



Delegated Report

Neighbouring Authority Consultation

Application no:	20221018
Location:	Stone Lodge Complex Cotton Lane Stone Kent
Description:	Dartford Borough Council Consultation 22/00553/REM - Reserved Matters approval (Appearance, Landscaping, Layout and Scale), pursuant to Condition 1 to provide 140 residential dwellings (Use Class C3) and associated works including internal road network, landscaping, utilities and drainage infrastructure, car and cycle parking and waste storage alongside the discharge of details pursuant to Conditions 42 (land levels RS1), 44 (surface water drainage RS1), 48 (ecological enhancements RS1), 49 (materials RS1), 50 (noise assessment RS1), 51 (car parking RS1), 52 (hard and soft landscaping RS1), 53 (cycle parking RS1), 55 (travel plan RS1), 72 (land levels RS2), 74 (surface water drainage RS2), 78 (ecological enhancements RS2), 79 (materials RS2), 80 (noise assessment RS2), 81 (hard and soft landscaping RS2), 82 (car parking RS2) and 86 (travel plan RS2) of Outline Planning Permission (LPA Ref: DA/20/00746/VCON).
Applicant:	Dartford Borough Council
Site Visit Date:	Desktop only

Introduction

This is an application submitted to Dartford Borough Council (DBC) as the determining authority (DBC ref 22/00553/REM) in respect of an application for Reserved Matters approval (Appearance, Landscaping, Layout and Scale), pursuant to Condition 1 to provide 140 residential dwellings (Use Class C3) and associated works.

The Borough Council is a consultee (GBC ref 20221018) and invited to comment in a letter from DBC dated 16 September 2022.

The Borough Council was previously consulted on this application at the outline stage.

The Site

Stone Lodge Complex, Cotton Lane, Stone is within Dartford Brough Council area. The Council acquired the Stone Lodge site originally totalling then some 32 hectares from the Secretary for Health in 1972.

Stone Lodge is allocated for development in the Dartford Local Plan Core Strategy (2011) and is highlighted as a key development site within the Ebbsfleet to Stone Priority Area.

Planning History

Outline Planning Permission (LPA Ref: DA/18/01074/OUT) was granted by DBC on 24 May 2019 for the

following development:

“The erection of an 8-form entry secondary school, up to 140 residential dwellings in total across 2 sites and provision of 19ha of public open space”.

This was on a site of 26 hectares.

Outline Planning Permission granted permission for detailed access only with the remaining matters reserved for future consideration.

Further to the grant of Outline Planning Permission, a Section 73 application (LPA Ref: DA/20/00746/VCON) was granted permission by DBC on 8 September 2020 for the following:

“Outline application for erection of an 8-form entry secondary school, up to 140 residential dwellings in total across 2 sites and provision of 19ha of public open space (variation of condition 2 of DA/18/01074/OUT (drawing numbers) to allow for amended works to the approved access to the school from London Road)”.

Details of the Application

This Reserved Matters Application is submitted in accordance with the requirements of Condition 1 of the Outline Planning Permission. Condition 1 requires details of the layout, scale, appearance, and landscaping to be submitted and approved by DBC prior to the commencement of development.

The development will comprise the delivery of the following:

- 140 residential dwellings in total (split across two sites)
- 42 affordable housing dwellings (equating to policy compliant 30% provision in a mix of affordable rent and shared ownership tenures and split proportionately across both residential sites)
- Associated infrastructure works (including internal roads, footpath/cycle paths sustainable drainage etc) to support the development
- Appropriate car parking (including EVCP) and secure cycle parking provision; and
- Appropriate landscape and biodiversity features.

This application only relates to the residential element of the scheme and not the school or open space. The sites are shown in the plan below.



Internal Consultations

None

Recommendation:

The proposed development has no significant implications for Gravesham as the site is located well beyond the Borough boundary. It is apparent that the development would accord with adopted local plan policy.

Therefore, Dartford Borough Council is advised that the Borough Council has no objection and no specific comments to make and would expect that Dartford Borough Council will determine the submitted details in accordance with its own local policies in relation to privacy, amenity, parking standards and design criteria, amongst other material planning considerations.

Dartford Borough Council is thanked for consulting the Borough Council.

Case Officer:	Mr Peter Price	Team Leader:	Faye Hobbs
Signed:		Signed:	<i>R Hart</i>
Dated:	06 October 2022	Dated:	07 October 2022

File Location: H: Plan/Typing/General/Peter/Delegated Reports/Uniform - 20221018 - Delegated Report - Reserved matters for dwellings at Stone Lodge - Dartford Borough Council Consultation