland (seed and/or turf), hedgerows, scrub, and woodland.
- A managed grass pitch restoration period to allow the grass to be repair and grow for two months of the year.

The development shall be carried out in accordance with the approved details and thereafter maintained in accordance with the approved Landscape Management Plan at all times.

Reason: To ensure the landscape is implemented, established and maintained to a high standard and to protect the visual amenity of the area and benefit bio-diversity in accordance with Policies M1, M2 and M14 of the Dartford Local Plan.

Informative: The applicant is reminded that condition 65 of the outline permission requires that landscaping schemes approved as reserved matters applications 'shall be implemented during the first planting season following completion of the relevant area of the development and shall thereafter be maintained for a period of five years. Any trees, shrubs or grassed areas which die, are diseased or vandalised within this period shall be replaced within the next planting season.'

Prior to First Public Use

16. Management and Stewardship Plan - Prior to the first public use of any part of the development hereby approved, a detailed Management and Stewardship Plan for the Major Urban Park South shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- a. Details of the management company (including contact information).
- b. Details of the governance structures that can adopt and adapt the management and stewardship plan to ensure it continues to deliver green infrastructure outcomes for the lifetime of the development.
- c. Details of community involvement and stewardship.
- d. Details of funding, or a mechanism for future funding, to secure the long-term management and maintenance arrangements
- e. Details of access and management principles, including booking methods and costs for the grass sport pitch, tennis/netball courts, and community garden spaces, including setting up associated equipment,
- f. Details of vehicle access arrangements for events held in Whitecliffe Square to accord with the principles set out in the approved Transport Technical Note (Jan 2024)
- g. Details for accessing the lockable water / power supplies
- h. Details of appropriately trained and qualified personnel (or a means to access and secure such expertise) to manage and maintain the green infrastructure features.
- i. Details of an events programme for the first 12-months of operation, to encourage community engagement, use, ownership and stewardship.

The development shall be implemented in accordance with the approved plan and maintained thereafter. The Plan shall be made available to the local planning authority for review as required. Any updates or amendments that may be required as a result of the review shall be embedded within an updated Management and Stewardship Plan and implemented accordingly.

Reason: To Ensure that appropriate long term stewardship arrangements are put in place for all spaces and facilities used by the public and allow the community to engage and shape their area in a meaningful way in accordance with Policies M1 and E2 of the Dartford Local Plan.

17. Noise Management Plan – Prior to the first use of the Whitecliffe Square Events Space, as indicated in drawing no. DE_229_MUP_L_002 Rev A (Detailed Landscape

Plan 1 of 3) for an event with music, a noise management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include noise control guidance to those planning an event with live or amplified music, covering the period before, during and after the event, and should consider natural guidance contained in the Code of Practice on Environmental Noise Control at Concerts (issued by the Noise Council), and consider methods to control low frequency limits of 70dB at 63Hz & 125Hz outside an affected residential window in respect of music events being held within Whitecliffe Square. The noise management strategy must be implemented in accordance with the approved details at all times.

Reason: In the interests of residential amenity and in accordance with Policy M2 of the Dartford Local Plan.

INFORMATIVES:

1. ADDITIONAL DOCUMENTS

The following documents have been considered in the assessment of this planning application:

Existing Drawings –

- Proposed Site Location Plan - DE_229_MUPS_L_015

Supporting Reports and Documents –

- CBRE Cover Letter (February 2024)
- CBRE Cover Letter (September 2024)
- MUP South RMA Statutory and Public Consultation Response Schedule (Sep 2024)
- Planning Compliance Statement (Feb 2024)
- Design and Access Statement - DE_229_MUPS_L_DS
- Middlemarch Eastern Quarry MUP South Management Plan (Aug 2024) RT-MME-121456-317
- Middlemarch Ecology Design Statement (Jan 2024) RT-MME-121456-2023-05 Rev B
- Middlemarch Arboricultural Impact Assessment (Nov 2023) RT-MME-161680-S-02 Rev A
- RBA Acoustics Noise Impact Assessment Report (Jan 2024) - 13246.RP01.NIA.0 Rev 1
- RBA Acoustic Technical Note (May 2024) - 13246.RP01.NIA.0
- Patrick Parsons - Major Urban Park (South) Drainage Strategy (November 2023)
- SLR - Transport Technical Note (Jan 2024) - 425.002155.00001
- Pillory Barn - Statement of Community Involvement (January 2024)

Swept Path Drawings -

- Swept Path Analysis – Car Parking – Standard Design Vehicle - 237626/AT/B01
- Swept Path Analysis - Servicing - 10m Rigid Vehicle - 237626/AT/A01 Rev B
- Swept Path Analysis – Servicing - 16.5m Articulated Vehicle - 237626/AT/A02 Rev B
- Swept Path Analysis – Servicing -Ambulance - 237626/AT/A04 Rev B
- Swept Path Analysis – Emergency Vehicle - Ambulance - 237626/AT/A07 Rev B

Drainage and Lighting -

- Major Urban Park (South) Drainage Strategy - B18075/305 Rev P1
- Drainage Strategy Sheet 2 - B18075/152 Rev P1
- Drainage Strategy Sheet 4 - B18075/154 Rev P1
- Flood Route Plan – Major Urban Park South (Sheet 1) - B18075/330 Rev P1
- Flood Route Plan – Major Urban Park South – Sheet 2 (new drawing) B18075/331 Rev P1

- Lighting of Strategic Movement Routes – Major Urban Park South (new drawing) B18075/333 Rev P1
- Drainage Calculations – Major Urban Park – Summary of Critical Results by Maximum Level Storm
- Drainage Calculations – Major Urban Park – Manhole Schedules for Storm
- Drainage Calculations – Major Urban Park – Storm Sewer Design by Modified Rational Method

2. LANDSCAPING

The applicant is reminded that all planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented in accordance with the approved details and in accordance with the timing as set out in condition 64 of outline permission EDC/17/0048.

3. KENT COUNTY COUNCIL LEAD LOCAL FLOOD AUTHORITY

A full drainage model for the Major Urban Park is required and anticipated to be submitted as part of the future Major Urban Park North reserved matters application. It should be noted that the full model may have consequences for the capacity, design and size of the swales hereby approved within the Major Urban Park South. Should the full drainage model prove to have consequences for the southern swale design, landscape amendments to the design of the southern swales would need to be regularised through formal submissions or amendments to the approved scheme.

4. KENT COUNTY COUNCIL HIGHWAYS AND TRANSPORTATION

If any trees are to be adopted by KCC they will need to be inspected prior to adoption. This is to ensure they are in suitable condition. Consideration must also be given to the NHBC guidance with regards to tree planting in proximity to built structures.

It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway. Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because LPA planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process. Across the county there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway. Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil. Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority. Kent County Council has now introduced a pre-application advice service in addition to a full formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. Further details are available on our website below: <https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissionsand-technical-guidance>. This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process. Further details on this are available on our website below: <https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb/dropped-kerb-contractor-information> Once planning approval for any development has been granted by the LPA, it is the responsibility of the applicant to ensure that before development commences, all necessary highway approvals and consents have been obtained, and that the limits of the

highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site. Further guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website: <https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissionsand-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181

5. OUTLINE PLANNING PERMISSION

The applicant is reminded that this decision is an approval of reserved matters pursuant to an outline planning permission and that the conditions attached to the outline planning permission also have to be complied with.

6. REASON FOR IMPOSITION OF PRE-COMMENCEMENT CONDITIONS

Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority is satisfied that the requirements of planning condition 3 (including the timing of compliance) is so fundamental to the development permitted that such details must be submitted prior to works commencing on site.

In accordance with The Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the imposition of this pre-commencement condition has been agreed in writing with the applicant.

7. POSITIVE AND CREATIVE APPROACH TO DECISION MAKING

In accordance with paragraph 38 of the National Planning Policy Framework, Ebbsfleet Development Corporation, as local planning authority, has taken a positive and creative approach to the proposed development, focusing on finding solutions:

- The applicant/agent was provided with pre-application advice;
- The applicant/agent was advised of planning issues during the processing of the application and additional information has been submitted to address these;
- The application was determined within the relevant timescales in accordance with an extension of time agreement.

1.0 SITE CONTEXT AND PROPOSAL

Site Context

- 1.1 The application site lies within the Eastern Quarry (Whitecliffe) development, , which forms a strategic development site in Ebbsfleet.
- 1.2 Eastern Quarry (EQ), which measures some 270ha in area, is bounded to the south by the A2, the B255 and Bluewater shopping centre to the west, and Alkerden Lane and the settlements of Greenhithe and Swanscombe to the north. Outside the boundary of EQ, the Northfleet West Sub Station site (known as Ebbsfleet Green) being developed by Redrow, is located to the southwest.

- 1.3 Outline planning permission (OPP) was granted for EQ in 2007 for up to 6,250 dwellings together with 33% associated open space and up to 231,000 square metres of built floorspace for business premises; education community & social facilities; hotels; theatre; supporting retail and leisure facilities. All matters were reserved for later consideration. The outline consent was varied in 2013 to allow for a change in land disposition across the Site. A second variation to the outline approval was granted in March 2018 to allow alterations to parameter plans reflecting an update in land levels and land use disposition.
- 1.4 The masterplan for EQ takes the form of three connected villages. The first village to come forward was Castle Hill to the east. Except for some small parcels of land, detailed consent has been granted across Castle Hill for 1,610 dwellings and is nearing completion. To the west of Castle Hill lies the central and western villages. Details have been approved for a total of 518 dwellings in Ashmere village to the west through a joint venture between Vistry and Clarion Housing, with occupations in Phase 1 and construction progressing on Phase 2. The central Alkerden village, which forms the commercial and community heart of EQ, has permission for an education campus anticipated to be operational in 2025, and the first phase of Alkerden Market Centre, comprising a mixed-use development including a supermarket, café, children's nursery, gym/leisure space and neighbourhood green was approved in 2023. Detailed approval has been given for 868 dwellings across Alkerden with construction nearing completion on Bellway (Parcel 5a) and Westerhill Homes custom build units (Parcel 7) in the north, and progressing well on Redrow's joint phases (RM1 and RM2) in Alkerden south. In total there are approximately 2,094 completions across EQ at this time.

Application Site

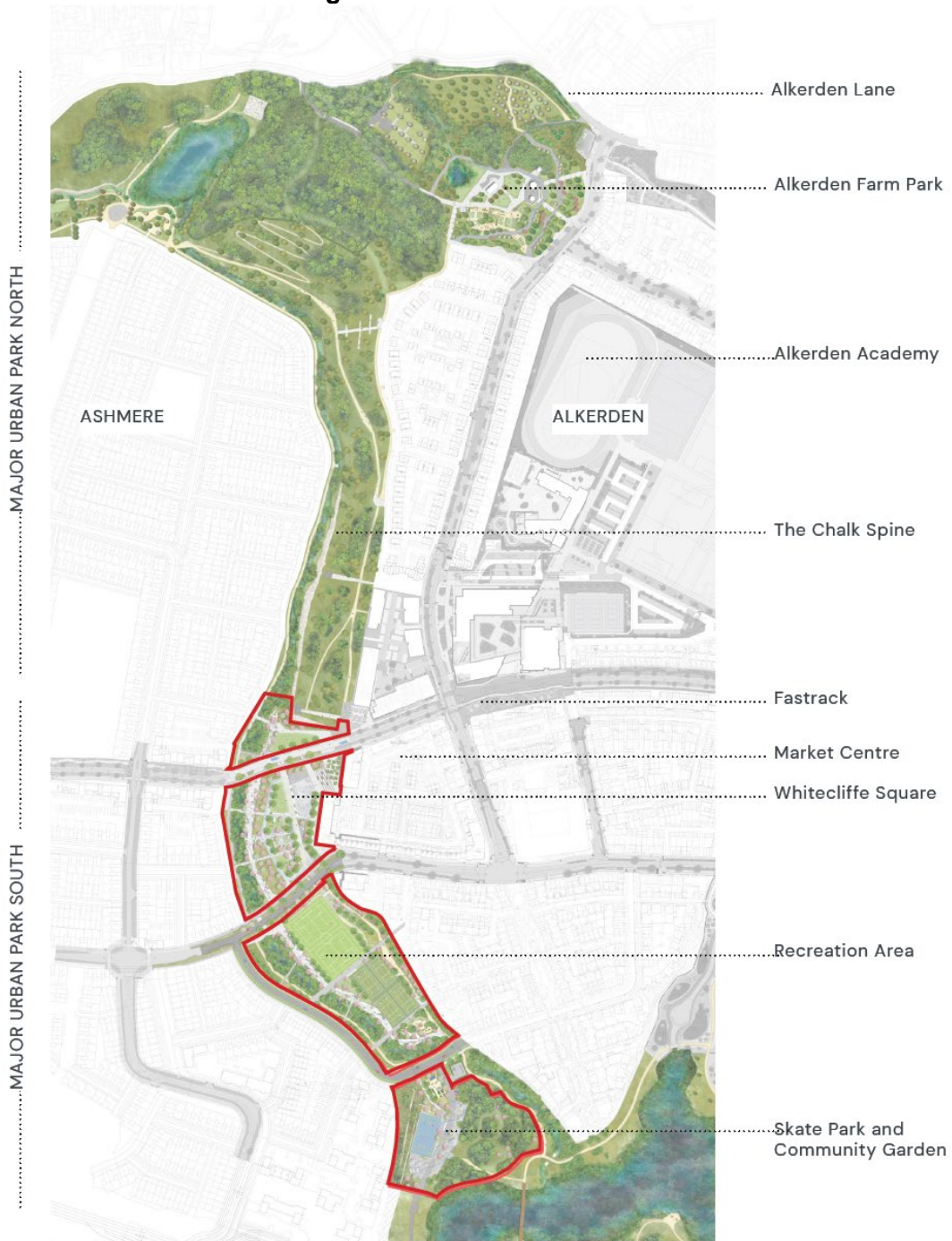
- 1.5 The application Site is situated between Alkerden and Ashmere urban areas at the centre of EQ and extends across 5.57ha. The Site is bound to the north by the base of a chalk spine cliff and the continuation of the MUP north which is anticipated to be formally submitted in Q1 2025. The Site adjoins the Alkerden Market Centre (EDC/22/0177 withdrawn) and Redrow's Alkerden South residential developments (EDC/21/0104 and EDC/23/0027) to the east, and future residential phases of Ashmere to the west. To the south the MUP terminates against the open spaces around Castle Hill Lake (EDC/17/0164), as well as adjoining a small portion of the MUP South which has been submitted separately for the formation of a drainage swale, pedestrian and cycle paths and foul water pumping station (EDC/23/0124). The Site broadly forms a linear corridor measuring 560m in length and varying in width from circa. 60-140m. The site is subdivided by 3 roads; Fastrack (EDC/21/0148), the primary road south (EDC/24/0141) and the Alkerden south secondary street (yet to be submitted). Consistent with the wider topography of the quarry, land falls across the Site from north to south by approximately 13.5m overall.

Proposal

- 1.6 The application seeks approval for all relevant reserved matters (access, appearance, layout, scale and landscaping) pursuant to the extant OPP for EQ for the provision of open space comprising the southern section of the Major Urban Park (MUP).
- 1.7 The MUP will eventually form the largest open space provision within EQ, spanning some 52ha overall. The present scheme, referred to as MUP South, will provide the first portion of the park, beginning at the base of the chalk spine to the north and extending down to Castle Hill Lake in the south. The scheme comprises a significant piece of green infrastructure formed by various interwoven amenity spaces which are

predominately designed as informal open spaces which would be open to the public at all times, including a sensory garden, terraced lawns, a multi-use urban square, an outdoor gym area, a basketball/football MUGA, skate park equipment, 2 no. themed children's play areas, and 1 no. informal grass community pitch (9 v 9 football). A wheelchair accessible community garden and 4no. dual use tennis/netball courts are provided as fenced formal open space with controlled opening times. The proposal includes 3no. disabled parking spaces within the south-east corner of the Site which will be accessed via Sgt Pepper Drive.

Image 01 : Site Plan and Location



1.8 The proposals indicate potential locations for public art in three locations, within the MUP south. The applicant has confirmed that a detailed specification, timeframe for

delivery and management and maintenance schedule for each area of Public Art will be subject to a separate reserved matters application.

- 1.9 Pursuant to condition 25 of the OPP for EQ, which requires the submission of details to be provided with any RMA, details of the following sections in relation to the condition have been provided in the submission and will be discussed in the appraisal section below:

- a) Updated area plan
- b) Landscaping
- d) Street lighting and furniture
- e) Boundary treatment
- f) Surface finishes and hard landscaping
- g) Schedule of open space
- h) External lighting (not street lighting)
- i) Detailed public art specification
- j) Cycle Parking
- l) Signage and interpretation

- 1.10 Details relating to condition 25 parts c) Materials, k) television receivers, and m) layout of community buildings, are not relevant to this application. With regard to condition 28 of the OPP, while the development does not propose sensitive uses which abut a principal highway or commercial use, a noise assessment has been submitted to support the RMA providing appropriate noise impact assessments on future residents for the sports and recreational facilities and potential music events being held within the urban square. In accordance with condition 31 (open space) of the OPP, the submitted Planning Compliance statement includes an Open Land Accessibility and Management Strategy (Appendix A) which confirms the development would provide predominately informal open space which will be accessible to the public at all times, with the exception of the fenced and managed hard sport courts, community garden and the restricted safety zones to the base of the cliffs. In accordance with condition 32 (community facilities) of the OPP, the submitted Planning Compliance statement includes a Community Facilities Statement (Appendix B) which confirms management and maintenance principles for the proposed recreational areas.

2.0 RELEVANT PLANNING HISTORY

High Level Permissions

- 2.1 EDC/17/0048 - S73 application for the variation of conditions of DA/12/01451/EQVAR relating to parameter plans and strategies - Approved 28.03.18

Discharge of Outline Conditions

- 2.2 EDC/20/0070 - Application for the discharge of conditions 19 and 20 attached to planning permission reference no. EDC/17/0048 relating to the submission of an Area Masterplan and Area Design Code for the Alkerden Area - Approved 22.11.21.
- 2.3 EDC/22/0008 - Discharge of condition 19 (area master plan) pursuant to OPP EDC/17/0048 (update to earlier condition discharge for AMP/DC, in relation to the Alkerden Market Centre) - Approved 08.03.23.
- 2.4 Furthermore, the following details approved against conditions under the OPP:

- Site Wide Masterplan (condition 10)
- Waste Management Plan (condition 11)
- Water Management Plan (condition 12)
- Archaeology (condition 14)
- Biodiversity Action Plan: Implementation Programme (condition 15)
- Utilities Framework (condition 16)
- Sustainable Construction Plan (condition 23)
- Water Conservation Plan (condition 24)
- Contamination (condition 34)
- Scheme of Working and Code of Conduct (condition 37)

Other Applications

- 2.5 EDC/18/0086 - Reserved Matters Application pursuant to Conditions 2 and 18 of planning permission reference no. EDC/17/0048 relating to advanced infrastructure works in the form of land forming and earthworks within the Central and Western villages (excluding Alkerden Farm) - Approved 06.03.19
- 2.6 EDC/22/0092 - Reserved matters application (details relating to access, appearance, landscaping, layout, and scale) pursuant to Conditions 2 and 25 of outline planning permission EDC/17/0048 for infrastructure works in the form of land forming and earthworks around Alkerden Barn - Awaiting decision

3.0 PUBLICITY AND REPRESENTATIONS

- 3.1 The application was publicised in the Ebbsfleet Development Corporation (EDC) weekly list. The proposals were also advertised on site via 4no. notices and publication in a local newspaper for the following reason: - Major Development
- 3.2 Site Notice expiry date: - 19 Mar 2024
- 3.3 Press Notice expiry date: - 21 Mar 2024
- 3.4 1no. letter of representation has been received (18.03.24) which generally supports the proposals but which makes the following comments and queries: -
- Difficult to understand how North and South sections will connect and interface physically, ecologically and in design terms. No clear direct alignment for the north-south route due to the breaking up of spaces and functions.
 - Limited connection between North and South on the eastern edge risks could reduce function/coherence as a single park or continuous linear space.
 - Abrupt change of levels where the chalk spine is retained.
 - Isn't clear how a legible north-south footpath/cycle route will be established? Will north be genuinely multi-functional greenspace?
 - Absence of a wider Walking and Cycling Infrastructure Plan demonstrating how connection to other routes (recreational or more functional) through the former quarry and out towards the surrounding areas will be achieved.
 - The inclusion of references in the application to wheelchair accessibility is to be welcomed. Electric wheelchairs (and cycles) charging points should be included.
 - Could design also assist in providing sensory experience for those who are partially sighted or help deliver an environment that is dementia friendly and safe
 - Sound within the environment should be considered and how it would impact visitor experiences

- Lighting to be agreed the ambiance, safety and functionality of spaces, along with ecology.
- Unclear on fencing, lighting and management of recreational areas
- Binding open space management plan should be put in place to ensure the future maintenance of the MUP

EDC Officer Comments: In considering this application, due regard has been given to the comments received from local residents and they have been intrinsically assessed in the planning appraisal given below, however the applicant has responded with the following points of clarification:

- *We are not aware of any policy requirements for wheelchair or cycle charging facilities. Given the proposed uses within the park, charging points are not being provided within the Southern section, for any type of transport of vehicle. Vehicle charging facilities will be provided throughout the wider Eastern Quarry site which will be available for use by the public.*
- *While cross sections have not been provided due to their limited information a Strategic Pedestrian/ Cycle Strategy plan has been provided (page 127 of the Landscape Design Statement) which highlights the connections points between the MUP north and south applications, indicating the key movement routes.*
- *This will be a continuous linear park from the south to the North and will be connected via pathways.*

4.0 CONSULTATION RESPONSES

4.1 The following organisations were consulted on the application and responses received are summarised below: -

4.2 KCC Highways and Transportation

Received 17.09.24 – NO OBJECTION

Following initial comments seeking further information KCC officers have confirmed:

- As none of the paths/servicing roads are to be adopted by KCC no comments are made in respect of Street Lighting or Boundary Treatment.
- The amendment to fruit tree locations is welcomed and results in a suitable distance between adoptable highway and fruiting trees.
- The inclusion of additional accessibility features such as high contrasting tactile/hazard paving and visibility steps in appropriate locations are welcomed.
- Concerns regarding cycle parking and inconsistencies at crossing points have been suitably addressed.
- The landscape management approach to “clip back vegetation adjacent to movement routes” is welcomed, and this should be incorporated into the future Landscape Management Plan.

EDC Officer Comments: These comments are discussed within the appraisal section. Condition 15 secures a detailed Landscape Management Plan which notes higher maintenance regime to movement routes.

4.3 KCC Ecology

Received 7.10.24– NO OBJECTION SUBJECT TO CONDITIONS

Following initial comments seeking further information/clarifications, KCC’s Bio-diversity Officer has confirmed:

- While some relevant information has been provided re. likely present protected species and the applicant’s requirements regarding ecological mitigation is

acknowledged, no clear plan has been provided. As such, a pre-commencement condition is advised to secure a detailed ecological mitigation plan which can confirm exactly what mitigation is required, where it is to be implemented and for what species.

- Specific information on the establishment of native species, namely wildflower and rich grassland (seed and/or turf), hedgerows, scrub, woodland should be conditioned either by way of a detailed landscape management plan or habitat creation plan to ensure these are established and managed appropriately to benefit biodiversity.
- Landscaping plans confirm details of ecological enhancements to be incorporated into the site. It is however noted that trees on site may not be able to support the intended bird and bat boxes immediately. These must therefore be erected over the lifetime of the development as trees mature.
- While submitted lighting plans demonstrate that the lighting proposed for the footpaths has been designed to minimise light spill, this is likely to be greater than depicted when vertical light spill is considered. Therefore, KCC would seek to ensure lighting within the open spaces is designed to dim over night when footfall is unlikely, to ensure there are periods when the lighting is as dim as possible.

EDC Officer Comments: These comments are discussed within the appraisal section. Condition 3 has been recommended to ensure an ecological mitigation plan is provided and approved prior to commencement. Condition 15 for a Landscape Management Plan has been recommended and includes references to details for the implementation and management of the native species specified. Conditions 5 and 6 have been recommended to ensure suitable interim habitat creation and long term ecological enhancements are made and condition 12 include reference to ensuring lighting is dimmable wherever possible.

4.4 Designing Out Crime Officer (DOCO)

Received 01.03.24 – DESIGN RECOMMENDATIONS RAISED

- Play areas must be enclosed and Play equipment should be vandal/fire resistant.
- Design out areas of concealment or informal storage is recommended.
- Trees should not obstruct surveillance or effective lighting. Hedging should be no higher than 1m and dense planting used to prevent/deter undesirable access.
- Secure anchors for cycle storage are required.
- Lighting plan should be designed by professional lighting engineer to BS5489-1:2020 standards.
- Secure gates and 2m high boundary to tennis and netball courts are recommended.
- Public foot paths should be 3m wide to accommodate passing pedestrians.
- Provision of informal association spaces for the community, particularly young people should be considered.
- Recommend hostile vehicle mitigation for pedestrian safety during events at white cliff sq.
- Security during construction phase is required.

EDC Officer Comment: These comments have been communicated to the applicant who have confirmed that while the DOCO was not engaged, the Safer Parks and Secured by Design guidance has been referred to by the designers (page 117-118 Landscape Design Statement) and a map of locations across the park of safety measures is now incorporated. This includes vandal / fire resistant play equipment, designing with surveillance in mind, incorporating seating areas which have considered the Make Space for Girls guidance, designing out significant areas of concealment away from public activity, and ensuring the placement of footpaths and

play areas are adjacent to residential areas to increase natural surveillance over these spaces, appropriate lighting providing well-lit connections across the park between primary infrastructure routes and links to adjacent development parcels, removable bollards/vehicular gate to Whitecliffe Square entrances (pages 12, 55, 92 and 107 Landscape Design Statement). In terms of the recommendation to secure boundaries to the play areas, an open design is considered to be appropriate and is supported by EDC officers, to promote a more open and inclusive approach which uses natural boundaries such as level changes, footpaths and planting to define edges. This is in line with the approved LOSS and common best practice which has largely moved away from fenced play areas. Safer Parks and Secured by Design principles are discussed further within the appraisal section. In addition to the applicant's comments it is relevant to note that 'A Code of Construction Practice' was approved by the OPP and updated under application ref. EDC/19/0112 pursuant to condition 35 of the OPP. This document secures details in respect of site security during the construction phase, confirming security will be predominately managed by fencing and gates, and manned by a security guard during normal working hours, with overall security for EQ will be maintained by the Site Wide Owner (Henley Camland), and each construction phase will be responsibility of the site Contractor.

4.5 Sport England (SE)

Received 09.09.2024 – WITHDRAWS NON-STATUTORY OBJECTION

Following initial comments placing a holding objection on the application due to the lack of details on the sport provisions, SE have confirmed that as the proposed football pitch is more of a recreational area than a formal sports pitch, they have withdrawn the non-statutory objection and have no further comments to make on the proposals.

EDC Officer Comment: SE comments are discussed within the appraisal section below.

4.6 EDC Lighting Advisor – Bureau Veritas (BV Lighting)

Received 19.03.2024 – NO OBJECTION SUBJECT TO CONDITION

The design principles of the indicative lighting design are generally considered to be sound. However, a detailed lighting plan should be submitted and can be secured by condition.

EDC Officer Comment: These comments are discussed within the appraisal section below. Condition 12 has been recommended to secure a full and final lighting plan.

4.7 EDC Noise Advisor – Bureau Veritas (BV Noise)

Received 09.09.2024 - NO OBJECTION

Following initial comments recommending further NIA for the sports pitch, tennis/netball courts, and skatepark/MUGA, and conditional noise limits in respects of music events being held within Whitecliffe Square, an Acoustics Technical Note (ref. 13246.ATN01.NIA.0) addendum has been provided which confirms:

- RBA agree to planning conditions securing low frequency limits of 70dB at 63Hz & 125Hz outside an affected window in respect of music events being held within Whitecliffe Square, and
- further information on predicted noise levels from the use of the sports pitches, courts, skatepark or MUGA which establishes that best suggested noise level criterions will not be exceeded by the combined use of the sports and recreational facilities, and that predicted noise levels shall be no different to the otherwise prevailing environmental noise levels.

- Additional acoustic screening between the skate park/MUGA would have a negligible impact on noise impacts, given the land level differences and direct line of sight over the recreational space from the apartment buildings and is not proposed given predicted worst-case noise impacts demonstrate that the future amenity of occupants is not affected.

BV have reviewed this information and confirmed that given RBA's agreement to conditional low frequency limits, and the additional information provided regarding the sports and recreational areas, noise impacts are not considered to be unacceptable at the neighbouring residential properties.

EDC Officer Comments: These comments are discussed within the appraisal section below. Condition 17 has been proposed to secure a noise management strategy which incorporates methods to control low frequency limits from music events as recommend.

4.8 EDC Landscape Consultant - CSA Landscaping

Received 18.09.2024 – NO OBJECTION SUBJECT TO CONDITION

Following initial comments recommending a number of minor alterations to specific elements of the proposals, CSA reviewed the revised scheme and have confirmed that the vast majority of comments previously raised have been addressed as part of the changes. The proposals are therefore supported subject to various planning conditions securing final details and samples (where relevant) of the hard and soft landscape features, and a detailed landscape management plans.

EDC Officer Comments: These comments are discussed within the appraisal section below. Conditions 4, 7, 9, 10, 11, and 15 have been proposed to secure final details in respect of services and trees, hard landscaping and street furniture, boundaries and fencing, play equipment, soft landscaping and landscape management and maintenance.

4.9 Kent County Council (KCC) Lead Local Flood Authority (LLFA)

Received 16.10.24 – NO OBJECTION SUBJECT TO INFORMATIVE

- The LLFA has reviewed the Drainage Statement prepared by Patrick Parsons and confirms that proposals for surface water runoff from the park are in line with the proposals approved as part of the OPP.
- The LLFA further note from the statement that the sewers and swales have been designed for no above ground flooding for the 1 in 30 year events, with events greater than (100 year plus 20% climate change) being contained within the carriageway. The LLFA raise no objections to this approach but have requested a complete drainage model including the flows up to the North Lake via swales to ensure the swales within the park have been appropriately sized.

EDC Officer Comments: These comments are discussed within the appraisal section. While it is acknowledged that the full drainage model relates to the current application and could impact the capacity and therefore the design/size of the swales in the MUP south, the applicant has confirmed that "the full drainage model includes areas that lie outside of the redline of this application. These details will be provided within the subsequent MUP North application". The LLFA has therefore advised that a planning informative is appropriate and should advise the applicant that the full drainage model for the MUP is anticipated for the MUP north submission and could have consequences for the swale capacity/size in the MUP south.

- 4.10 The following local ward councillors were consulted on the application but provided no comments – Cllr Victoria Akintomide-Akinwamide, Cllr - Jonathon S Hawkes and Cllr Danny Nicklen.

5.0 PLANNING POLICY

5.1 National Policy & Guidance

National Planning Policy Framework December 2023 (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide
Building for a Healthy Life 2020

5.2 Development Plan

The Dartford Plan, Dartford Borough's Local Plan to 2037 (Adopted 2024):

Policy S1 - Borough Spatial Strategy
Policy S2 - Infrastructure Planning Strategy
Policy S3 - Climate Change Strategy
Policy E1 - Ebbsfleet and Swanscombe Strategy
Policy E2 - Ebbsfleet Garden City Development Principles
Policy E5 - Alkerden and Ashmere Allocation
Policy M1 - Good Design for Dartford
Policy M2 - Environmental and Amenity Protection
Policy M3 - Sustainable Technology, Construction and Performance
Policy M4 - Flood Risk and Riverside Design
Policy M14 - Biodiversity and Landscape
Policy M13 - Green and Blue Infrastructure and Open Space Provision
Policy M16 - Active Travel, Access and Parking

5.3 Other Guidance

Ebbsfleet Implementation Framework 2017
Design for Ebbsfleet Guide
Ebbsfleet Public Realm Strategy
Ebbsfleet Sustainable Travel Strategy

6.0 PLANNING APPRAISAL

- 6.1 The main issues to be considered in connection with this proposal are the principle of development, each of the Reserved Matters (access, appearance, landscaping, and layout), ecology, highways and parking, neighbouring amenity, maintenance and management, and sustainability. Intrinsic to the assessment of these issues is whether the proposal complies with local and national policy and the overarching aims of the suite of documents secured under the outline permission, notably the Area Master Plan and Design Code (AMP/DC), Community and Leisure Facilities Strategy (CLFS), Landscape and Open Space Strategy (LOSS) and the s106 agreement (s106).

Principle of Development

- 6.2 Paragraph 11 of the NPPF sets out a presumption in favour of sustainable development. For decision making, this means approving development proposals that accord with an up-to-date development plan without delay. The NPPF also confirms that the provision of accessible well-designed, beautiful and safe open spaces that reflect current and future needs and can support communities' health, social and

cultural well-being, is a key social objective for achieving sustainable development. Moreover, access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change.

- 6.3 Local planning policies S3, S5, E2, M1, M13 and M14 provide that new development should contribute to the Green and Blue Infrastructure network by providing multi-functional open spaces which relates well to the wider development and can deliver ecological enhancements which connect to the local Green Grid network and other measures to mitigate and adapt to the impacts of climate change, such as the inclusion of natural shading, sustainable drainage measures, and by encouraging active travel modes. Major developments are expected to deliver a landscaped scheme that are visually attractive, sympathetic to their setting and incorporating active design principles which seek to reduce the fear of, and opportunities for crime. The policies further establish that land should be for formal and informal recreation, whereby ongoing maintenance and management needs to be demonstrated and should ensure well-served communities endure for the lifetime of the development.
- 6.4 OPP has been secured for the whole of EQ and its provisions drawn down through a suite of documents which form a comprehensive strategy and set of objectives for the delivery of a MUP in this location. The approved site wide masterplan (SWMP), LOSS, public realm strategy (PRS) and CLFS secured by the outline consent identifies provision for a MUP running through the centre of the development area together with relevant triggers, objectives and design features. The anticipated form of the MUP has further been developed through the AMP/DC for Alkerden and, as stated in the OPP, RMAs should generally accord with the AMP/DC, unless robust justification is provided.
- 6.5 The principle of a MUP in this location has therefore been established by the OPP and accords with Delivery Themes 2 and 4 of the Ebbsfleet Implementation Framework, which promote the delivery of quality neighbourhoods, seeking to deliver healthy environments which exploit Ebbsfleet's blue and green assets, opening up the landscape and the public realm via 7 City Parks. The design should accord with the established vision within the approved AMP/DC, reflecting the detail set out in the aforementioned documents, as well as other Ebbsfleet Design Guidance, particularly the Ebbsfleet Public Realm Strategy.

Reserved Matters – Access, Layout, Landscaping, Scale & Appearance

- 6.6 Consideration in respect of layout include the way in which buildings, routes and open spaces within the development are provided, situated, and orientated in relation to each other and to buildings and spaces outside the development. Matters relating to access include consideration of the accessibility to and within the Site for vehicles, cycles, and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network. Matters of landscaping considers the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated. Matters of scale relates to the height, width and length of the built development and in relation to its surroundings. Matters of appearance refer to a building or place within the development which determine the visual impression this makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- 6.7 The Alkerden AMP/DC describes the MUP as a sequence of varying and distinct open spaces connected as one expansive linear park between Alkerden and Ashmere. The

space is anticipated to run along the chalk spine, connecting the development up to Craylands Gorge and down towards Castle Hill Lake. The park is to accommodate recreation and community facilities and be available to both existing and future residents of EQ, Swanscombe and Greenhithe. The AMP/DC contains illustrative diagrams and Design Principles for the provision of sports facilities, a multi-purpose public realm at Whitecliffe Square and formal play requirements for 2no neighbourhood equipped areas of play (NEAP) requiring at least 16 pieces of equipment for 8 – 14year age range in this part of the MUP.

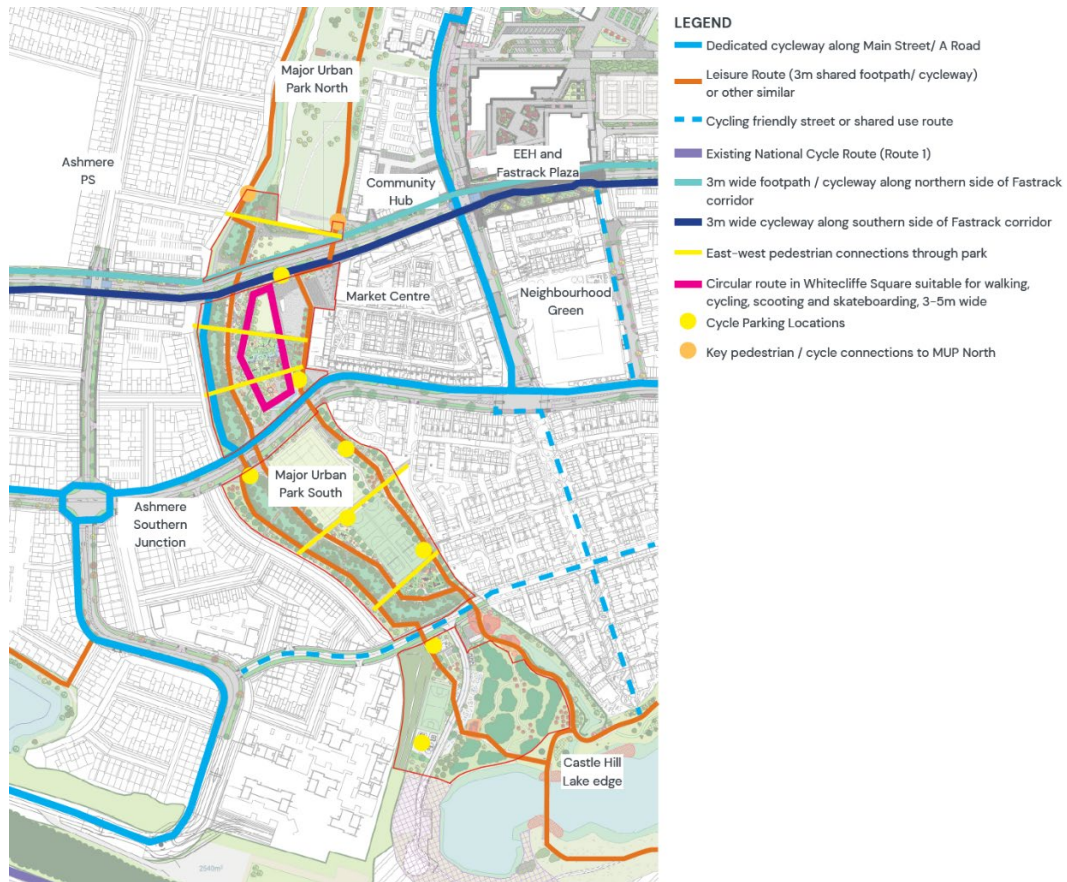
Access -

- 6.8 Broad locations and principles for connections and road corridors within EQ were established under the OPP, particularly in the Transport Strategy and the Site-wide masterplan. Access to the Site has therefore been secured by high level documents and the proposal complies with these. As such, the MUP site fits well into the wider road, pedestrian and cycle network and public transport corridor since these have been planned strategically.
- 6.9 Vehicular access through the previously consented residential parcels is available from the Primary Road Network (Sir Peter Blake Way) which forms part of the main vehicular route through EQ's three villages. This route provides access into the residential streets within Alkerden South (Redrow Phase 1 and 2) which border the MUP South to the east. While not yet submitted, the continuation of the Alkerden south secondary street (Sgt Pepper Drive) will eventually extend to provide permanent vehicular access to the existing wastewater treatment works (WWTW) situated west of Castle Hill Lake. This access also serves the foul water pumping station within the MUP (currently under separate consideration), and 3no. disabled parking bays currently proposed as part of the MUP scheme. It is proposed that bollards will be present along this access road preventing day-to-day vehicles travelling further through the park than the blue badge spaces. Details of the bollards and gates will be secured by way of planning conditions 7 and 9. No other formal vehicular routes are proposed and therefore no KCC highways adoption is intended. While formal vehicular access to the park environs is not planned the use of Whitecliffe Square as an occasional events space will require access by service vehicles before and after events. The submitted Transport Technical Note provides indicative tracking drawings illustrating a 10m rigid servicing vehicle accessing the proposed events space and advising that all vehicles travelling through the park will be travelling at low speeds (circa 5mph) should be escorted by bankspeople and managed so that they arrive / depart at the beginning / end of the days i.e. not during the busiest times of the day where more people will be walking through the park. Emergency vehicle access has also been considered and can use the same routes to Whitcliffe Square or, if required, emergency vehicles will be able to travel along the 3m wide gravel paths located either side of the courts.
- 6.10 While access by private transport means is feasible and parking within Market Centre Car Park facilities will be available, given the location of the Park is integrated with Fastrack and situated amongst residential development it is considered that most visitors will access the site by foot, cycle, or public transport. As such, the design works hard to integrate the Fastrack infrastructure and ensure multiple points of pedestrian and cycle accesses connect the park to the surrounding development parcels. The park contains numerous routes suitable for walking and cycling that integrate well to consented and anticipated sitewide movement routes, which will further encourage walking and cycling through their design, layout and generous pavement widths. Principal east-west connections provide direct lines of sight from Alkerden to Ashmere and are predominately focused on pedestrian movement. These are supported by

smaller scale connections to the Market Centre and approved phases for Alkerden south which generally align with consented/anticipated routes from these schemes, with full coordination being secured via planning condition 7. Provision of 3m wide informal leisure routes shared by pedestrians and cyclists run north-south on either side of the park connecting to the circular leisure routes around Castle Hill in the south up to Alkerden Market Centre, Fastrack and the future points of connection for the MUP north situated within Alkerden and Ashmere respectively. These routes are fully coordinated with planned cycle and pedestrian crossings over Fastrack, the Primary Road and the Secondary Street. While dedicated cycle route connections are limited due to the expectation of commuter cycling taking place on the surrounding segregated or cycle-friendly street network, to improve cycle connectivity between the main sitewide segregated cycle routes (along Fastrack and the Primary Road South) a connecting segregated cycle route is provided along the western boundary of the Whitecliffe Square which will ensure commuter cycling is well segregated from the busier pedestrian-focused spaces within the public square and play areas. Cycle parking is well provided for, with 115no. cycle spaces provided across 8no. locations at key focal points and facilities.

- 6.11 In terms of accessibility, footpaths have been designed with generous widths for pedestrians and cyclists with several opportunities for resting on seated benches along their length. Due to sloping topography, a level change of approximately 13.5m north to south will need to be accommodated through the length of the park. To ensure routes will be safe and designed as far as possible to be accessible, further information on the gradients for the routes of footpaths and cycleways has been secured by planning condition 7. Inclusive design has also been considered in a range of routes and spaces within the park, specifically catering for users with different neurodivergent needs such as dementia and autism. A range of different routes and spaces, including quieter, sensory led spaces, are being provided which allow for a choice for users away from more active or vibrant areas. The proposals do seek to restrict public access to the base of the cliffs and within the swale areas to ensure public safety. Post and rail fencing is to be provided to the swales and ditch at the base of the cliff to ensure a clear zone which can receive any potential rockfall.

Image 01 : Pedestrian and Cycle Strategy



2.2 Despite these limited areas of restricted access, the proposed scheme is considered to be well integrated with the surrounding road and street network and sets out good urban design principles in respect of access for all. Sustainable transport modes are prioritised, and planning conditions will secure that key routes and public access areas will be inclusive.

Layout –

6.12 The proposals broadly follow the layout identified in the Alkerden AMP/DC and are described below through three distinct areas:

6.13 Whitecliffe Square and Surrounds: North of Fastrack, the chalk spine cliff holds the focus of the northern boundary of the MUP south. At the base of the cliff a small inclusive sensory garden is intended to be developed with stakeholder / end user involvement. The applicant has suggested this space can be further co-designed with members of the community living with neurological conditions such as dementia or autism. Community input into the detailed design of this sensory garden is to be secured by condition 11. This garden is complimented by an alternative social space with terraced lawns, informal walled seating and hammocks benefiting from views north towards the Chalk Spine land feature. South of Fastrack the urban square provides a key events space, and has been designed to receive food trucks, market stalls, pop-up cinema events etc. It will feature amphitheatre steps with seating and is complimented by large, grassed areas, optimised for spill out during summer events. A dual aspect canopy structure which will be taken forward as separate landmark public art commission (Condition 14) will provide a focal point and shade to this space. The square further benefits from public cafe spill out areas adjacent to ground floor uses of the adjoining market centre. Further south, the space accommodates the first of the play areas, a large urban playground (NEAP) with a quarrying character using

concrete tunnels, and the concept of moving loose materials and damming water. Play is provided for different user groups: Water play for all including pole mounted water jets activated by the adjacent see-saw action and hand powered water pumps feed into a fully wheelchair accessible water rill with dams and water collection pools. The infants play space includes wheelchair accessible play diggers allowing all children to take part in excavating and moving sand and play gravel. The play area then develops for 8-14 year olds focusing on climbing, swinging and early risk taking. Concrete pipes directly referencing the site's industrial past are utilised through the space, providing opportunities for climbing, jumping, passing through and sitting in. Beyond the principal play area to the south, an area has been designed with the Make Space for Girls campaign in mind. This incorporates informally grouped lounge style seating, pergola structures and a group swing which are particularly favoured by teenage girls who like to socialise in small groups and who can use these swings without conflict with younger children or their parents given the distance from the play elements targeting younger users. Encircling this part of the park is a flat orbiting circuit marked out with fun painted distance markings which stimulate a sense of fun and competition for running, skating or scooting.

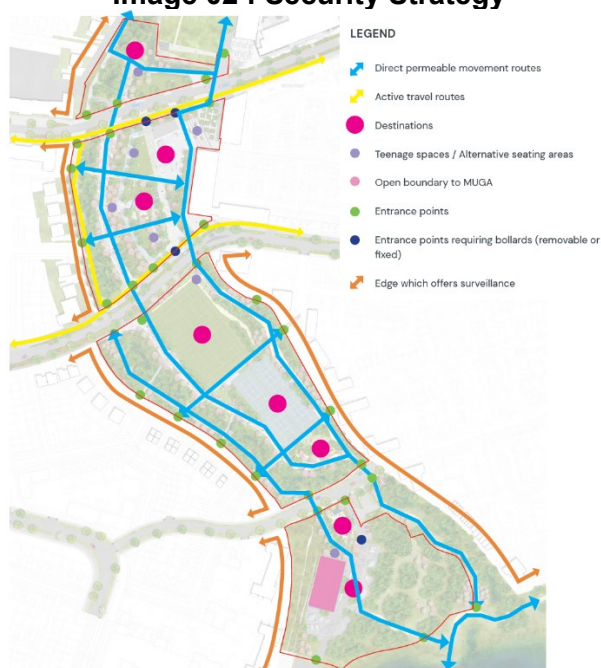
- 6.14 Recreation/sport Plateaus: To the south of Whitecliffe square, between the Primary Road south (Sir Peter Blake Way) and Secondary Street (Sgt Pepper Drive) several sport and recreational facilities are proposed alongside a second NEAP play space. The 9 v 9 grass football pitch is proposed with 2 permanent football goal structures and is intended to be used informally by the public, given organised events will be focused at the Alkerden Academy campus in the evenings and weekends. The pitch is partially fenced with 3.2m sports mesh at goal ends to prevent balls overspilling into surrounding areas. Land levels, landscaping and stepped seating enclose the flanks of the pitch well and maintain an open appearance which is considered appropriate given the space is intended to operate for the benefit of the whole community, for both relaxing and playing games, and not solely for playing football. 4 no. formal hard surfaced courts for tennis and/or netball, a covered shelter and lockable storage box are to be provided within secure sports fencing. These courts will be accessed via a secure coded gate allowing members of the public who have booked to access at their allotted time, as per the tennis courts established at Castle Hill. Similarly, the football pitch will also be bookable through the estate management company and will act as a revenue stream assisting in the maintenance of the pitches and courts. Full construction details of the sports pitch and courts will be secured by planning condition 8, alongside an access/management strategy (condition 16). An outdoor gym/keep fit area is situated west of the fenced sports courts, provided by a combination piece workout station. A second NEAP play space is situated to the south of the fenced courts. This play area is themed around woodland activities such as den building, timber climbing apparatus, tree house style play furniture and natural materials such as play bark. Specification details for the outdoor gym, play spaces including the Den Building areas and waterplay elements are to be secured by planning conditions 7 and 10.
- 6.15 Skate Park and Community Garden: To the southern extent of the MUP south, the proposals meet Castle Hill Lake and its established vegetated banks to the south/southeast, as well as the existing chalk cliffs of Washmills rising to the west which will eventually accommodate residential development providing natural surveillance to this area. In this location a wheelchair accessible community allotment/style garden has been previously co-designed with the Ebbsfleet Design Group Cementfields and will be provided to allow residents of EQ to take ownership of the planting and personalise this corner of the park. An urban character to planting containers and the opportunity to salvage and reuse materials such as a shipping container is welcomed. Full details of the community garden space and management

principles are to be secured by planning conditions 7 and 15. A basketball and 5-a-side football MUGA is provided in an open court design without traditional fences in order to welcome and encourage users of all genders as per the Make Space for Girls principles. The MUGA is complimented by an urban style play space particularly aimed at young adults and youths. Providing large hard surfaced areas with undulations and painted markings for skating. Specific skate park equipment and robust street furniture designed to accommodate skateboarders and BMX tricks. Secondary footpath routes will be created through the juvenile woodland to allow permeability into this area from Castle Hill Lake, while strategic leisure routes connect into and complete the Castle Hill Lake walking circuits, bringing a greater diversity of people through the space improving day to day surveillance. The design in this area also accommodates 3no. disabled parking spaces as well as facilitating the weekly vehicular access required to maintain the WWTW which are situated to the south of the park.

- 6.16 Common design elements have been woven through the length of the park and connect the three distinct areas described above. These include wooded swale corridors which are incorporated to circulate the site's surface water and run along the western boundary of the park from north to south. These have been designed to retain some permanently wet areas and will provide a crucial wildlife corridor through the site. Adjoining the swales, the Chalk Seam winds through the park and is designed to provide an alternative walkway, with a character and habitat based upon the underlying chalk of the quarry. It provides a distinctive route directly linked to the historic uses of the site's past. Intersecting the chalk seam and swales, east-west pedestrian routes cross the park connecting Alkerden to Ashmere. These routes are inspired by historical quarry workings in Swanscombe where direct routes carried people across the quarries. Timber bridges and land bridges connect the routes above the swales. Textures, painted markings and/or materials are detailed to reinforce this concept. A secondary link to the past is enhanced through a soft landscape intervention comprising flowering specimen trees which are to flow through the landscape. When the trees are in blossom a temporary spectacle reflecting Alkerden's heritage from fruit farming to chalk dust will occur.
- 6.17 Due regard has been given to Secured by Design (2024) and the Safer Parks (2023) design principles to ensure layout, landscaping, facilities and management work together to improve the safety of all users, especially women and girls. The design has ensured that all edges offer good surveillance from the adjoining residential and commercial developments. The park has also been designed to provide excellent access, movement and connectivity. As such there are a wide range of entrances and exits into the surrounding development and perimeter paths will be available to allow easy escape and alternative routes throughout the day and night. Active uses and facilities have also been maximised and distributed through the park to bring a variety of people into the open space and create a busier, active public realm where people can feel safe. The park will provide a good level of surveillance and lighting along primary footpaths, desire lines and to key facilities, reducing potential vandalism and anti-social behaviour. Physical barriers around the Football/Basketball MUGA and skate area have been removed to make these areas more attractive to a wider range of people. The park facilities are connected by active travel routes, and additional routes have been incorporated to ensure natural surveillance in all areas. This is balanced with the provision of quieter spaces and routes providing alternative areas for seating and quiet contemplation, which avoid physical or visual concealment from the wider sight lines across the park. Planting is generally low level and most tree planting is to be managed with clear stem heights to assist visibility. Street furniture, play equipment, lighting and wayfinding have also been well considered and are discussed further in the landscape section below. A robust material palette that is aligned with Ebbsfleet's Public Realm Strategy is proposed and considers long-term

cost and maintenance. Kent Police's Crime Prevention Officers have been consulted and their recommendations for the provision of CCTV, the use of vandal resistant materials for street furniture have been secured through condition 7.

Image 02 : Security Strategy



- 6.18 EDC officers raised concerns with the lack of drinking water fountains and toilet provision within the current scheme. The applicants have argued that accessible toilets located within the nearby Alkerden Community Hub should be used, as new public toilet provision and maintenance would be unduly costly to local residential service charge. A future proofed foul water connection at the community garden in the south of the MUP has therefore been accepted as a compromise and will ensure toilets can be implemented in the future should the opportunity for funding arise. Options for additional potable water access and electricity ports to support community events or pop-up businesses have been queried. In response the applicants have provided additional access points within Whitecliffe Square and a further 2no. potential pop-up cafes spaces located within the south-west corner of the football pitch and the far south of the skatepark. Water and electricity ports will be provided adjacent to these locations and the applicants have agreed to planning conditions which will finalise the details of these supporting services. Similarly potable water connections are also available through the park and can be adapted to provide drinking water fountains in the future.
- 6.19 Overall, the layout is open and legible and fully permeable with excellent connections for cyclists and pedestrians. The provision of community leisure and recreational facilities have been designed to assist in the avoidance and perception of crime and it is considered that the layout and design of the scheme follows principles to create a safe and secure environment.

Landscaping and Appearance –

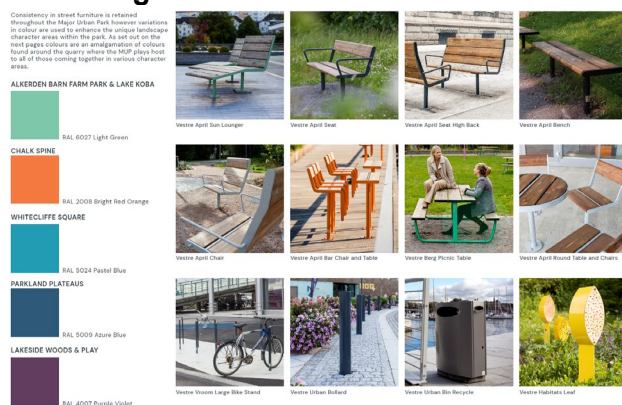
- 6.20 The appearance and landscaping of the proposed MUP south generally accords with the intentions set out in the AMP/DC and have been positively influenced by work undertaken by the Principal Artist, Chris Tipping. As such art is embedded into the landscape proposals, the forms, materials, and planting all reflecting the site's rich history and unique character from historic orchards to an ex-quarry environment.

Footpaths crossing the park are reminiscent of old land bridges used to transport materials across the excavations of the working quarry. Unveiling the underlying chalk as part of the landscape proposals provides a distinctive landscape theme for the park. The emergence of nature within this post-industrial landscape is also celebrated through natural regeneration of the chalky mounds. Soft landscaping proposals further seek to reclaim the orchard landscape which sat above the site before it was excavated. Central to this reclamation of nature is the planting of blossoming tree species through the whole length of the park celebrating the oral histories collected by Chris Tipping, which describe the site as a landscape of blossom and chalk dust.

- 6.21 Soft Landscaping: Proposed planting across the park provides a great variety to ensure a resilient palette in terms of biosecurity, ecology and drought and to support the different functions of the spaces within. Drought tolerant species are favoured and include large amounts of flowers for pollinators such as bees and butterflies. Over seeding some areas with a basic calcareous seed mix and carefully managing natural regeneration through the landscape architect and ecologists is proposed. This should result in the best establishment of the right plants in the right place which do not require specialist care, pruning or watering. Large areas of drought tolerant wildflower have also been selected and used over lawns where possible, to minimise interventionist maintenance regimes and encourage self-seeding. The tree planting strategy places the blossoming concept at the heart of the planting strategy, whilst still providing larger specimens for shade and carbon capture. Formal pleached trees to the upper terrace of Whitecliffe Square define the breakout space for the adjoining commercial uses and create a vibrant plaza for socialising. Large parkland trees provide structure, individually or in strong lines, to frame views through the space and break up prevailing winds. Within the swale corridors native trees are used in small groups to contribute to the shady wooded character. Blossoming species will provide a spring spectacle and autumnal colour. Edible specimen trees are also scattered throughout the park contributing to the spring blossom art concept displays, while allowing people to pick and eat seasonal fruits. A combination of ornamental and native specimen shrubs have been selected to emphasise the blossom concept. Detailed planting plans, to include planting design for the areas of groundcover planting, local edible tree specimen varieties, calcareous seeding mix to the chalk trail and full planting specification is to be secured by condition 11. Tree coverage, fixing details, root barrier plans and tree pit details are to be secured by condition 4.
- 6.22 Hard landscaping: The proposed hard materials palette is largely consistent with the materials used previously in the quarry: Silver/grey conservation X setts are provided to formal areas and strategic movement routes, while leisure routes south of Whitecliffe Square use Breedon Gravel which suits the recreational parkland character. Layered on top of these familiar materials, clay pavers surrounded by crushed chalk identify the chalk seam pathway, and finer texture setts zone the seating areas along this slower recreational route. Cast in-situ concrete providing opportunities for patterning and/or variation in the geometry of movement joints, fill Whitecliffe Square. Black tarmac is to be used in both the southern recreational areas and surroundings to the play area at Whitecliffe Square to provide a smooth surface, enlivened with line marking to signify these areas as places to scoot, cycle, skate, and have fun etc. In the interests of any amendments that may apply in the detailed design stage, it is considered details and samples of hard surfacing materials should be secured by condition 7. Construction details for hard landscaping elements including swale bridges, steps, retaining walls, chalk seam trail, skate park elements, community garden elements, alongside details of scooter parking have not been provided and are therefore secured by condition 7. Construction specification for the sports and recreation facilities, including all line marking, tennis court nets, netball goals, football goalposts and ball games area goal ends have not been provided and are therefore secured by condition 8.

6.23 Street Furniture: The application puts forward a colourful street furniture concept for the full length of the MUP, coordinating the colour of metal finishes combined with modern timber benches, sun loungers, chairs and tables, bike stands, bollards and bins depending on where you are within the park. This zoned concept enhances the different character areas assisting way finding. RAL colours are specified from the topographical chart, selecting a deep purple for the lower Lakeside Woodlands, and different blues to distinguish the sports plateaus, and the urban centre of Whitecliffe Square. The street furniture is well considered with plentiful formal and informal seating opportunities. Bins are well placed although additional bins are recommended to the main square, to cater for the large number of visitors likely to be using this area. Full details are conditioned to be submitted and approved prior to installation (Condition 7).

Image 03 : Street Furniture Palette



6.24 Street and External Lighting: A lighting strategy has been submitted as part of the Ebbsfleet Design Statement (Aug 2024) and checked by an external consultant. The indicative lighting design includes low level bollard lighting for leisure routes, 3m high pedestrian masts at key crossing points and play areas, flood lighting to the cliff face, surface ground lighting/bollard lighting to the chalk seam and lighting to MUGA, tennis and netball courts. No indication of the potential impacts of lighting on the wider area has been calculated as well as ensuring that lighting has been designed in accordance with the BS5489-1:2020 standards and relevant guidance. It is however acknowledged within the applicant's separate Ecological Design Statement that while sections of the MUP will require higher levels of lighting for security and safety of park users, where possible ecological good practice guidelines should be followed to minimise potential disturbance and fragmentation impacts on sensitive receptors, such as bat species. Overall, the design principles and acknowledgement of minimising impacts on sensitive receptors is considered to be generally sound within the lighting design strategy. A detailed lighting plan including the final design and location of lighting will be controlled by condition 12, based on the principles and general approach identified in the submitted application.

Image 04 : Lighting Strategy



6.25 Wayfinding: A wayfinding strategy is provided as part of the Ebbsfleet Design Statement (Aug 2024) (page 123) which is based upon the original Signage Design Guide. As well as other Pedestrian Interpretive signs and a Major gateway situated within adjoining sites, within the redline boundary it details:

- 3no. Pedestrian Monolith signs
- 6no. Pedestrian Fingerpost
- 1no. Pedestrian Interpretive Added to explain principles of Whitecliffe Square, Art and Play
- 3no. Communication Board for individuals with autism

Condition 7 secures full details of signage throughout the park, including wayfinding signage, play area signage and safety signage around the skate park and haul road.

6.26 Public Art Opportunities: The approved Public Art Strategy for EQ has identified the theme "history and discovery" for the three villages of Whitecliffe. The sub theme for Alkerden is identified as Alkerden Manor. A Public Art Plan has been submitted for the MUP as part of the Ebbsfleet Design Statement (Aug 2024). It provides a strategic context and blueprint for how public art will be commissioned for the MUP and broadly accords with the overarching Public Art Strategy by developing the sub-theme, drawing upon the heritage and history of Alkerden Manor and expanding this to capture the immense industrial upheaval of chalk quarrying on the landscape for cement manufacture. A Concept Plan (Ebbsfleet Design Statement (Aug 2024) Page 28) identifies Public Art Commission Opportunities for the MUP as a whole. Within the MUP south red line boundary these are identified as:

Table 01 : Proposed Public Art Concept Plan Summary

Nos	Type/Location	Description
1	Landmark / Whitecliffe Square	A collaboration between artist and design team to create a sculptural, site-specific, multipurpose structure, a canopy for Whitecliffe Square - a focal point, a place to gather, take shelter or perform.
1	Resting Points / close to Whitecliffe Square	A multi-purpose, site-specific seating structure creating a memorable place to stop, rest and play where visitors to the park can enjoy the vistas and experience the surrounding park.
1	Public Art Trail / Across MUP South	Wayfinding – text, motifs or interventions in the hard landscaping to help create circuits, trails and treasure hunts to encourage play and exploration. Interpretation to inform residents and visitors and highlight places of interest. For example, engaging or playful signage, painted or textured surfaces, focussed points and places of interest such as lookout points along the Lookout Path.
3	Temporary Commissions / Across MUP South	A rolling 3-year curated programme of small commissions to provide opportunities for artists to make new work that animate and activate spaces within the park.

- 6.27 A Delivery Plan (Ebbsfleet Design Statement (Aug 2024) Page 34) describes the types of artwork and identifies appropriate locations alongside indicative phasing and co-creation opportunities. The proposed number, form and location of potential public art works reflects the details in the approved Alkerden AMP/DC and are considered to be appropriate. The commissioning process outlined is also welcomed as an updated approach which aligns to the EDC’s new public art policy and Ebbsfleet’s Cultural Vision. The applicant has confirmed that a detailed specification, timeframe for delivery and management and maintenance schedule for each area of Public Art will be subject to a separate reserved matters application. A planning condition is recommended to ensure details of the public art are brought forward in a timely manner in accordance with the indicative phasing proposed has been recommended under condition 14.
- 6.28 Landscape Management: Condition 65 of the OPP states that landscaping schemes approved as reserved matters applications ‘shall be implemented during the first planting season following completion of the relevant area of the development and shall thereafter be maintained for a period of five years. Any trees, shrubs or grassed areas which die, are diseased or vandalised within this period shall be replaced within the next planting season’. A detailed landscape management plan covering all hard and soft landscape elements, maintenance regimes and schedules for the first 5 years, including the inspection, repair and replacement of hard landscaping and street furniture, has been secured by condition reflecting this requirement (Condition 15).
- 6.29 Overall, the landscape proposals are of an exceptionally high quality and provide a wide range of recreational functions and facilities throughout the park, both formal and informal. Play provision caters for a wide range of ages and abilities, spread across a series of different spaces and meeting the requirements for 2no NEAPs as set out within the AMP/DC. Palettes for hard and soft landscaping and street furniture utilise a wide range of materials and species with strong themes running throughout, including the ‘Cherry Blossom and Chalk Dust’ concept, and variation in colours to reflect the different zones of the park, all of which are welcomed.

Scale –

- 6.30 As the scheme does not propose any new buildings, the consideration of matters related to scale are limited to the size of the overall open space and the individual components which are proposed. The LOSS identifies the size of the MUP should be approximately 52Ha overall including the extent of Craylands Gorge, parts of Castle Hill Lake, Castle Hill eastern local park, and the northern boundaries across the three villages. While the proposed MUP south covers only 5.7ha, it is relevant to note that the scale is larger than the requirements of the LOSS (but in compliance with it) due to the additional provision provided to the east of Castle Hill Lake on which was previously planned for later phases to the WWTW but is now surplus to requirements, The scale of each of the individual elements that make up the space are appropriate to accommodate formal and informal recreation. Details of scale have and will be considered in respect of the built development which fronts either side of the open space in respect of the adjoining residential and commercial phases.

Community and Leisure Facilities Strategy (CLFS) / S106 Compliance

- 6.31 The CLFS originally approved under the OPP was last updated in August 2021. The document sets out the approach to providing community facilities across the site in accordance with the obligations of the S106. In accordance with Section 2.1 of the S106, the Owner is obliged to complete the development in accordance with the specifications and thresholds for local facilities identified in Appendix 1 of the CLFS.
- 6.32 The applicant has provided a sport and recreational provision audit against the CLFS (Page 10 of the Ebbsfleet Design Statement - Aug 2024), this confirms that 1no. community grass pitch, 1no. MUGA, 4no. tennis/netball courts and 3no. other informal sports facilities (e.g. trim trail, open air fitness, running/walking circuits, climbing/bouldering, or other similar activities) are to be located within the MUP.
- 6.33 The design, layout and access of these sport and recreational facilities has been discussed in the above report and are generally considered to be in compliance with the size, specification and management information set out in the CLFS. Planning conditions are also proposed to secure full details of the construction and surfacing materials, to accord with relevant Sport England guidance, landscape management and maintenance of sports pitches, courts, MUGA and their associated equipment, lighting, access and stewardship (Conditions 8, 9, 12, 15, 16).
- 6.34 In respect of the grass pitch provision, it is relevant to note that the s106 (by way of a Deed of Variation (DoV) approved in 2021) stipulates that the first set of community pitches is to be provided through separate delivery of (a) one all-weather pitch with floodlighting within the education campus (or an alternative location) by 1800 site wide dwellings (or 850 combined Ashmere and Alkerden dwellings), and (b) one grass pitch on site, or within a defined walkable distance by 3000 site wide dwellings (or 1500 EQ Dwellings). The delivery of a second set of pitches comprising two grass community pitches is sequentially required to be provided on site, within a walkable distance or, should external circumstances dictate, by way of a payment of a community pitch contribution in lieu of a physical provision. The DoV defines the community pitch as "a single community grass senior pitch or its equivalent". The applicant seeks approval for an alternative provision to the grass senior pitch requirement, due to the failure to secure interest for an off-site community grass pitch provision. As such, onsite provision of the grass community pitch was scoped for the remaining areas of open space within Whitecliffe. While the MUP south provided opportunities to accommodate a grass pitch within the vicinity of the other sport and recreation facilities identified in the AMP/DC, the size and topography of the MUP

proved to be a significant constraint which prohibits the provision of a full size senior pitch without dominating the space and compromising the surrounding design.

- 6.35 Given the S106 and CLFS allows some flexibility in terms of an alternative “equivalent” provision, EDC officers recommended further information should be gathered and provided by the applicant to inform what a suitable alternative provision could be. Evidence of local need and/or short fall, as well as community and stakeholder engagement has been provided by the applicant in support of the current proposals which seek an informal flexible grass football pitch with max. size 9v9 pitch. The proposals are accepted as an equivalent provision in accordance with the S106 and CLFS for the following reasons:
- Additional community pitches in the Education Campus are full size pitches and provide the facility for formal and organised events during evenings and weekends as part of the dual use arrangements.
 - Having a flexible a space that can be used for 9v9 or two 5v5 pitches addresses the national trend whereby “youth take up” is more likely to happen on slightly smaller pitches.
 - It is noted that the Dartford Playing Pitch Strategy (2016) predicts a surplus level of senior pitches and a deficit of junior pitches by 2026.
 - During public consultation the need for a flat informal grass pitch area with where the community can informally kick a football around or play other sports activities was requested by members of the public.
- 6.36 To ensure the pitch is a qualitative equivalent to the S106/CLFS grass community pitch requirements, the informal grass pitch must be constructed with suitable gradients, crossfalls, grass surfacing and drainage. While sport England fencing requirements have been relaxed to support the use of this space by the whole community and for activities other than football, permanent goal structures and appropriate line marking are required to comply with the s106 and secured by condition 8.

Ecology

- 6.37 The details of ecological works, mitigation measures and monitoring have been secured under the OPP. On-site and future works are being monitored by KCC Biodiversity Officers.
- 6.38 A site-wide Biodiversity Action Plan (BAP) was secured under the original OPP. Condition 15 of the OPP requires the submission of a BAP implementation programme prior to each subsequent Area Master Plan (AMP). The BAP implementation programme for the application site was approved under application ref. EDC/20/0024. This details species specific measures for both Alkerden and Ashmere as whole comprising reptile and amphibian hibernacula, dormice, toad, hedgehog, bird and bat boxes, super invertebrate hotels, log piles and lacewing/ladybird boxes for invertebrates.
- 6.39 The applicant has submitted as part of the current application an Arboricultural Impact Assessment (Nov 2023), an Ecological Design Statement (Jan 2024) and a MUP South Management Plan (Aug 2024). This information confirms that some site clearance and enhancement works have been undertaken previously, and that there is potential for nesting birds, dormice, reptiles and invertebrates to be present onsite. The information indicates that the applicant is aware of their requirements regarding impacts on protected species and confirmed their understanding that ecological mitigation is required.

- 6.40 KCC Ecology have been consulted on the proposals and have confirmed that while some relevant information has been provided in respect of previous mitigation, existing site conditions and the potential presence of protected species, the information is not coherent. A clear plan is therefore required detailing exactly what mitigation is required, where it is to be implemented and for what species is needed and is secured by way of a pre-commencement planning condition (condition 3) with the applicant's written agreement. Further conditions securing an interim habitat creation plan and details of ecological enhancements are also recommended (conditions 5 and 6). KCC biodiversity officers further advised that the submitted landscaping plans demonstrate that native species planting is proposed and, if established and managed appropriately, these habitats could benefit biodiversity and increase connectivity through the wider site. Further information is requested in respect of the implementation and establishment of wildflower and rich grassland (seed and/or turf), hedgerows, scrub, woodland and will be secured through the conditioned landscape management plan (condition 15). Finally, KCC have requested that lighting within the open spaces is designed to dim over night when footfall is unlikely, to ensure there are periods when the lighting is as dim as possible to benefit biodiversity. The final design and location of lighting, including details of the dimmable features is secured by condition 12.
- 6.41 Overall KCC raise no objections to the proposals providing that the matters summarised above are secured through planning conditions. It is therefore considered that the proposals, subject to safeguards and mitigation, would avoid any significant adverse impact on local biodiversity and would be capable of preserving and enhancing existing habitats and ecological quality, in accordance with local Policy M14.

Highways & Parking

- 6.42 The proposal includes 3no. disabled parking spaces within the south-east corner of the Site. These spaces have been incorporated to support the accessible community garden proposed in this location. Access to the parking area is proposed via Sgt Pepper Drive. Local policy E2 (Ebbsfleet Garden City Development Principles) of the Dartford Plan now requires proposals in Ebbsfleet to comply with the principles set out in the EDC's Sustainable Travel Strategy (STS). This guidance promotes a 5-step approach to promote the use of sustainable travel and align parking provision accordingly. It further sets out parking standards for residential and commercial development which are generally more ambitious than those in the EQ Parking Management Plan (PMP). However, as this application is for a public open space and does not include any buildings, there is no standard or requirement for car parking. Therefore, no objection to the parking provision is raised. Moreover, as far as possible residents should be encouraged to walk or cycle to the open space. The sustainable location of the site within EQ and the open and legible layout which accommodates pedestrians and cyclists supports this principle. On site cycle parking is well provided for in the form of 115no. Sheffield cycle stands located throughout the park particularly at the entrances into the park and at key locations such as adjacent to the events space, play areas, football pitch, hard courts and skate park, which aligns with the EDC's Park Design Criteria. KCC Highways has been consulted on the proposals and confirms no objection to the access or parking provision. The application is therefore supported and no objection is raised in respect of parking or highways.

Neighbouring Amenity / Management:

- 6.43 The NPPF states that Local Planning Authorities should avoid granting consent for development which would give rise to significant adverse impacts on health and quality of life and should mitigate and reduce to a minimum other adverse impacts arising from

new development. Local Policy M2 of the Dartford Plan states that new development must demonstrate that it is designed and located to not result in unacceptable material impacts, individually or cumulatively, on neighbouring uses, the Borough's environment or public health, and must remove or mitigate potentially harmful factors including intensity of use, including hours of operation, anti-social behaviour and littering, noise disturbance or vibration, light pollution and overlooking. Local Policies M13 and M14 require new development to demonstrate ongoing maintenance and management for new landscape schemes to ensure formal and informal recreational areas, new habitats and biodiversity features are maintained for the long term benefit of the area.

- 6.44 By the nature of the application, it is acknowledged the development will give rise to some noise from occasional events intended at Whitecliffe Square and in respect the use of the sports and recreational areas. Areas for large group gatherings would potentially occur at Whitecliffe Square, to the football pitch, hard sport courts, skate park and MUGA areas, all of which are relatively close to approved and planned dwellings (38 m and 25 m). A noise impact assessment (NIA) has been submitted to support the RMA providing appropriate predicted noise impacts on future residents for the sports and recreational facilities and potential music events being held within the urban square. The EDC's external noise consultant has confirmed that while noise impacts from use of the sports/recreational facilities will not lead to unacceptable noise levels at the neighbouring residential properties, low frequency noise limits which are often considered to be the most annoying type of noise caused by music events can be specified to ensure that future music noise events at Whitecliffe Square do not cause undue annoyance. It should be noted that while Whitecliffe Square has been designed to accommodate a range of different events, including outdoor cinemas, markets, or small scale music events, these will be occasional events and the level of disturbance generated would be limited to particular time of the day or early evening. Given the potential limited impacts, planning condition 17 has been recommended to secure a Noise Management Strategy which can provide guidance to those planning an event with music or amplified sound, including consideration of methods to control low frequency limits outside an affected residential window.
- 6.45 In respect of ongoing management and maintenance for the MUP south, the applicant's Planning Compliance statement includes an Open Land Accessibility and Management Strategy (Appendix A) and a Community Facilities Statement (Appendix B) which generally confirm that open spaces and recreational facilities will be predominately provided as informal open space which will be accessible to the public at all times, with the exception of the fenced and managed hard sport courts and the restricted safety zones to the base of the cliffs. The management strategy further confirms that the land owner (Eastern Quarry Ltd) will manage the park and its facilities through the Estate Management Company, currently RMG, and that a detailed Management Strategy detailing how the recreational areas will be implemented and maintained is expect to be secured via planning condition. While stewardship, management and maintenance principles have not been set out by the applicant, a comprehensive management and stewardship plan is reserved by condition which has been agreed and secured (Condition 15) to for the long term benefit of the area and community.
- 6.46 As noted above, the landscape scheme has been designed to incorporate Safer Parks and Secured by Design principles, which should help control anti-social activity, and subject to proper management, maintenance and control of access to certain areas of the site, it is considered the development would not cause demonstrable harm to residential amenity. Overall, and subject to the noise management strategy noted above, it is considered the development would not cause demonstrable harm to

residential amenity, and the benefit of providing open amenity space for the benefit of the community is considered to override any limited disturbance that might arise from the use of the space for recreational activities or occasional community events. Residents will also be aware of the potential issues associated with urban centres or sports facilities when moving into the properties adjoining the MUP and would not therefore be an unforeseen risk.

Building with Nature (BwN)

- 6.47 BwN is the UK’s first green infrastructure benchmark which provides a framework to support the creation of high quality places, delivering for both people and wildlife. It provides a series of standards that draw together policy and best practice guidance to assist developers and built environment professionals in the delivery of well-designed green infrastructure and multi-functional open spaces. A BwN assessment of the scheme has been undertaken by external consultants and results are summarised below:

Table 03: BwN Assessment

CORE Standards

1: Optimises Multifunctionality and Connectivity	2: Positively responds to the Climate Emergency	3: Maximises Environmental Net Gains
4: Champions a Context Driven Approach	5: Creates Distinctive Places	6: Secures Effective Place-keeping

WELLBEING Standards

7: Brings Nature Closer to People	8: Supports Equitable and Inclusive Places
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WATER Standards

9: Delivers Climate Resilient Water Management	10: Brings Water Closer to People
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WILDLIFE Standards

11: Delivers Wildlife Enhancement	12: Underpins Nature’s Recovery
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- 6.48 The proposals are considered to perform well against the 12 BwN standards. While there is little detail provided in respect of the long-term management and maintenance of the park (standard 6), the applicant has confirmed all areas will be managed and maintained by the current Estate Management Company, RMG, and have agreed to a planning condition securing a comprehensive management and stewardship plan (Condition 15). Similarly, further details on the ecological measures and mitigation measures (standard 11) are to be secured by conditions 3, 5 and 6 and should confirm what new habitats are being created and what species have been targeted from the BAP priorities etc. including any further enhancements such as bat and bird boxes, etc.
- 6.49 Overall, the scheme is still considered to be a great example of a really high-quality Green Infrastructure proposal achieving 10 out of 12 greens and with further information in respect of standards 6 and 11 the scheme could well achieve a BwN award. The results of the BwN assessment are therefore acceptable and are capable

of improvement once conditional information in respect of future management mechanisms and ecological measures and mitigation are discharged.

Ebbsfleet Park & Open Space Design Criteria

- 6.50 The EDC has developed a set of park design criteria to guide designers working on parks projects within Ebbsfleet. The design criteria are structured following the nine public realm health-check indicators established in Ebbsfleet’s Public Realm Strategy and pull together EDC’s design standards and guidance for outdoor space into a single place to ensure consistency in assessment of parks projects.
- 6.51 A Park Design Assessment of the scheme has been undertaken by EDC officers and results are summarised below.

Table 03 : Park Design Assessment Summary

1. Design with the community					2. Space for everyone						3. Easy to walk, cycle, access public transport						
1.1	1.2	1.3	1.4	1.5	2.1	2.2	2.3	2.4	2.5	2.6	3.1	3.2	3.3	3.4			
4. People feel comfortable					5. People feel safe						6. Places to meet, exercise and play						
4.1	4.2	4.3	4.4	4.5	5.1	5.2	5.3	5.4	5.5	5.6	6.1	6.2	6.3	6.4			
7. Garden in the city					8. Water sensitive design						9. Characterful places						
7.1	7.2	7.3	7.4	7.5	7.6	8.1	8.2	8.3	8.4	8.5	8.6	9.1	9.2	9.3	9.4	9.5	9.6

- 6.52 The proposals are considered to perform well across the 9 public health-check indicators, achieving 41 greens out of 43 sub indicators. The scheme has also scored improvements during the course of the application process. 1no. ungraded rating is reported due to the fact that Biodiversity Net Gain (BNG) has not been calculated. 1no. amber rating is reported due to the limited details provided on the considerations of embodied and operational carbon. Notwithstanding these scores, it is relevant to note that:
- The park design and maintenance programme has considered ways to minimise carbon emissions associated with the construction and operation phases, including ways to limit water usage (summarised in the sustainability section below)
 - As an RMA the current proposals do not fall within the scope of BNG, however it is relevant to note that the planting scheme is likely to lead to bio-diversity enhancements and is supported by KCC bio-diversity officers.
- 6.53 The results of the Park Design assessment are therefore acceptable and improvements to the score is not unfeasible, should a BNG assessment be undertaken.
- 6.54 In association with sub indicator 2.4, an internal EDC dementia-friendly design audit has been completed and confirms that the design scores well, achieving 24 greens out of the 28 assessment criteria, and will be accessible to an ageing population and those living with dementia. 2no. minor improvements are highlighted in respect of the positioning and final finish of service covers (manhole covers). Consideration of these details in the final design and finish of materials has been secured under condition 11.

- 6.55 Overall, the design is considered to be inclusive and accessible and actively provides a range of routes and spaces specifically catering for users with different neurodivergent needs such as dementia and autism.

Other Matters

- 6.56 Sustainability - The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. Section 14 sets out policies to meet the challenge of climate change and identifies the planning system should support the transition to a low carbon future including through support of renewable and low carbon energy and associated infrastructure (paragraph 157). Policy M3 of the Dartford Plan states design, construction and whole life carbon cost of development must contribute to the mitigation of, and adaption to, climate change. This includes, but is not limited to, reducing embodied and operational carbon emissions, improving energy performance and preserving water. A Sustainable Construction Code and Water Conservation Plan have been secured as strategic documents for the whole of EQ in accordance with conditions 23 and 24 of the OPP which sets out methodologies and parameters that should be implemented for all developments across EQ. These strategies generally relate to buildings, however the Water Conservation Plan confirmed management of water usage and associated maintenance for public open spaces will be the responsibility of the site management company. As the MUP South does not comprise any buildings there is no embodied carbon in a built form sense. That said, consideration has been made to how the park will be managed to minimise carbon emissions associated with its construction and operation phases. In terms of water usage, the proposals have been designed to limit water consumption in the interests of creating a sustainable park development. The traditional water feature which was a large part of the AMP/DC has been replaced by a water play element which is more sustainable because it is directly linked to the clean water supply, operated by the play equipment rather than continually operating, and can be turned off in times of drought. The clean water play element does not require cleaning chemicals, and is less likely to become does a maintenance burden compared to a circulating water feature of splash pad. Soft landscaping has been designed to be low maintenance, drought tolerant and to capture the benefits of natural regeneration which all reduce the maintenance burden and need for additional watering. In respect of hard materials, reductions have been made through the design process to reduce the overall hard landscape areas (mainly in Whitecliffe Square) to reduce the urban heat island effects, reduce surface water run-off and reduce the embodied carbon of development. All proposed materials including play equipment and hard and soft landscaping materials etc. will be sourced from sustainable suppliers where possible. This includes the use of crushed chalk from within the quarry as detailed in Section 5 of the Ebbsfleet Design Statement (Aug 2024). The Landscape Strategy has been updated and now states 'to guarantee the biosecurity of tree and plant species throughout the park, the suppliers will have robust biosecurity / environmental accreditations and that the plants have the required UK Plant Passport, to reduce the risk of importing pest and disease.'
- 6.57 Public Engagement - To inform the detailed design of the MUP and the facilities it will contain, the applicant has undertaken various public engagement events throughout the course of the design development which is welcomed and commendable. The list of events and the feedback received is summarised in the Ebbsfleet Design Statement (Aug 2024) and SCI and the applicant has been clear where public engagement has influenced the final design and detail including the provision of a community garden in the south, a Whitecliffe Square sensory area, hammock area and lawn north of Fastrack, water play, lawn adjacent to Whitecliffe plaza, teen focused social spaces, make space for girls locations, keep fit gym equipment, youth focused areas, skatepark

and basketball MUGA provision, and informal pitch provision. Opportunities for further co-design is also identified by the applicants to inform the detailed design of the Sensory Garden and within the development of public art opportunities (condition 11 and 14).

- 6.58 Cliff Stability - while potential rockfall from the chalk cliffs is predominately managed through restricting public access to the base of the cliffs, the applicant has appointed ARUP to carry out a chalk cliff stability assessment and have requested that a cliff stability strategy is secured via a suitably worded planning condition 15 which will ensure the safety of users of the Skate part/MUGA in the south and public spaces to the north, adjoining the chalk spine.
- 6.59 Environmental Impact Assessment - The outline permission was identified as being EIA development and the likely significant effects of the development on the environment were identified and assessed at the time of the outline application. If effects arising from the proposals set out in an application for approval of reserved matters were not identified or identifiable at the time of a decision to grant OPP and were therefore not assessed at the time of that decision, then an assessment must be undertaken at the reserved matter stage. However, it is EDC officers' opinion that all likely significant environmental effects were identified and assessed as part of the outline permission application process and that the information before the planning authority is adequate to assess the significant effects of the development on the environment, and therefore it is not necessary to serve a notice seeking further environmental information.
- 6.60 Habitats Regulation Assessment - Projects likely to have a significant effect upon a protected site are to be subject to an Appropriate Assessment of their implications for the Site in the context of its conservation objectives, provided that the project is not directly connected with or necessary to the management of the protected site. Policy M14 of the DBLP adopted April 2024 requires large residential developments located within 10km from the North Kent European Protected sites (that are located outside the Borough) to undertake a Habitats Regulation Assessment to demonstrate that the mitigation measures proposed are satisfactory to avoid potential adverse recreational effects to protected features. These European Protected Sites located on the North Kent coast are the Thames Estuary and Marshes Special Protection Area (SPA) / Ramsar (wetland sites of international importance), the Medway Estuary and Marshes SPA / Ramsar, and the Swale SPA/ Ramsar sites. In this instance while the development is situated within 10 km 'as the crow flies' from North Kent European sites, the proposal is not for residential development, being only for a landscaping and associated works for a road. On this basis, EDC officers consider that, having regard to the nature and detail of the proposal, the development would not be likely to have a significant effect on the Thames Estuary and Marshes Special Protection Area (SPA) associated with this development.
- 6.61 Archaeology - Condition 26 of the outline permission requires that details of foundations are provided with any detailed application to ensure that no harm is caused to any archaeological interest. Investigation of archaeological potential at EQ has already been examined in association with conditions 13 and 14 of the OPP and the Historic Environment Framework which was also approved under the OPP. This Framework identifies the application site is located within an area of 19th/20th Century quarrying which was excavated to significant depths. It therefore concludes that there is no potential for redeposited or undisturbed Palaeolithic remains or any potential for remains of other periods. Since this has already been identified by approved documents pursuant to the outline permission and groundworks have already been carried out at the Site, it is not considered necessary that foundation designs are

required since no harm would arise, particularly at that depth. It is therefore considered that the application of condition 26 is not appropriate in this instance and foundation designs have not been requested.

- 6.62 Drainage - An overall strategy for water management has been secured under the requirements of condition 12 of the outline permission which includes details of surface and foul water drainage and ground water control. A Drainage Statement prepared by Patrick Parsons confirms that surface water runoff from the park will be captured in a combination of filter drains, linear drains and swales before discharging into the wider strategic network. This wider strategic network consists of two large lakes that have a pumped outfall into the River Thames. This strategy is in line with the proposals put forward as part of the outline application. The LLFA has been consulted on the submitted information and note that the sewers and swales have been designed for no above ground flooding for the 1 in 30 year events, with events greater than (100 year plus 20% climate change) being contained within the carriageway. While the LLFA raise no objections to this approach they have requested the full drainage modelling to be provided to ensure that the swales within this section of the park have been appropriately sized to accommodate the full drainage model. In response to this request the applicant has confirmed that the full drainage model includes areas that lie outside of the redline of this application and would therefore be provided within the anticipated MUP North application which the LLFA Flood Risk Officer has accepted on the basis that a planning informative is included to any future decision advising the applicant that the full drainage model for the MUP is anticipated for the MUP north submission and should it have consequences for the swale capacity/size in the MUP south then landscape amendments would need to be regularised through formal submissions.
- 6.63 Bio-diversity Net Gain (BNG) - BNG is an approach to development which intends to make sure that habitats for wildlife are left in a measurably better state than they were before the development. In this instance the OPP for EQ dates back to 2007 and the present application is for the approval of reserved matters pursuant to an OPP which does not constitute a grant of planning permission. The current proposals therefore do not fall within the scope of biodiversity net gain requirements. Notwithstanding this, it is relevant to note that the extensive and varied tree and planting palette will contribute to enhancing bio-diversity compared to the existing construction site or basic amenity grass open space.
- 6.64 Local Employment - An Employment Action Plan is secured under the S106 of the outline permission which requires the Owner to use reasonable endeavours to implement a plan from implementation to completion of the development to encourage the employment of local residents and local companies as a contribution to the regeneration of the local economy. The EDC is working with the major landowner to help implement the effective implementation of this plan in line with EDC objectives for local employment.
- 6.65 Condition 25 - All relevant matters listed in condition 25 of the outline permission (in relation to details required for reserved matters applications) have been addressed in the application and there are no outstanding issues.

7.0 FINANCIAL CONSIDERATIONS

- 7.1 Regard should be had to any local finance considerations so far as material to an application for planning permission but given the nature of the application, local finance considerations are not considered to arise and in any event would not be material to this application for the approval of reserved matters.

8.0 HUMAN RIGHTS

- 8.1 The application has been considered in the light of the Human Rights Act 1998 and it is considered that the analysis of the issues in this case, as set out in this report and recommendation below, is compatible with the Act.

9.0 PUBLIC SECTOR EQUALITY DUTY

- 9.1 In determining this application, regard has been had to the Public Sector Equality Duty (PSED) as set down in section 149 of the Equality Act 2010, in particular with regard to the need to –
- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
 - Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 It is considered the application proposals would comply with objectives of the Duty.

10.0 CONCLUSION

- 10.1 The proposals provide a series of high-quality open spaces at the heart of EQ which will form a significant piece of green infrastructure adding to and connecting with the wider green network within the site and wider locality. The design, layout, and landscaping work well together and provide a distinctive open space, securing a choice of walking and cycling routes which connect well to the adjoining existing and planned development. The proposed amenity spaces and leisure routes are visually appealing, and materials and signage will assist legibility and wayfinding. ‘Secured by Design’, ‘Safer Parks’ and ‘Make Space for Girls’ design principles have been considered to improve the safety and inclusion of all users, especially women and girls. The proposal accords well with the AMP/DC and sets out a good quality design achieving 10 out of 12 greens in the Building with Nature assessment, and 41 greens across the 9 public health-check indicators assessed as part of the Ebbsfleet Park & Open Space Design Criteria. The scheme has been carefully considered to accord with the framework for the EQ OPP, the approved LOSS and CLFS, and is compliant with national and local policy, as well as the objectives of the Ebbsfleet Implementation Framework and other Ebbsfleet design guidance. The open space will contribute to the ongoing development of Eastern Quarry and Ebbsfleet through delivery of well-designed amenity spaces and green infrastructure.
- 10.2 It is therefore recommended for approval subject to the conditions set out in this report.