

NA PTE 1/3/17

Graham Blew

From: Lippett, Kelly @ London HH <Kelly.Lippett@cbre.com>
Sent: 23 February 2017 16:59
To: Info
Cc: Caroline Barker; Juggins, Phoebe @ London HH; Graham Blew
Subject: Notification of Addendum to Castle Hill Village Green Reserved Matters Application
Attachments: Community & Leisure Facilities (2007) updated Appendix 2017(2).pdf

Dear Sir/Madam,

This email is notification that an addendum to the Castle Hill Village Green Reserved Matters application has been submitted to Ebbsfleet Development Corporation.

The addendum comprises a revision to the appendix of the Community and Leisure Facilities Strategy (please see attached), and therefore in accordance with the Section 106 Agreement, notification is provided to Swanscombe and Greenhithe Town Council.

The table below sets out the amendments to the summary table of the appendix:

	APPENDIX AS OF NOVEMBER 2007	AMENDED APPENDIX AS OF FEBRUARY 2017
Size	Two sets of 3 tennis/netball courts Each set to be 23.77m-30.5m (plus run off area of 5.49m-6.40m (run back) – 3.05m-3.66m (court to fence) and 3.66m and 4.27m (court to court)) x 10.97m x 15.25m (plus run off area of 2.0m (run back) – 1.5m (court to fence) and 2.0m (court to court))	One set of 2 tennis/netball courts in Castle Hill. One set of 3 tennis/netball courts in Central/Western Villages. Each court to comply with Sport England guidance for tennis court (23.77m x 10.97m – plus runoff area of 5.49m-6.40m (runback); 3.05m-3.66m (side-run); 3.66m-4.27m (court to court)) and netball court (30.5m x 15.25m – plus runoff area of 2.0m (runback); 1.5m (side-run); 2.0m (court to court)).
Specification	Sport England guidance ‘A Guide to the Design, Specification and Construction of Multi-use Games Areas including Multi Sport Synthetic Turf Pitches’ – Type 1, 2, or 3 MUGA specification. One set shall be floodlit with the other set benefiting from ducting for floodlighting.	Sport England guidance ‘Comparative Sizes of Sports Pitches & Courts (OUTDOOR) September 2015 update’ – Tennis and Netball Specifications. One set shall be floodlit with the other set benefiting from ducting for floodlighting.

The purpose of revising the appendix to the Strategy is to take into consideration the evolving nature of Eastern Quarry since the original permission as other Reserved Matters and permissions have come forward for Castle Hill, as well as changes in Sport England Regulations since the approval of the existing Strategy.

The Village Green has been designed to be a focal point and amenity space for residents at the heart of Castle Hill as identified in the approved Castle Hill Central Area Masterplan. Two dual use courts, a Local Play Area, informal recreational spaces and spaces for more passive recreation will be accommodated in the Village Green.

It is considered that the provision of a third court is constrained due to the size and location of Castle Hill Village Green, and that it would detract from the soft green landscaping and would result in the loss of a 'soft grassed area for passive recreation'; thus impacting the overall amenity and character of the space.

The Village Green has therefore been designed with two dual use courts in accordance with the approved Castle Hill Central Area Masterplan and Castle Hill North Design Code, and for completeness the revision has been made to ensure consistency and coherency between the planning documents.

Alternatively, the provision of a third dual use court has been explored in the proposed Linear Park, a public open space which is located in Castle Hill South and will come forward at a later stage of the wider Castle Hill site. It is considered that given the concept of the park, a space to offer views of the cliffs and water's edge intersected with functional elements of Neighbourhood Greens such as play space; the provision of a dual use court would detract from its primary function and would not be suitable and practical in relation to the noise and amenity issues for nearby residents.

Further dual use courts are proposed nearby in other areas of Eastern Quarry, which will be accessible by walking, cycling or public transport.

Ebbsfleet Development Corporation are re-consulting on the Village Green Reserved Matters Application following this addendum, with consultation closing 9th March 2017 (<http://ebbsfleetdc.org.uk/planning/>).

Kind Regards,

Kelly

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8. Appendix

Facility Type	No.	Size	Location	Timing	Specification	Management Information
Primary Schools						
Sites/Buildings including playing fields. School maintained nursery	3	Up to 2.05 ha per site	One site each in the eastern and western villages, plus a further site within the central Education Campus	Delivery will be determined by the EQ2 ERG as set out in the EDS	Building Bulletin 99 (BB99) and the BB99 Briefing Framework for Primary School Projects (2nd Edition) Appendix 4	Addressed in the EQ2 S106 agreement
Multi-Agency Space	3	120 sq. m. gross	Within each primary school site (see above)	As above (primary school sites)	The facility will be constructed and fitted out to Category A standard	Addressed in the EQ2 S106 agreement
Early years centre (Private Sector)	Up to 3 based on commercial viability	To be determined by the commercial operators	Adjacent, or in the immediate vicinity of each primary school site, but not on the school site	Land for these facilities will be master planned and identified in the AMP's, to be held available for a fixed period of 3 years after the completion of the primary school in each village	To be determined by the commercial operator	Commercial operator

Facility Type	No.	Size	Location	Timing	Specification	Management Information
Secondary School						
Site/Buildings	1	Up to 8 ha site. Buildings for up to 6FE plus a 6th form for up to 180 pupils to accommodate EQ2	Education Campus	Delivery to be determined by the EQ2 ERG as set out in the EDS	Building Bulletin 99 (BB99) and the BB99 Briefing Framework for Primary School Projects (2nd Edition) Appendix 4	Addressed in the EQ2 S106 agreement
Dual Use Sports Pitches	6	Part of Education Campus. 4 grass senior pitches, 1 artificial hockey pitch, 1 cricket square (3 turf and 1 artificial wicket) In the event that no secondary school is provided the hockey pitch could be replaced with a football pitch	Education Campus	Linked to the delivery of the Secondary School and the Education Campus. Delivery to be determined by the EQ2 ERG as set out in the EDS	Building Bulletin 98 (BB98) – Briefing Framework for Secondary School Projects (Appendix 4), and/or Sport England guidance 'Natural Turf for Sport' and 'A Guide to the Design, Specification and Construction of Multi-use Games Areas'	Addressed in the EQ2 S106 agreement including the provisions for dual community use

Facility Type	No.	Size	Location	Timing	Specification	Management Information
Sports Hall	1	<p>Part of Dual Education Campus. Up to 1,900 sq m, gross in size. Up to 4 badminton courts, dance studio, health and fitness room, changing rooms.</p> <p>If a dual use Sports Hall is not provided as part of the Secondary School by the occupation of 5, 999th dwelling, a Community Sports Hall will be provided instead. The following facilities will be provided for in a 1,300 sq m GFA sports hall, unless otherwise agreed in writing with the Borough Council: main hall, changing rooms, storage areas, a dance studio, a fitness room, a reception, office space, lift (if more than 1 (one) storey), viewing gallery, café and bar.</p>	Education Campus Within the Site	Delivery to be determined by the ED2 ERG as set out in the EDS	<p>Sports Halls: Design and Sports Halls: Sizes and Layouts</p> <p>Sport England guidance. Will be finished to Category A Standard and fitted out ready for use (excluding sport and fitness equipment)</p>	Addressed in the EQ2 S106 agreement, including the provisions for dual community use

Facility Type	No.	Size	Location	Timing	Specification	Management Information
Community Facilities						
Community Centre	2	Up to 835 sq m gross	Eastern and western villages	Eastern community centre by the occupation of 1,000 dwellings or within 4 years of the first occupation. Western community centre (if existing facilities are at full capacity and sufficient unsatisfied demand still exists) by the occupation of 6,000 dwellings	<ul style="list-style-type: none"> Facilities to include: <ul style="list-style-type: none"> reception area main hall / activity space (for up to 150 people) secondary activity space catering area office space meeting rooms WC's and changing facilities Storage 	By the owner or through a management company set up by the owner
Life Long Learning Centre	1	<p>Maximum size of 1,475 sq m (GIA) and including 520 sq.m of dual use library space for school and community</p> <p>Minimum size of 1,415 sq m (GIA) and including 400 sq.m of community library only</p> <p>If only a community library is provided then a further 120sq.m of library to be provided within the secondary school</p>	Within the Education Campus or within the Market Centre	At the same time as the Education Campus	<ul style="list-style-type: none"> Facilities to contain: <ul style="list-style-type: none"> reception and community information centre Adult education WC's and changing facilities Staff spaces Youth services Library service Adult Social Care space (non clinical) Fitted out to Category A standard. 	KCC to maintain in accordance with the lease set out in the EQ2 S106 Agreement

Facility Type	No.	Size	Location	Timing	Specification	Management Information
Health and Social Care						
Health Facility	1	To accommodate up to 8GPs.	To be master planned in the eastern village	Subject to cascade in planning condition	Subject to commercial arrangement	By the occupiers or through a management company set up by the owner
Kent County Council Adult Social Care (clinical)	1	170 sq m, gross (GIA)	Within the health facility	When the health facility becomes operational	If KCC build the LLLC then KCC can choose to use some of the LLLC contribution to fit out the 170 sq m facility If the owner builds the LLLC, then the 170 sq m Kent County Council Adult Social Care (clinical) element of the Health Centre will be to shell and core plus Cat A	By the occupiers or through a management company set up by the owner
Police	1	50 sq m, gross or alternative off site financial contribution of equivalent value	Market Centre	When the Market Centre becomes operational	To shell and core or commercial arrangement	By the occupiers or through a management company set up by the owner
Job Centre	1	50 sq m, gross	Market Centre	When the Market Centre becomes operational	To shell and core	By the occupiers or through a management company set up by the owner

Facility Type	No.	Size	Location	Timing	Specification	Management Information
Religious facility	1 or more	Maximum in total 0.4 ha	To be master planned one or more sites	A site to be master planned to ensure the site is available by the occupation of the 3,000th unit, subject to demand. If there is sufficient demand (and the 0.4ha has not been used on the first facility) a second facility will be master planned to ensure the site available by the occupation of the 6,000th unit	Clean and serviced land	By the occupiers or through a management company set up by the owner
Sports Pitches and Pavilion						
Community Pitches	4	3 senior grass pitches and 1 artificial senior pitch, or equivalents	2 either within the EQ2 site or in a walkable distance and 2 pitches in an off-site location but within a 2.5km area of search from the EQ2 site boundary	2 pitches, which may be provided on an interim basis, by the occupation of 1,800 dwellings. All 4 permanent pitches by 6,000 dwellings	Sport England guidance Natural Turf for Sport and A Guide to the Design, Specification and Construction of Multi-use Games Areas including Multi Sport Synthetic Turf Pitches	Through a management company set up by the owner

Facility Type	No.	Size	Location	Timing	Specification	Management Information
Tennis and Netball Courts	1 sets	<p>Each court to comply with Sport England guidance for tennis court (23.77m x 10.57m - plus 1m off area of 5.45m x 6.40m - netball; 5.05m x 6.65m - badminton; 5.66m x 11.7m - court to court; and netball court (10.57m x 5.25m - plus 1m off area of 1.0m - in unbacked 1.5m - ladder unit; 2.0m - court to court).</p>	Local Parks major urban park or co-located with MUGAs	1 st set - by completion of the 2,500 th dwelling; and the 2 nd set by the completion of the 5,000 th dwelling	<p>Sport England guidance 'Comprehensive Sites of Sports Pitches & Courts (OURDCOPI September 2015 Update) - Tennis and Netball' specifications.</p> <p>One set shall be floodlit with the other set benefiting from ducting for floodlighting.</p>	Through a management company set up by the owner
Pavilion	1	To be determined at reserved matters stage subject to the number of pitches it will serve	Adjacent to the Community Pitches identified above	As per the Pitches triggers above	<p>Sport England guidance Pavilions and Clubhouses</p> <p>Facilities to include:</p> <ul style="list-style-type: none"> changing rooms showers and dry-off areas separate official's accommodation cleaner's cupboard toilets electrical meter/ intake cupboard entrance lobby disabled toilets/changing 	Through a management company set up by the owner

Facility Type	No.	Size	Location	Timing	Specification	Management Information
MUGA's	2	Each MUGA to be 37m x 18.5m	Local parks, neighbourhood parks, or the major urban park	1st MUGA by completion of the 1,500th dwelling, and the 2nd MUGA by the completion of the 5,000th dwelling	Sport England guidance A Guide to the Design, Specification and Construction of Multi-use Games Areas including Multi Sport Synthetic Turf Pitches – Type 4 MUGA specification (not floodlit)	Through a management company set up by the owner
Provision for sport in open space	3 types	Minimum of 3 from the following <ul style="list-style-type: none"> • Turf trail • orienteering course • running / walking circuits • climbing wall / boulder course • angling and boating • other similar activities 	To be grouped together or dispersed within the areas of open space provision	At the time of the provision of those areas of open space where the facility is to be located	To be agreed at the time of provision	Through a management company set up by the owner or by a commercial operator
Neighbourhood play space	4	0.1 ha (minimum) Minimum of 16 pieces of play equipment for 8-14 year olds	To be identified on the site wide and Area Master Plans	One facility to be provided at the occupation of the following number of dwellings: <ul style="list-style-type: none"> • 1,500 • 3,000 • 4,500 • 6,000 	Relevant specification at the time of provision	Through a management company set up by the owner

Facility Type	No.	Size	Location	Timing	Specification	Management Information
Local play space	Up to 12	0.04 ha (minimum) Minimum of 8 pieces of play equipment for 3-8 year olds	To be identified on the Site Wide and Area Master Plans	One facility to be provided at the occupation of every 1 000 dwellings with the remaining facilities being provided at the same time as the delivery of the relevant Local Park	Relevant specification at the time of provision	Through a management company set up by the owner
Allotments	Up to 16 plots	1.3 ha (existing space plus new allotment space of 0.25 ha)	Existing position of the allotment site along the northern boundary of the application site	Demand to be monitored annually and provision made accordingly	Including <ul style="list-style-type: none"> • allotment plots • perimeter fencing • water supply 	Through the local Allotment Association or a management company set up by the owner

Facility Type	No.	Size	Location	Timing	Specification	Management Information
Retail						
Convenience store	1	of no less than 250 sq. m. gross	Eastern Village	Marketing of the site from completion of 250 dwellings with the unit built and available for occupation by the occupation of 500 dwellings	Relevant specification at the time of provision	By the occupiers or by the owner or through a management company set up by the owner

St Clements Way, Greenhithe Improvement Scheme

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AGENDA ITEM

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A/A DE 1/3/17

Newsletter 1
February 2017

Programme

Design - Spring/
Summer 2017

Appointment of
Contractor -
Autumn 2017

Vegetation
Clearance - Early
2018

Construction -
Spring 2018 to
Spring 2019

Funding

Project cost £6.9
million

£4.2 million
Government funding

£2.7 million
developer
contributions

Next Steps

Public engagement
February/March
2017

Review feedback
and design Spring
2017

The Background

The A206 St Clements Way is located on the important A226 strategic route between Dartford and Gravesend, provides links to the A2 and Dartford Crossing, and access to Bluewater and the Crossways business parks. St Clements Way also provides direct access to Greenhithe Station and forms a key link for the Fastrack bus service and other important bus services in the area.

Substantial new development has been built and is planned in the area and this will increase traffic flows and congestion. This improvement scheme forms part of a wider package of improvements (including the A2 Bean junction) aimed at reducing congestion and catering for future growth and development in the Kent Thameside area.

The Proposals

The aim of the scheme is to reduce traffic congestion and improve journey time reliability. This will be achieved by increasing the size and capacity of the London Road/St Clements Way roundabout and the provision of new bus lanes along St Clements Way. The new bus lanes will also encourage the use of more sustainable modes of transport and assist in the planned expansion of the Fastrack bus service.

The site is highly constrained by existing buildings but where possible existing KCC land will be utilised to maximize the benefits of the scheme. The existing pedestrian crossings will be upgraded with new and more efficient signal equipment and the existing footway along St Clements Way, between London Road and Mounts Road, will be converted to a shared footway/cycleway facility. Increased noise is an understandable concern for residents and the intention is to provide a noise fence to screen those residents affected and this will be integrated into the design of the replacement landscape planting. A plan of the scheme is shown overleaf.

Public Exhibition

A public exhibition will be held at St Mary's Church Hall, London Road, Greenhithe, DA9 9ND on Friday 24 February between 2.30pm and 6.00pm and Saturday 25 February between 9.30am and 12.00 noon. If you would like to find out more about the scheme, please come along or alternatively contact us via the project email address provided below. Please note that there is limited parking at The Rectory accessed via Mounts Road but additional parking is available at the nearby McDonalds Restaurant located in Bean Road.



St Clements Way, Greenhithe Improvement Scheme

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Key Aspects of the Scheme

- St Clements Way/London Road roundabout will be enlarged to increase the capacity of the junction.
- A new bus lane will be provided in each direction between the London Road and Crossways Boulevard roundabouts to improve bus services and Fastrack links to and from Greenhithe Station.
- The conversion of the existing footway to a shared footway/cycleway route along St Clements Way between London Road and Mounts Road.
- Improvements to the Crossways Boulevard roundabout.
- Upgrade of the existing pedestrian crossings with new and more efficient signal equipment.
- Removal of the existing informal crossings of St Clements Way.
- Provision of noise fencing for adjacent residents.
- Replacement and enhancement of the existing landscaping.

Scheme Plan

