

MULTI-DISCIPLINE CONSULTANT SERVICES TENDER

STONE PARISH
COUNCIL,
RECREATIONAL
GROUND
IMPROVEMENT WORKS

CONTENTS

Section	Title
1.0	Instruction to Tenderers
2.0	Consultant Questionnaire & Evaluation Criteria
3.0	Design Information
4.0	Planning Conditions & Planning Tracker
5.0	Form of Tender
6.0	Declaration
7.0	Sub-consultant warranty

SECTION 1.0 – INSTRUCTION TO TENDERERS

SECTION 1.0 INSTRUCTION TO TENDERERS

1.0 Disclaimer

- 1.1 Nothing in this Tender Document is, or should be relied upon as, a promise or representative as to Stone Parish Council's ultimate decision in relation to the Services, which will depend in part on the outcome of the tender process and negotiations with Tenderers. Stone Parish Council reserves the right to change any aspect or part of the Services, and the basis of, or the procedures for the procurement process.
- 1.2 Stone Parish Council reserves the right to reject any or all applicants for the Services, not to accept any Tender and to terminate such discussions and negotiations with applicants and/or withdraw from the Tender process at any time for any reason without prior notice to Applicants and under no circumstances shall Stone Parish Council or any of its representatives or advisers incur any liability (including, without limitation, any liability in respect of any costs or expenses of the Tender) in respect thereof.
- 1.3 By accepting this Tender Invitation Document you agree to be bound by the above conditions and limitations.

2.0 Introduction

- 2.1 The parish of Stone is in North West Kent and lies 17 miles from London. It is at the heart of the major regeneration area of the Thames Gateway. To the north lies the River Thames estuary and the west is bordered by the M25 and the Dartford Crossing.
- 2.2 There are a large number of green, open spaces hiding past as excavated chalk pits and, latterly, as landfill sites. Lines of pylons form dominant features in this open and often treeless landscape with urbanisation and large settlements visible due to lack of any woodland screening.
- 2.3 The parish takes its name from the stony situation of it; Stane in Saxon signifying a Stone. It is referred to as Estanes in the Domesday Book and has a history reaching back as far as Saxon times demonstrated by large quantities of Iron Age and Roman pottery excavated locally.
- 2.4 Stone is a medium-size parish with approximately 4,700 households. The 2011 census states the population as 10,778, although this will have increased to over 12,000 due to new developments since that time. There is an almost 50% ratio between males and females. The largest age group is the 25-34, with the average age being 35. This is younger than both the Dartford (38) and Kent County (41) averages
- 2.5 The Recreation Ground comprises 15 acres at the heart of Stone and features football pitches, children's playground, multi-use games area and youth shelter. Youth and senior football teams operate from Stone Recreation Ground. Other children's playgrounds are located at a number of other sites across the parish.
- 2.6 Stone Pavilion is a vibrant community facility that offers a wide variety of clubs for all age ranges, fitness and health activities, and interest groups. Youth clubs run at Stone Pavilion and Stone Baptist church.

- 2.7 A new community centre was recently constructed to provide a dedicated base for delivery of uniformed group sessions and support further community activity, particularly in relation to ecology and sustainability.
- 2.8 This multi-discipline design services tender represents an exciting opportunity for you to collaborate with the Stone Parish Council team and be part of a key project that will have a significant impact on the quality of life within the Parish.
- 2.9 The Council has resolved a formal target to achieve a net Zero Carbon rating as an organisation by 2030. Therefore, this must be factored across the whole of the works, as well as being able to demonstrate value for money for the project.
- 2.10 The Construction works may be carried out in phases depending on the forecast construction budget and the funding availability at the time, with the 'Southern Portion' of the works illustrated on GSP drawing 003 potentially taking secondary priority over the other works.
- 2.11 This tender seeks to obtain competitive quotation from a Multi-discipline or Lead design consultant who engages the separate disciplines for the design of the proposed works identified below and within the Tender Design Information.
- 2.12 The Designers will be responsible for the whole of the design and discharging existing planning conditions within their realm of expertise.
- 2.13 In respect to items A & B in clause 3.2.1 of this instruction it is likely that planning application will need to be prepared and issued as these works do not currently fall within the approved planning permission.
- 2.14 The planning permission and associated information can be found by searching application no. 21/00174/FUL on the Dartford Planning Portal
- 2.15 Evaluation of the tender submissions shall be based on the 'Consultant Questionnaire Evaluation Criteria' found within Section 3.0 of the Tender Documents and further described in clause 6.0 of this instruction.

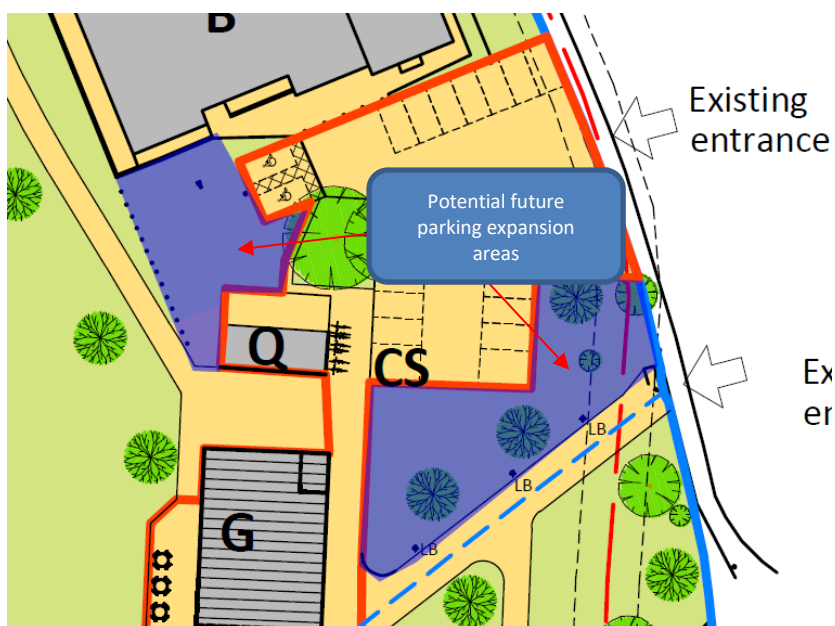
3.0 The planned works

- 3.1 Stone Parish Council seek to enhance the Recreational grounds, as described in Section 2.0 & 3.0 and illustrated on GSP drawing 002 Rev C, which principally include the following salient works:-
- A. Old Hall (conversion of loft area into usable space)
 - B. Stone Pavilion (Installation of PV panels, possible rooftop extension into usable space & roofing works)
 - C. St Mary's Pre-school – No planned works
 - D. Changing rooms/public toilets – Demolition of existing and create new (identified as item 'H' on the plan)
 - E. Grounds team workshop – Demolition of existing and create new (identified as item 'I' on the plan)
 - F. Grounds keeper's House – Demolition of existing
 - G. Café & Community facilities – New build facilities (Note external WC's to be constructed under separate contract)
 - H. Changing rooms – New build facilities approximately 300m².
 - I. Workshop – New build facilities approximately 220m².

- J. Play ground – Already completed – no further works planned
- K. Secure storage – External storage space to be created
- L. Outdoor gym – Consider re-use of existing facilities.
- M. MUGA – New MUGA facilities
- N. Community Plaza – Seating area / multi use external space along side the proposed café
- O. Youth Shelter – Relocate existing
- P. Picnic area – New seating area for picnic tables
- Q. Existing café. This facility will need to be re-purposed. Consider possible uses.
- CS. Cycle Store – New cycle storage area.
- P1. Increase parking provision from the current 22nr parking spaces at the area next to the Pavilion.
- P2. Formal parking area to be created.
- P3. Formal parking area to be created.
- PB. Forming passing bays

3.2 Further clarity as to scope:-

- 3.2.1 Item 'A & B' relates to the possible conversion of existing loft space into usable space, including the installation of PV panels to the roof of the pavilion building, potential roof top extension and roof works.
- 3.2.2 Item 'P1' relates to the aspiration to provide additional parking provision at the Pavilion building. The existing provision is for 22nr parking bays, and SPC would like to increase this to as much as possible within the confines of the footpath to the south and the footpath to the northwest. Potential areas highlighted below in Blue.



4.0 Combined Consultant Services

4.1 This tender is for the single appointment of a multi-discipline company to undertake the following design services. Note that a lead consultant may appoint sub-consultants in affect acting as a multi-disciplinary company.

1. Architectural Services
2. Landscape Architect Services
3. Structural & Civil Design Services
4. Mechanical, Electrical and Plumbing Design Services
5. Principle Designer Services

4.2 Stone Parish Council (SPC) have appointed Liberty QS limited to provide Quantity Surveying (QS) and Project Management (PM) services in relation to this tender and future QS & PM duty shall be direct appointment by SPC.

4.3 Ground investigation services, topographical surveys, CCTV surveys, Ecology, Arboriculture Surveys etc shall be undertaken by direct appointment of Stone Parish Council.

5.0 Basis of Appointment

5.1 It is intended that the consultant will be appointed under an RIBA standard professional services contract. Exact terms to be agreed between the Consultant and Stone Parish Council.

6.0 General

6.1 Section 2.0 of the Tender Documents contains the Consultant Questionnaire and Evaluation criteria. It is imperative that the Consultant complete this section and submit their completed PQQ and subsequent information as their tender submission for evaluation by Stone Parish Council and their representatives.

6.2 In specific reference to Section 2.0, Section 3.1 / 3.4 / 3.6 & 3.7 are compliance questions and these must be completed. Failure to complete these may preclude the tender submission from the assessment.

6.3 In specific reference to Section 2.0, Section 3.2 'Demonstration of Competence' this is an opportunity for the tender to present relevant experience. The Tender is free to append to their tender further information / illustrations that suitably present to the reader your experience and how it might relate to the works contained within this Tender. A representative from Stone Parish Council will be undertaking the 'Qualitative Assessment'. It is recommended that the evidence of experience includes areas of design that have encouraged 'Value for Money', 'Sustainability', 'Carbon reduction' and 'Net Zero Carbon'.

6.4 Post Tender interviews will be held on the 4th May 2022, location TBC. Please ensure that this date is kept available.

7.0 Process

- 7.1 The Employer intends to conduct this process as a single stage tender published in [Contracts Finder - GOV.UK \(www.gov.uk\)](https://www.gov.uk/contracts-finder)

8.0 Anticipated Programme

Consultant Tender Issue	31 st March 2022
Consultant Tender Return	22 nd April 2022
Consultant Tender Analysis	25 th to 29 th April 2022
Consultant Post Tender Interviews	4 th May 2022
SPC board committee review	18 th May 2022
Consultant award	Week commencing 25 th May 2022
Design Stages	Lead Consultant to advise

9.0 Scope of Services

Refer to Section 2.0 part 3.4

10.0 Confidentiality & Literature

- 10.1 Applicants may enclose with their reply any description, literature or supplemental information, in the form of appendices, which may have a direct bearing on the submission. All information will be treated as confidential and protected to the same standard as the Employer protects its own confidential information, provided that the information or document is clearly marked as "CONFIDENTIAL" and not already in the public domain.
- 10.2 This Tender and any other information or documentation provided to applicants in the course of this procurement is confidential and shall not be disclosed to any third party without the prior written consent of the Employer save that it may be disclosed to an applicant's employees and advisors for the purpose of submitting a response to be considered for Tender. Copyright in such documents is vested in the Employer and they may not be reproduced, copied or stored on any medium without the Employer's prior written consent.
- 10.3 Applicants shall not undertake, cause or permit to be undertaken at any time any publicity in respect of this procurement in any media without the prior written consent of the Employer.
- 10.4 The Employer may disclose the applicant's confidential information to its professional advisors.

11.0 Submission Requirements

- 11.1 The PQQ & Evaluation form must be submitted in excel and all other supporting information submitted in Pdf.
- 11.2 Electronic copy to be emailed to Stuart.Harrison@libertyqs.com by 12.00 of the 22nd April 2022
- 11.3 The Employer reserves the right to disqualify an Applicant's Pre-qualification Forms if they are not submitted in accordance with the requirements set out in this Tender and will eliminate them from any further procurement progress.
- 11.4 Each Applicant shall be solely responsible for ensuring that its Pre-qualification Forms are complete, accurate and error-free.
- 11.5 Each Applicant must answer all questions accurately, and as fully as possible.
- 11.6 The Tender Submission shall comprise as a minimum the follow:-
1. Completed questionnaire and evaluation submission
 2. Demonstration of relevant experience
 3. CV's of proposed personnel
 4. Fee Proposal
 5. Completed form of tender
 6. Completed declaration form
- 11.7 The Fee Proposal shall be exclusive of VAT.
- 11.8 The Fee Proposal shall be a Fixed Price Lump Sum.

12.0 Participation in only one discipline

- 12.1 It will not be acceptable for any Applicant to submit, or to participate in only one discipline. The tender should be applied for all disciplines only. Any Pre-Qualification submission or tender submitted in violation of this rule will be rejected.

13.0 Proposed Tender Award

- 13.1 The tender will be assessed by Stone Parish Council representative based on the assessment criteria set out within the Preambles of Section 2.0.

14.0 Clarifications

- 14.1 Applicants may raise questions or seek clarification regarding this tender by completion of the 'Query Pro-forma' contained within the tender information and submitted to the following:-

E-mailed to Stuart.Harrison@libertyqs.com

15.0 Conflicts of Interest

- 15.1 An Applicant is responsible for ensuring that no conflict(s) of interest exist between it or any of their respective appointed advisors.
- 15.2 Any conflict of interest or potential conflict of interest which arises in respect of this procurement shall be fully disclosed in writing to the Employer as soon as such conflict or potential conflict becomes apparent.
- 15.3 In the event of any conflict of interest or potential conflict of interest the Employer shall, in its absolute discretion, decide on the appropriate course of action (which may include exclusion of an Applicant from continued involvement in the procurement). The Employer may, in its absolute discretion, on receipt of appropriate assurances and implementation of safeguards, permit an Applicant to proceed, but only in the event that this is considered by the Employer not to involve a material conflict of interest (or perceived material conflict of interest).
- 15.4 Applicants shall also refrain from, directly or indirectly, at any time, canvassing the Employer or any employees or agents of the Employer in relation to this procurement, or attempting to obtain information from any of the employees or agents of the Employer or their advisors concerning another Applicant or such Applicant's tender submissions.

16.0 Contractual Arrangements

- 16.1 The law of England shall be the proper law of the Contract, and shall be on the basis of the terms of the RIBA Consultant appointment agreement agreed between the Employer and the Consultant.
- 16.2 Any Sub-Consultants shall be required to enter into the Sub-Consultant Warranty as provided in Section 6.0 of this Tender, or such other sub-consultant warranty as agreed between the parties.

SECTION 2.0 – CONSULTANT QUESTIONNAIRE & EVALUATION CRITERIA

2.0 - SUMMARY

Item	Section	Maximum points available	Weighting
3.1	Company and Director details	Pass / Fail	Pass / Fail
3.2	Demonstration of Competency		
3.2.1	Architectural Services / Lead Consultant	20	15%
3.2.2	Landscape Architect Services	20	15%
3.2.3	Structural & Civil Engineering	20	8%
3.2.4	Mechanical, Electrical & Plumbing	20	8%
3.2.5	Principle Designer	20	4%
3.3	Proposed Personnel	20	10%
3.4	Satisfaction of minimum services criteria	Pass / Fail	Pass / Fail
3.5	Fee proposal	20	40%
3.6	Satisfaction of minimum insurance criteria	Pass / Fail	Pass / Fail
3.7	References	Pass / Fail	Pass / Fail
		140	100%

3.1 - COMPANY DETAILS (CONFORMATIVE QUESTION)

3.1.1 LEAD CONSULTANT DETAILS - ARCHITECTURAL SERVICES

Company Registered Name:-
Company Trading Name (if different):-
Company Registered Address:-
Company Trading Address (if different):-
Company Registered No:-

Point of contact:-
Position:-
Telephone:-
Email:-
Primary business activity:-

Year Established:-

3.1.2 CONSULTANT / SUB-CONSULTANT DETAILS - LANDSCAPE ARCHITECTURAL SERVICES

Company Registered Name:-
Company Trading Name (if different):-
Company Registered Address:-
Company Trading Address (if different):-
Company Registered No:-

Point of contact:-
Position:-
Telephone:-
Email:-
Primary business activity:-

Year Established:-

3.1.3 CONSULTANT / SUB-CONSULTANT DETAILS - STRUCTURAL & CIVIL ENGINEERING SERVICES

Company Registered Name:-
Company Trading Name (if different):-
Company Registered Address:-
Company Trading Address (if different):-
Company Registered No:-

Point of contact:-
Position:-
Telephone:-
Email:-
Primary business activity:-

Year Established:-

3.1.4 CONSULTANT / SUB-CONSULTANT DETAILS - MECHANICAL, ELECTRICAL & PLUMBING SERVICES

Company Registered Name:-
Company Trading Name (if different):-
Company Registered Address:-
Company Trading Address (if different):-
Company Registered No:-

Point of contact:-
Position:-
Telephone:-
Email:-
Primary business activity:-

Year Established:-

3.1 - COMPANY DETAILS (CONFORMATIVE QUESTION)

3.1.5 CONSULTANT / SUB-CONSULTANT DETAILS - PRINCIPLE DESIGNER

Company Registered Name:-	
Company Trading Name (if different):-	
Company Registered Address:-	
Company Trading Address (if different):-	
Company Registered No:-	
Point of contact:-	
Position:-	
Telephone:-	
Email:-	
Primary business activity:-	
Year Established:-	

3.2 - DEMONSTRATION OF COMPETENCY - (QUALITATIVE QUESTION)

3.1.1 LEAD CONSULTANT DETAILS - ARCHITECTURAL SERVICES

Ref	Project Name	Project Client	Project description	Consultancy Service Provided	Further Info Appended Y/N
1					
2					
3					

3.1.2 CONSULTANT / SUB-CONSULTANT DETAILS - LANDSCAPE ARCHITECTURAL SERVICES

Ref	Project Name	Project Client	Project description	Consultancy Service Provided	Further Info Appended Y/N
1					
2					
3					

3.1.2 CONSULTANT / SUB-CONSULTANT DETAILS - STRUCTURAL & CIVIL ENGINEERING SERVICES

Ref	Project Name	Project Client	Project description	Consultancy Service Provided	Further Info Appended Y/N
1					
2					
3					

3.2 - DEMONSTRATION OF COMPETENCY - (QUALITATIVE QUESTION)

3.1.2 CONSULTANT / SUB-CONSULTANT DETAILS - MECHANICAL, ELECTRICAL & PLUMBING SERVICES

Ref	Project Name	Project Client	Project description	Consultancy Service Provided	Further Info Appended Y/N
1					
2					
3					

3.1.2 CONSULTANT / SUB-CONSULTANT DETAILS - PRINCIPLE DESIGNER

Ref	Project Name	Project Client	Project description	Consultancy Service Provided	Further Info Appended Y/N
1					
2					
3					

3.3 - PROPOSED PERSONNEL (QUALITATIVE QUESTION)

Include details of personnel only if it is the intention that they will be allocated to this project - Note CV's of the proposed member of staff must be enclosed as part of the submission.

3.3.1 LEAD CONSULTANT DETAILS - ARCHITECTURAL SERVICES

Principle point of contact

Name:-
Office location:-
Full or Part Time:-
Position:-
Period at current Employer:-
Does the proposed resource have relevant experience?

3.3.2 CONSULTANT / SUB-CONSULTANT DETAILS - LANDSCAPE ARCHITECTURAL SERVICES

Principle point of contact

Name:-
Office location:-
Full or Part Time:-
Position:-
Period at current Employer:-
Does the proposed resource have relevant experience?

3.3.3 CONSULTANT / SUB-CONSULTANT DETAILS - STRUCTURAL & CIVIL ENGINEERING SERVICES

Principle point of contact

Name:-
Office location:-
Full or Part Time:-
Position:-
Period at current Employer:-
Does the proposed resource have relevant experience?

3.3.4 CONSULTANT / SUB-CONSULTANT DETAILS - MECHANICAL, ELECTRICAL & PLUMBING SERVICES

Principle point of contact

Name:-
Office location:-
Full or Part Time:-
Position:-
Period at current Employer:-
Does the proposed resource have relevant experience?

3.3.5 CONSULTANT / SUB-CONSULTANT DETAILS - PRINCIPLE DESIGNER

Principle point of contact

Name:-
Office location:-
Full or Part Time:-
Position:-
Period at current Employer:-
Does the proposed resource have relevant experience?

3.4 - SATISFACTION OF MINIMUM SERVICES CRITERIA (CONFORMATIVE QUESTION)

NB:- the following identifies the minimum services input required. - Tick to confirm inclusion.

3.4.1 ARCHITECTURAL SERVICES

- | | |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Stage 0 | <ul style="list-style-type: none"> - Receive Client's instruction and information about the Project - - Assist the Client in defining the Client's strategic requirements and the preparation of the strategic brief - Contribute to the Project programme - Review feedback from previous or similar projects |
| Stage 1 | <ul style="list-style-type: none"> - Inspect the site and carry out an initial appraisal of the proposed works and potential - Develop initial project brief with project team including project objectives, quality objectives, project budget and other parameters or constraints - Review of planning consent and inform the planning consultant on discharge of planning conditions and reserved matters outstanding. - Provide information for approximate estimate of Order of Costs prepared by QS |
| Stage 2 | <ul style="list-style-type: none"> - Prepare concept design and show outline proposals for structural and building services systems, and include outline specifications. - Provide information for approximate estimates of construction costs Cost Plan - Contribute to completion of the final project brief - - Prepare stage report in accordance with agreed information exchanges and submit to the Client. |
| Stage 3 | <ul style="list-style-type: none"> - Develop the approved concept design to show spatial arrangements, type of construction, materials, appearance and updated outline specifications in sufficient detail to coordinate the structural and building services of the project. - Investigate effect of statutory standards and construction safety on Concept design. - Provide information for estimate of construction costs - Prepare stage report in accordance with agreed information exchanges and submit to Client - Liaise with planning authorities as appropriate. |
| Stage 4a | <ul style="list-style-type: none"> - Prepare technical designs and specifications sufficient to construct the project. - Liaise with consultant team as necessary. - Liaise with specialist sub-contractors as required. - - Submit building regulations submission and alter design information to reflect any subsequent comments - Prepare production information including detailed specification in sufficient detail to enable tenders to be obtained. - Provide information for updating estimate of construction costs - Review design information provided by others and ensure this is coordinated and integrated with the project information. |
| Stage 4b | <ul style="list-style-type: none"> - Assist / Contribute to appraisal and report on tenders / negotiations |
| Stage 5 | <ul style="list-style-type: none"> - Contribute to pre-contract meeting with all parties - Carry out site inspections and review against specification and reasonable expectations of quality and advise QS / PM of findings. - Attend regular site and progress meetings (allow for 6nr site meetings) - Liaise with design team and contractor and update drawings as required to enable construction - Assist with updating the construction & H&S strategy / plan. |
| Stage 6 | <ul style="list-style-type: none"> - Provide 'Final issue Construction' drawings showing the building and appropriate information, where applicable for the H&S file and Building O&M's. - Provide information to agree the final account - Advise on the resolution of defects, responsibilities and response times. - Review compliance with statutory and contract requirements - Give general advice on O&M's |

3.4 - SATISFACTION OF MINIMUM SERVICES CRITERIA (CONFORMATIVE QUESTION)

3.4.2 CONSULTANT / SUB-CONSULTANT DETAILS - LANDSCAPE ARCHITECTURAL SERVICES

- | | |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Stage 0 | <ul style="list-style-type: none"> - Receive Client's instruction and information about the Project - - Assist the Client in defining the Client's strategic requirements and the preparation of the strategic brief - Contribute to the Project programme - Review feedback from previous or similar projects |
| Stage 1 | <ul style="list-style-type: none"> - Review of planned information and advise Client on failings of Client brief. - Inspect the site and carry out an initial appraisal of the proposed works and potential - Develop initial project brief with project team including project objectives, quality objectives, project budget and other parameters or constraints - Review of planning consent and inform the planning consultant on discharge of planning conditions and reserved matters outstanding. - Provide information for approximate estimate of Order of Costs prepared by QS |
| Stage 2 | <ul style="list-style-type: none"> - Input into Architects developed GA's. - Prepare outline materials palette for soft & hard landscape elements - Provide outline planting strategy plan - Provide sketch concept design for MUGA and nature walk & other REC use areas. - Coordinate with Architect. - Provide cost information to QS. |
| Stage 3 | <ul style="list-style-type: none"> - Input into Architects developed GA's. - Prepare and provide developed planting plans for areas of soft and hard landscaping areas - Provide sketch developed design for MUGA and nature walk & other REC use areas. - Coordinate with Architect. - Assist in discharge of planning conditions & reserved matters as required. - Provide cost information to QS. - Attend design team meetings. |
| Stage 4 | <ul style="list-style-type: none"> - Input into Architects developed GA's. - Prepare and provide supporting technical details for landscape elements - Prepare planting plans and phasing strategy for tendering - Coordinate with Architect. - Provide cost information to QS. |
| Stage 5 | <ul style="list-style-type: none"> - Contribute to pre-contract meeting with all parties - Carry out site inspections and review against specification and reasonable expectations of quality and advise QS / PM of findings. (Allow 4hr site inspections) - Liaise with design team and contractor and update drawings as required to enable construction - Assist with updating the construction & H&S strategy / plan. |
| Stage 6 | <ul style="list-style-type: none"> - Provide 'Final issue Construction' drawings showing the building and appropriate information, where applicable for the H&S file and Building O&M's. - Provide information to agree the final account - Advise on the resolution of defects, responsibilities and response times. - Give general advice on O&M's |

3.4 - SATISFACTION OF MINIMUM SERVICES CRITERIA (CONFORMATIVE QUESTION)

3.4.3 CONSULTANT / SUB-CONSULTANT DETAILS - STRUCTURAL & CIVIL ENGINEERING SERVICES

- | | |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Stage 0 | <ul style="list-style-type: none"> - Receive Client's instruction and information about the Project - - Assist the Client in defining the Client's strategic requirements and the preparation of the strategic brief - Contribute to the Project programme - Review feedback from previous or similar projects |
| Stage 1 | <ul style="list-style-type: none"> - Review of planned information and advise Client on failings of Client brief. - Inspect the site and carry out an initial appraisal of the proposed works and potential - Develop initial project brief with project team including project objectives, quality objectives, project budget and other parameters or constraints - Review of planning consent and inform the planning consultant on discharge of planning conditions and reserved matters outstanding. - Provide information for approximate estimate of Order of Costs prepared by QS |
| Stage 2 | <ul style="list-style-type: none"> - Input into Architects developed GA's. - Prepare sketch design information in relation to structural and Civil design. - Coordinate with Architect. |
| Stage 3 | <ul style="list-style-type: none"> - Input into Architects developed GA's. - Prepare detailed design information in relation to structural and Civil design. - Coordinate with Architect. - Assist in discharge of planning conditions & reserved matters as required. - Attend design team meetings. |
| Stage 4 | <ul style="list-style-type: none"> - Input into Architects developed GA's. - Prepare technical design information in relation to structural and Civil design. - Coordinate with Architect. |
| Stage 5 | <ul style="list-style-type: none"> - Contribute to pre-contract meeting with all parties - Carry out site inspections and review against specification and reasonable expectations of quality and advise QS / PM of findings. (Allow 2nr site visits) - Liaise with design team and contractor and update drawings as required to enable construction - Assist with updating the construction & H&S strategy / plan. |
| Stage 6 | <ul style="list-style-type: none"> - Provide 'Final issue Construction' drawings showing the building and appropriate information, where applicable for the H&S file and Building O&M's. - Advise on the resolution of defects, responsibilities and response times. - Give general advice on O&M's |

3.4 - SATISFACTION OF MINIMUM SERVICES CRITERIA (CONFORMATIVE QUESTION)

3.4.4 CONSULTANT / SUB-CONSULTANT DETAILS - MECHANICAL, ELECTRICAL & PLUMBING SERVICES

- Stage 0 - Receive Client's instruction and information about the Project
- Carry out a brief survey of the site to assess any services related issues relating to surrounding outbuildings, historical importance, listing, local infrastructure, aspect, shading and aesthetics.
 - Contribute to the Project programme
 - Review feedback from previous or similar projects
- Stage 1 -
- To initially consider ADL2A (Part L) and ADLF(Part F) building regulation issues as relevant to this scheme.
 - Consider any other facets of project which are likely to have a fundamental impact on building design, format and servicing
 - To carry out a desktop study as to the best and most appropriate primary fuel source and method of heat generation.
 - To advise on use and application of Low and Zero Carbon technologies (for example, Solar Thermal, Solar PV, Ground and Air Heat Pump technologies)
 - To provide preliminary advice on the M&E services associated with the scheme
 - To issue a summary pre-design report with sketch plans and concept schematics, summarising our thoughts, findings, preliminary proposals and confirming the general concept and extent of design. All of course subject to input and discussion with the client.
 - Provide information for approximate estimate of Order of Costs prepared by QS
- Stage 2 -
- Input into Architects developed GA's.
 - Undertake SAP's calculations.
 -
 - Provide a "performance based" design of the required mechanical and electrical services installations. Designs will be carried out in accordance with all relevant guidelines, legislation and British Standards.
 - Coordinate with Architect.
- Stage 3 -
- Coordination of all the above services with each other, structural details and other aspects of the building, and ensure the system designs "work" in terms of routing and spatial coordination.
 - Prepare detailed design information in relation to MEP
 - Coordinate with Architect.
 - Assist in discharge of planning conditions & reserved matters as required.
 - Attend design team meetings.
 - Provide upon request copies of all relevant calculations and design criteria.
- Stage 4 -
- Input into Architects developed GA's.
 - Prepare technical design information in relation to MEP for purposes of Tender
 - Carry out analysis and recommendations based on tender returns received.
 - Answer contractors, suppliers and/or your own queries during the design and tender process.
 - Provide design phase risk assessments in compliance with the Construction (Design & Management) Regulations.
 - Coordinate with Architect.
- Stage 5 -
- Contribute to pre-contract meeting with all parties
 - Carry out site inspections and review against specification and reasonable expectations of quality and advise QS / PM of findings. (Allow 2nr site visits)
 - Liaise with design team and contractor and update drawings as required to enable construction
 - Ensure that relevant commissioning is carried out in accordance with specification
 - Assist with updating the construction & H&S strategy / plan.
- Stage 6 -
- Provide 'Final issue Construction' drawings showing the building and appropriate information, where applicable for the H&S file and Building O&M's.
 - Advise on the resolution of defects, responsibilities and response times.
 - Give general advice on O&M's

3.4 - SATISFACTION OF MINIMUM SERVICES CRITERIA (CONFORMATIVE QUESTION)

3.4.5 CONSULTANT / SUB-CONSULTANT DETAILS - PRINCIPLE DESIGNER

- Advise the client of their duties and other duty holder under the Regulations.
- Advise the client on the measures the client should take to comply with the regulations and assist the client in undertaking those measures.
- Advise the client with regard to skills, knowledge and experience of design and contracting organisations not already appointed.
- - As far as it is within the Principal Designers control, assist the client to identify and collate pre-construction information and provide to designers/contractors appointed during this design stage.
- Identify, with a view to elimination or control, so far as reasonably practicable, foreseeable risks within the design to the planning application stage.
- Check designers comply with their duties under Regulation 9 of the Regulations.
- Ensure that all parties co-operate with the client and within the design team and attend one design team meeting.
- As far as reasonably practicable monitor the pre-construction phase and co-ordinate matters relating to health and safety taking into account the general principles of prevention.
- Advise on the co-ordination of design work where relevant to Health and Safety
- Advise the client on Health and Safety considerations affecting procurement methods and approaches to design and construction.
- Produce a pre-construction information document to support tender documentation.
- Prepare a draft Health and Safety File for completion by the Principal Contractor.
- Liaise with the Principal Contractor and share any information relevant to the planning, management and monitoring of the construction phase including co-ordination of health and safety matters. Assist the Principal Contractor by providing information obtained from designers pursuant to regulation 9(3)(b) of the CDM Regulations.
- Issue HSE Notifications (where required)
- Check that a suitable Construction Phase Plan is in place as required by Regulation 12 of the CDM regulations before construction work commences.
- Check the facilities required by schedule 2 of the CDM regulations are in place and check that those facilities are being maintained throughout the project
- Include two visits to site during the construction phase

[illegible]

[illegible]

3.6 - MINIMUM INSURANCE CRITERIA (CONFORMATIVE QUESTION)

Confirm by ticking highlighted cells

3.6.1	ARCHITECTURAL SERVICES		
	Professional Indemnity	£5,000,000	
	Employers Liability	£10,000,000	
	Public Liability	£5,000,000	
3.6.2	CONSULTANT / SUB-CONSULTANT DETAILS - LANDSCAPE ARCHITECTURAL SERVICES		
	Professional Indemnity	£1,000,000	
	Employers Liability	£10,000,000	
	Public Liability	£5,000,000	
3.6.3	CONSULTANT / SUB-CONSULTANT DETAILS - STRUCTURAL & CIVIL ENGINEERING SERVICES		
	Professional Indemnity	£1,000,000	
	Employers Liability	£10,000,000	
	Public Liability	£5,000,000	
3.6.4	CONSULTANT / SUB-CONSULTANT DETAILS - MECHANICAL, ELECTRICAL & PLUMBING SERVICES		
	Professional Indemnity	£1,000,000	
	Employers Liability	£10,000,000	
	Public Liability	£5,000,000	
3.6.5	CONSULTANT / SUB-CONSULTANT DETAILS - PRINCIPLE DESIGNER		
	Professional Indemnity	£1,000,000	
	Employers Liability	£10,000,000	
	Public Liability	£5,000,000	

3.7 - REFERENCES (CONFORMATIVE QUESTION)

3.7.1 ARCHITECTURAL SERVICES

Ref 1 Reference company name:-
Reference name:-
Position:-
Telephone:-
Email:-

Ref 2 Reference company name:-
Reference name:-
Position:-
Telephone:-
Email:-

3.7.2 CONSULTANT / SUB-CONSULTANT DETAILS - LANDSCAPE ARCHITECTURAL SERVICES

Ref 1 Reference company name:-
Reference name:-
Position:-
Telephone:-
Email:-

Ref 2 Reference company name:-
Reference name:-
Position:-
Telephone:-
Email:-

3.7.3 CONSULTANT / SUB-CONSULTANT DETAILS - STRUCTURAL & CIVIL ENGINEERING SERVICES

Ref 1 Reference company name:-
Reference name:-
Position:-
Telephone:-
Email:-

Ref 2 Reference company name:-
Reference name:-
Position:-
Telephone:-
Email:-

3.7.4 CONSULTANT / SUB-CONSULTANT DETAILS - MECHANICAL, ELECTRICAL & PLUMBING SERVICES

Ref 1 Reference company name:-
Reference name:-
Position:-
Telephone:-
Email:-

Ref 2 Reference company name:-
Reference name:-
Position:-
Telephone:-
Email:-

3.7 - REFERENCES (CONFORMATIVE QUESTION)

3.7.5 CONSULTANT / SUB-CONSULTANT DETAILS - PRINCIPLE DESIGNER

Ref 1	Reference company name:- Reference name:- Position:- Telephone:- Email:-	
Ref 2	Reference company name:- Reference name:- Position:- Telephone:- Email:-	

SECTION 3.0 – DESIGN INFORMATION

SECTION 3.0 DESIGN INFORMATION

The Following Design has been provided to inform the tender documents:-

Graham Simpkin Planning Ltd

Drawing No	Title	Revision
3078.001	Site location and existing block plan	B
3078.002	Proposed block plan	C
3078.003	Proposed block plan – Southern portion of site	C
3078.004	Café and Community facility indicative floor plan	A
3078.005	External WC's	A
3078.006	Aerial View	-
3078.PN	Planning, Design and Access Statement (Dated February 2021)	-

The Noble Consultancy

Drawing No	Title	Revision
1475.101	Landscape Masterplan	A

Lloydbore

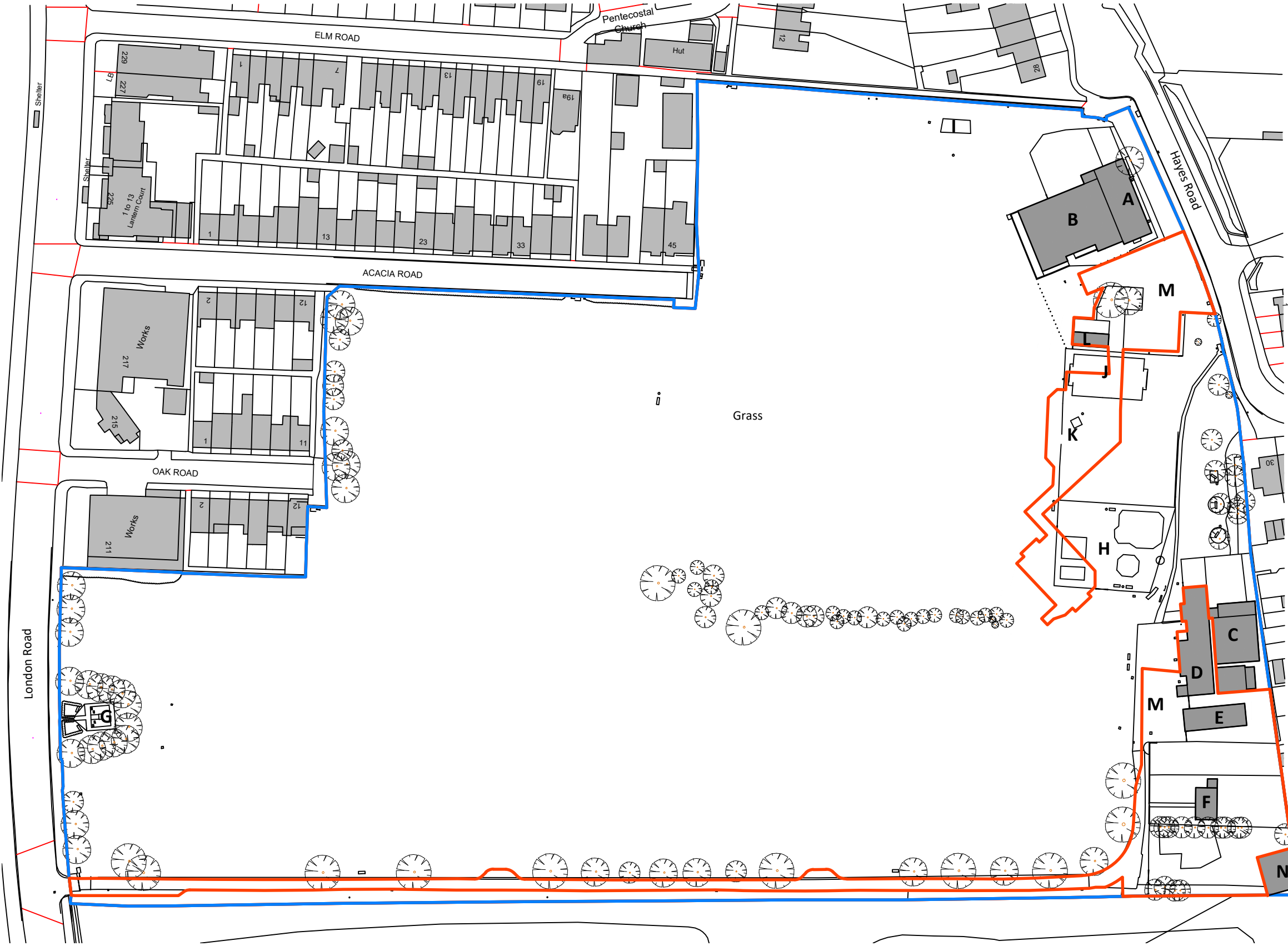
Drawing No	Title	Revision
5579-LLB-XX-XX-DR-Ab-0002	Tree Protection Plan sheet 1 of 2	P02
5579-LLB-XX-XX-DR-Ab-0003	Tree Protection Plan sheet 2 of 2	P02

Extraspace – Stone Pavilion As Built drawings

Drawing No	Title	Revision
1640-001	Floor Plan	G
1640-10	Roof Plan	B
1640-11	Canopies	C
1640-12	Site plan	B

Acanthus LW Architects – Stone Pavilion As Built drawings

Drawing No	Title	Revision
4023 PL210	Elevations	-
4023 PL211	Elevations	-
4023 1051	Proposed site layout	-



Site Location and Existing Block Plan
1:1250

This drawing is protected by copyright and must not be copied or reproduced without the written consent of Graham Simpkin Planning. All dimensions and sizes to be checked on site. North points are indicative. ©

Key

Existing Buildings

- A - Old Hall
- B - Stone Pavilion
- C - St. Mary's Pre-School Nursery
- D - Changing Rooms/ Public Toilets
- E - Grounds Team Workshop
- F - Grounds Keeper's House

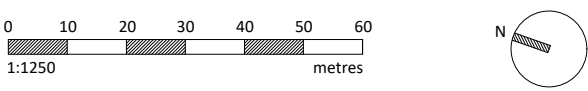
Other Facilities

- G - War Memorial
- H - Playground
- I - Outdoor Gym
- J - MUGA
- K - Youth Shelter
- L - Temporary refreshment hub
- M - Parking
- N - Pylon



2 The Parade, Ash Road, Hartley
Longfield, Kent DA3 8BG
Tel: 01474 703705
www.grahamsimpkinplanning.co.uk
Email: webmail@grahamsimpkinplanning.co.uk

Project Title Stone Recreation Ground, DA9 9DS		Job No 3078
Drawing Title Site Location and Existing Block Plan	Drawing No 001	Revision B 10.09.2021
Date 09.12.2020	Drawn by DA	Checked by PN
Scale 1:1250 @ A3	Note Red line updated	





Proposed Block Plan
1:1250

Parking
The site is proposed to accommodate a total of 43 formal public parking bays including 6 accessible/ disabled bays.

P1 - Existing car park with 22 parking spaces including 2 accessible bays
P2 - 21 New Parking spaces including 4 accessible Bays
P3 - Secure Parking
PB - Passing bay

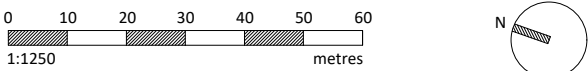
Sports Pitches
Sports pitches/ activity areas are indicative and illustrative and not exhaustive

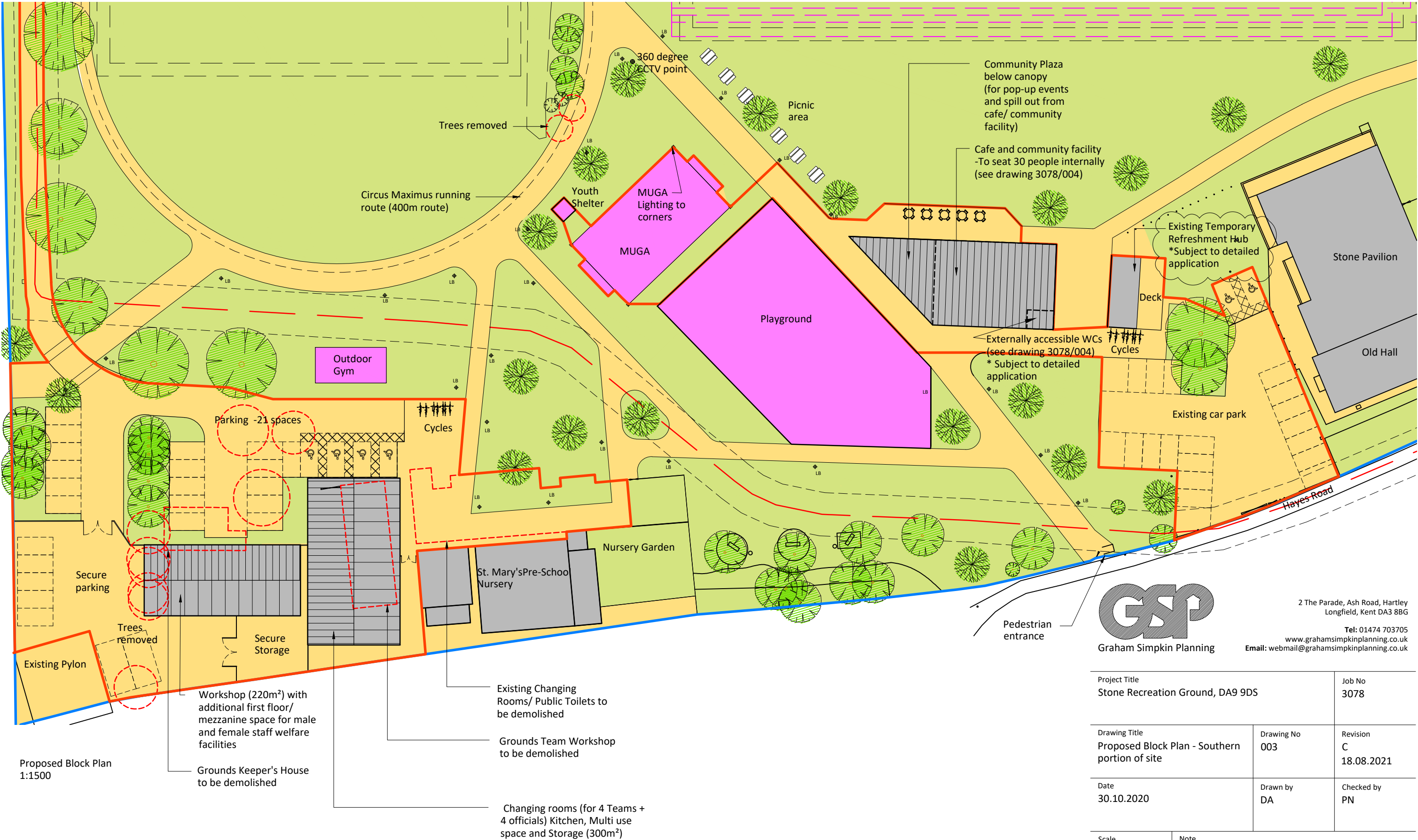
- Key**
- Grass
 - Habitat enhancement area (with wildflower Planting)
 - Approximate route of buried pipeline (with clearance zone either side)
 - Play Surface
 - Hard Standing
 - New Trees
- Existing Buildings**
A - Old Hall
B - Stone Pavilion
C - St. Mary's Pre-School Nursery
- Buildings to Be Demolished**
D - Changing Rooms/ Public Toilets
E - Grounds Team Workshop
F - Grounds Keeper's House
- New Buildings**
*G - Cafe & Community facility (with externally accessible toilets)
H - Changing rooms (for 4 Teams + 4 officials) Kitchen, Multi use space and Storage (300m²)
I - Workshop (220m²) with additional first floor/ mezzanine space for male and female staff welfare facilities
- Other Facilities**
J - Playground
K - Secure Storage
L - Outdoor Gym
M - MUGA
N - Community Plaza (below canopy)
O - Youth Shelter
P - Picnic Area
*Q - Existing temporary refreshment hub
CS - Cycle Storage
LB - Lighting Bollard
CCTV - 360 degree CCTV Point
- * Detailed Application Items**
G - Externally accessed WC's only
Q - Existing temporary refreshment hub

GSP
Graham Simpkin Planning

2 The Parade, Ash Road, Hartley Longfield, Kent DA3 8BG
Tel: 01474 703705
www.grahamsimpkinplanning.co.uk
Email: webmail@grahamsimpkinplanning.co.uk

Project Title Stone Recreation Ground, DA9 9DS		Job No 3078
Drawing Title Proposed Block Plan	Drawing No 002	Revision C 18.08.2021
Date 30.10.2020	Drawn by DA	Checked by PN
Scale 1:1250 @ A3	Note Rev C - Plan adjusted to accommodate revised playground location and sports pitches indicated	





GSP
Graham Simpkin Planning

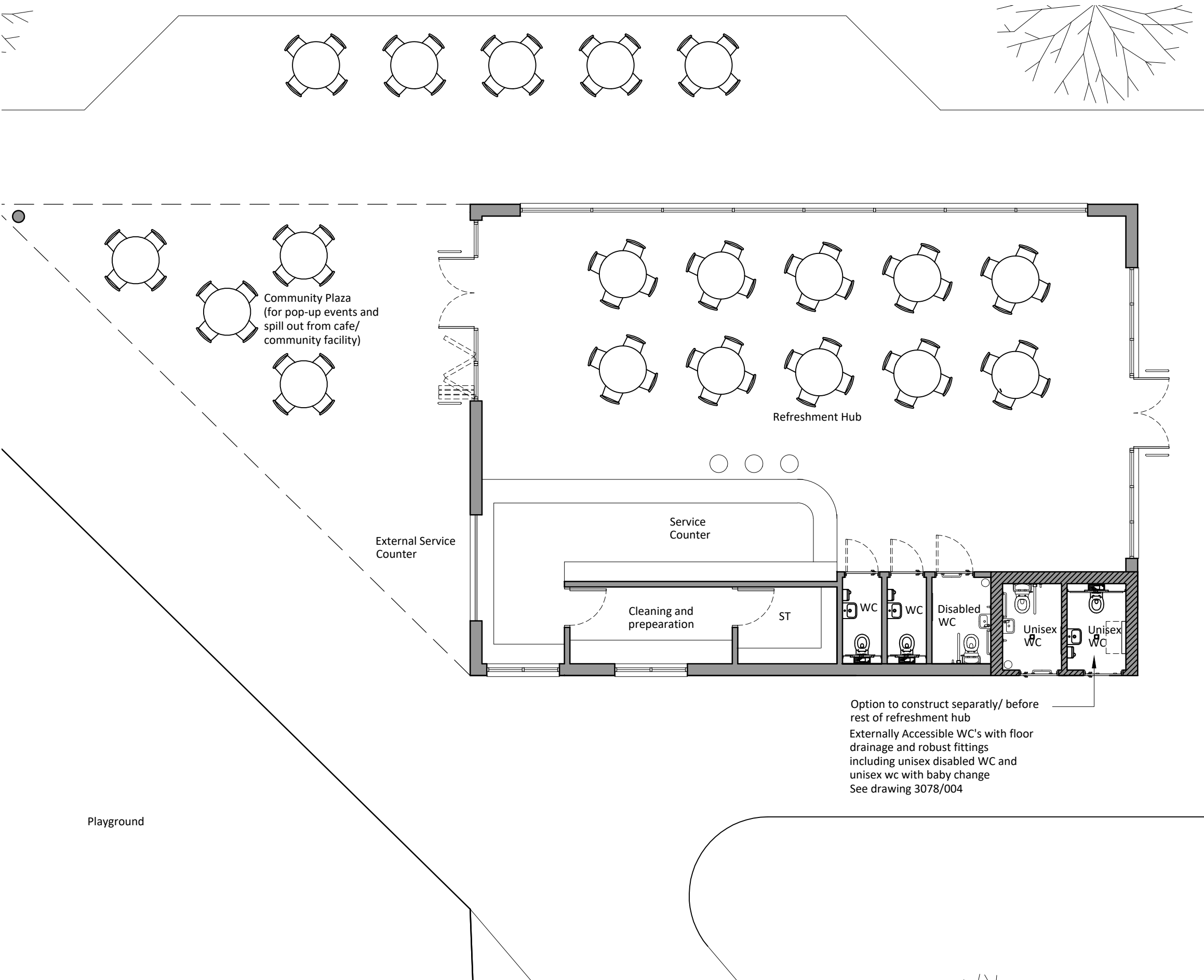
2 The Parade, Ash Road, Hartley
Longfield, Kent DA3 8BG
Tel: 01474 703705
www.grahamsimpkinplanning.co.uk
Email: webmail@grahamsimpkinplanning.co.uk

Project Title Stone Recreation Ground, DA9 9DS		Job No 3078
Drawing Title Proposed Block Plan - Southern portion of site	Drawing No 003	Revision C 18.08.2021
Date 30.10.2020	Drawn by DA	Checked by PN
Scale 1:500 @ A3	Note Rev C - Plan adjusted to accommodate revised playground location and sports pitches indicated	

051015202530

1:500metres

N

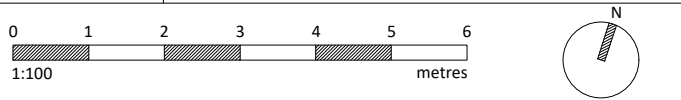


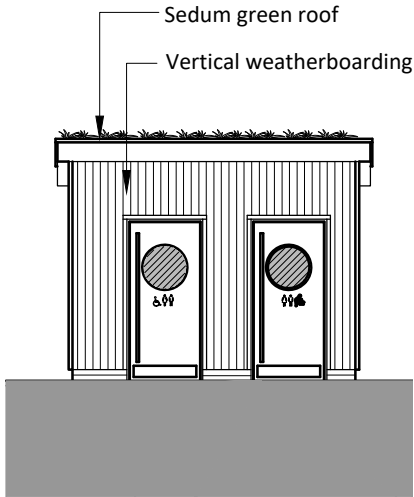
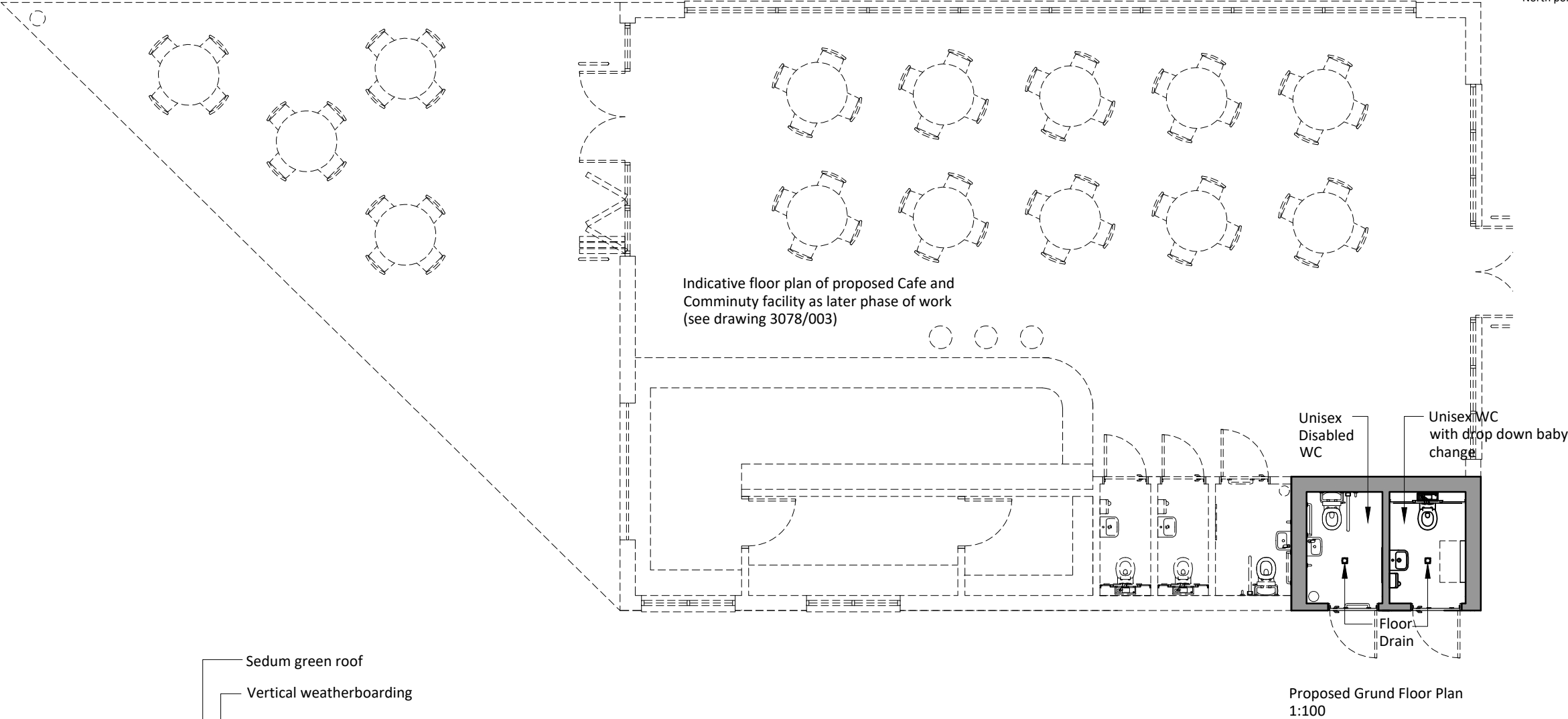
Option to construct separately/ before rest of refreshment hub
Externally Accessible WC's with floor drainage and robust fittings including unisex disabled WC and unisex wc with baby change
See drawing 3078/004



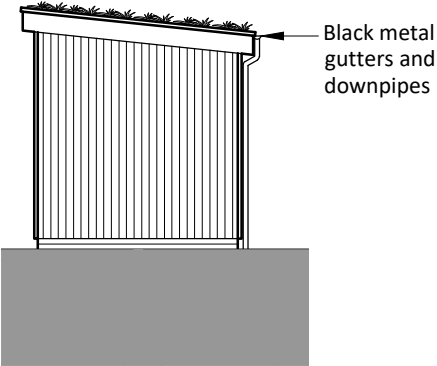
2 The Parade, Ash Road, Hartley Longfield, Kent DA3 8BG
Tel: 01474 703705
www.grahamsimpkinplanning.co.uk
Email: webmail@grahamsimpkinplanning.co.uk

Project Title Stone Recreation Ground, DA9 9DS		Job No 3078
Drawing Title Cafe and Community Facility Indicative Floor Plan	Drawing No 004	Revision A 23.08.2021
Date 02.11.2020	Drawn by DA	Checked by PN
Scale 1:100 @ A3	Note Rev A: Cafe floor plan updated	

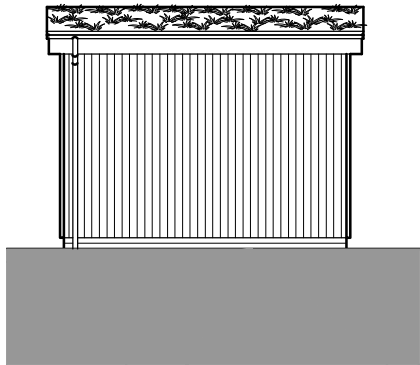




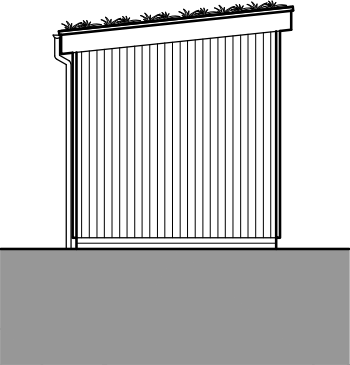
Proposed Front (South East) Elevation 1:100



Proposed Side (North East) Elevation 1:100



Proposed Rear (North West) Elevation 1:100

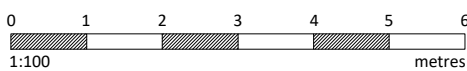


Proposed Side (South West) Elevation 1:100



2 The Parade, Ash Road, Hartley
Longfield, Kent DA3 8BG
Tel: 01474 703705
www.grahamsimpkinplanning.co.uk
Email: webmail@grahamsimpkinplanning.co.uk

Project Title Stone Recreation Ground, DA9 9DS		Job No 3078
Drawing Title External WC's	Drawing No 005	Revision A 23.08.2021
Date 06.11.2020	Drawn by DA	Checked by PN
Scale 1:100 @ A3	Note Rev A: Cafe floor plan updated and sedum green roof indicated to WCs	





Site Location and Existing Block Plan
1:1250

This drawing is protected by copyright and must not be copied or reproduced without the written consent of Graham Simpkin Planning. All dimensions and sizes to be checked on site. North points are indicative. ©

Key

Existing Buildings

- A - Old Hall
- B - Stone Pavilion
- C - St. Mary'sPre-School Nursery
- D - Changing Rooms/ Public Toilets
- E - Grounds Team Workshop
- F - Grounds Keeper's House

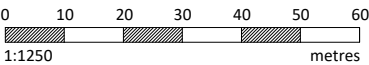
Other Facilities

- G - War Memorial
- H - Playground
- I - Outdoor Gym
- J - MUGA
- K - Youth Shelter
- L - Temporary refreshment hub
- M - Parking
- N - Pylon



2 The Parade, Ash Road, Hartley
Longfield, Kent DA3 8BG
Tel: 01474 703705
www.grahamsimpkinplanning.co.uk
Email: webmail@grahamsimpkinplanning.co.uk

Project Title Stone Recreation Ground, DA9 9DS		Job No 3078
Drawing Title Aerial View	Drawing No 006	Revision -
Date 10.09.2021	Drawn by DA	Checked by PN
Scale 1:1250 @ A3	Note	



PROW
Staggered Barrier

Plan

Elevation

1.2m Timber Bollards
(0.75m Centres)

TREE GROUP ON BANK
 Feathered whips planted @ 2M centers
 6 *Acer campestre*
 18 *Corylus avellana* (3/station)
 6 *Prunus avium* Plena
 6 *Sorbus aria*
 6 *Fagus sylvatica*

- * OAK ROAD
 - * Existing access control replaced
 - * Native / edible screen hedge on boundary (damson, cherry plum, to supplement existing vegetation.
 - * New access garden fence (bare and house gable screened)
 - * Shallow earth bund inside
 - * Climbing plants on chain link fence
 - * Wild fruit trees (Pc) inside
 - * Areas of feng grass / wildflower plugs to support circulation route
 - * Footpath link to circulation routes and inner hub

SCREEN HEDGE 80 IN.M	CLIMBERS against fence
40 Acer campestre	70 Hedera helix @ 1M c/s
80 Corylus avellana	5 Lonicera periclymenum (equal spaced)
100 Crataegus monogyna	1 Clematis viticella and
20 Ilex aquifolium	3 Humulus lupulus
40 Prunus cerasifera	
20 Rosa canina	
20 Rubus fruticosus	

- * Spring bulbs to naturalise at pedestrian entrance
- Mixed narcissus - 1000 No.
- Crocus - 1000 No.
- Scilla Sibirica - 500 No.
- WILDFLOWER PLUGS - 1000 No

- * Priority footpath / cyclepath link to new development 4.0M wide
- * Hard surface in different material to perimeter path - resin bound gravel or similar agreed.
- * Close mown grass margin 2.0M wide

Frontage Hedge
225 *Fagus sylvatica*

- **ROADSIDE ROAD FRONTAGE**
- Landscaping parking on London Road at peak usage times (Saturday/ Sunday / evenings) subject to highways approval
- Existing mature trees retained and protected to BS5837:2012 using 2.0M Heras fence
- **Watching brief** 'No Dig Conservation' within RPA of existing trees / mature footpath/paths constructed using horizontal ground protection net Geogrid / Arbour nail or similar
- Future replacement avenue planted inside using tall growing, noise, pollution filtering tree species (planted outside RPA of existing trees).
- Use memorial planting box made from re-juvenciled / reinstated
- New access path to sports ground (gated)
- Screen hedge inside boundary fence (beech)
- Screen trees and shrubs planted within grass / wildflower area
- New perimeter footpath 2M wide. Surface self binding gravel / porous tarmac.
- No Dig Conservation within RPA of existing trees
- Areas of wildflower plants to support circulation route.

- Extending mature trees retained and protected
- Interplanted with native tree avenue using tall growing species **(NO PLANTING WITHIN RAU OF EXISTING TREES)** (for canopy assessment)
- Blocks of Spring bulbs to naturalise (narcissus, anemone and squill)
- Drive widening (as required) **OUTSIDE RAU ON EAST SIDE ONLY**
- Mature trees to be retained **WITHIN RAU**, include for provision of future maintenance
- Passing places **OUTSIDE RAU OF EXISTING TREES**
- New footpath/cycleway inside separating pedestrians and cyclists from vehicles.
- **NO DISCONTINUITY WITHIN RAU OF EXISTING TREES** (georgied / Arbor staff or similar)
- Long grass / wildflower area margin East boundary fence
- Climbing plants on chain link boundary fence to provide a 'green wall' - hops, Clematis, honeysuckle.
- **SPRING BULBS TO NATURALISE** 15 Sq M
- Mixed narcissus - 4000 No
- Crocus - 3000 No
- Soli Scilla - 1200 No
- Earthing - 1000 No (Entrance under existing tree canopies)

CLIMBERS against fence 50 No.
26 *Hedera helix* @ 10M c/s alt with
6 *Lonicera periclymenum*
6 *Clematis viticella* and
6 *Humulus lupulus*
6 *Vitis* Lakemont

Pipeline
location
be con

Tree Ref. No.	Common Name	Tree Survey Schedule		CAC Grade	Root Protection Rules (m)
		Height (m)	Stem diam. (mm)		
T1	Scruboak	11	440	C1	4.2
T2	Heath Geranium	11	360	C2	6.8
T3	Silver Birch	13	610	C0	7.30
T4	Silver Birch	8	160/100, 100, 100	C1	3.12
T5	Yew	7	3	C1	2.3
T6	Royal Oak	11	300	B2	4.32
T7	Silver Birch	8	75	C1	0.9
T8	Heath Geranium	10	360	B2	4.32
T9	Birch	7	450	U	8.4
T10	Leaved Cypress	8	600	C2	7.2
G11	Heath Geranium	11	360	B2	4.32
T12	Birch	11	300	B2	4.32
T13	Silver Birch	6	215	C1	2.58
T14	Yew	11	300	B2	4.32
G15	Group	4	100	C2	1.8
G16	Group	2	100	C2	1.2
T17	Yew	11	300	B2	4.32
T18	Willow Cherry	7	250	C1	3
T19	Heath Birch	8	150/180, 180, 180	C1	3
T20	Yew	10	150	C2	1.8
G21	Group	12	160	C2	1.8
T22	Heath Geranium	16	990	B1	11.88
T23	Heath Geranium	18	880	B1	13.62
T24	Heath Geranium	10	470	B2	5.64
T25	Heath Geranium	14	730	B2	8.54
T26	Heath Geranium	14	730	B2	5.64
T27	Heath Geranium	14	730	B2	8.76
T28	Heath Geranium	12	650	B2	7.8
T29	Heath Geranium	14	880	B2	10.56
G30	Group	9	360	B2	4.32
T31	Heath Geranium	12	820	C2	1.76
T32	Heath Geranium	15	840	B2	11.28
T33	Heath Geranium	14	780	B2	8.42
T34	Heath Geranium	14	780	B2	5.64
T35	Heath Geranium	14	870	B2	10.5
T36	Common Lime	14	470	B2	5.64
T37	Common Oak	14	500	B2	6
T38	Common Oak	9	240	B3	2.88
T39	Common Lime	14	500	B2	6
T40	Common Oak	12	500	B2	6
T41	Common Lime	12	500	B2	6
T42	Common Lime	12	500	B2	6
T43	Common Lime	12	500	B2	6
G44	Group	12	160	C2	1.8
G45	Group	11	330	C2	3.96
G46	Group	11	488	B2	1.84
G47	Group	4	150	C1	1.8
T48	Yew	13	560	B2	4.72
T49	Willow Cherry	11	160	C1	2.24
T50	Scruboak	11	440	B2	5.64
T51	Scruboak	11	160	C1	2.24
G52	Group	8	400	C2	4.8

PROJECT:
STONE RECREATION GROUND,
LONDON ROAD,
STONE

DRG TITLE:
LANDSCAPE MASTERPLAN

JOB NO:	DRG NO:	REV
1475	101	A

SCALE: 1:500
DATE: 11/20

THE NOBLE CONSULTANCY

The Noble Consultancy Ltd
The Stables, Says Court Farm,
Badminton Road, Frampton Cotterell
South Gloucestershire, BS36 2NY

t: 0844 745 2033
e: design@noble-consultancy.co.uk
w: www.noble-consultancy.co.uk

Innovative Residential Architecture

THE NOBLE CONSULTANCY

The Noble Consultancy Ltd
The Stables, Says Court Farm,
Badminton Road, Frampton Cotterell
South Gloucestershire, BS36 2NY

t: 0844 745 2033
e: design@noble-consultancy.co.uk
w: www.noble-consultancy.co.uk

Innovative Residential Architecture



- LEGEND:**
- Existing Retained Tree Canopy
 - Root Protection Area Retained
 - Existing Removed Canopy
 - Root Protection Area Removed
 - Tree Protection Fencing
 - Area Requiring 'Method Statement'
 - Site Boundary

Tree Removal Schedule				
Tree Ref. No.	Common Name	Height (m)	Stem diam.(mm)	Cat. Grading
G15	Group	4	150	C2
G16	Group	6	100	C2
T17	Row an	5	200,100	C1
T18	Wld Cherry	7	250	C1
T19	Haw thorn	6	150,150,150,150	C1
G20	Group	12	150	C2

Partial Group Removal Schedule (G/H/W)				
Group Ref. No.	Common Name	Height (m)	Stem diam.(mm)	Cat. Grading
G47	Group	4	150	C1
G51	Group	11	195	C2

ROOT PROTECTION AREAS (RPAs):
BS 5837: 2012 recommends that an area around each retained tree should be protected from disturbance and damage to tree roots by ensuring the prevention of compaction and contamination of the rooting environment.
RPAs are calculated for all category A, B and C grade trees in accordance with the recommendation of the Standard, and are shown as dotted coloured lines according to the tree category.
RPAs are calculated and shown unadjusted as a concentric circle centred on the trunk of each tree, but if there appear to be significant obstructions to root growth both natural and manmade they can be adjusted and where applicable reshaped to illustrate more accurately the likely distribution of roots.
The RPAs are shown unadjusted on this plan.



0 5 10 15 20 25
1:500
m

This drawing and design are the copyright of Lloyd Bore Ltd. Do not scale from this drawing. This drawing has been produced for the purposes of a planning application and is not intended for construction purposes. The landscape design information is subject to checking and written approval by the project engineer, particularly in respect of above and below ground services, structures and foundations.

rev. rev. date auth. rev. note
P02 24.09.21 DC Amendments in accordance with updated architectural layout.

rev. rev. date auth. rev. note

client: **Graham Simpkin Planning**
project: **Stone Recreation Ground**
London Road
DA9 9DS

drawing no. **5579-LLB-XX-XX-DR-Ab-0002** rev **P02**
drawing title: **Tree Protection Plan**
Sheet 1 of 2

rev date: **24/09/2021**
scale: **1:500**
sheet: **A1**
drawn: **DM**
checked: **DC**

lloyd bore landscape ecology arboriculture
33 ST. GEORGE'S PLACE, CANTERBURY, KENT CT1 1UT 01227 464 340
www.lloydbore.co.uk mail@lloydbore.co.uk



- LEGEND:**
- Existing Retained Tree Canopy
 - Root Protection Area Retained
 - Existing Removed Canopy
 - Root Protection Area Removed
 - Tree Protection Fencing
 - Area Requiring 'Method Statement'
 - Site Boundary

Tree Removal Schedule				
Tree Ref. No.	Common Name	Height (m)	Stem diam.(mm)	Cat. Grading
G15	Group	4	150	C2
G16	Group	6	100	C2
T17	Row an	5	200,100	C1
T18	Wild Cherry	7	250	C1
T19	Haw thorn	6	150,150,150,150	C1
G20	Group	12	150	C2

Partial Group Removal Schedule (G/H/W)				
Group Ref. No.	Common Name	Height (m)	Stem diam.(mm)	Cat. Grading
G47	Group	4	150	C1
G51	Group	11	195	C2

ROOT PROTECTION AREAS (RPAs):
BS 5837: 2012 recommends that an area around each retained tree should be protected from disturbance and damage to tree roots by ensuring the prevention of compaction and contamination of the rooting environment.
RPAs are calculated for all category A, B and C grade trees in accordance with the recommendation of the Standard, and are shown as dotted coloured lines according to the tree category.
RPAs are calculated and shown unadjusted as a concentric circle centred on the trunk of each tree, but if there appear to be significant obstructions to root growth both natural and manmade they can be adjusted and where applicable reshaped to illustrate more accurately the likely distribution of roots.
The RPAs are shown unadjusted on this plan.

This drawing and design are the copyright of Lloyd Bore Ltd. Do not scale from this drawing. This drawing has been produced for the purposes of a planning application and is not intended for construction purposes. The landscape design information is subject to checking and written approval by the project engineer, particularly in respect of above and below ground services, structures and foundations.

rev. rev. date. auth. rev. note
P02 24.09.21 DC Amendments in accordance with updated architectural layout.

rev. rev. date. auth. rev. note

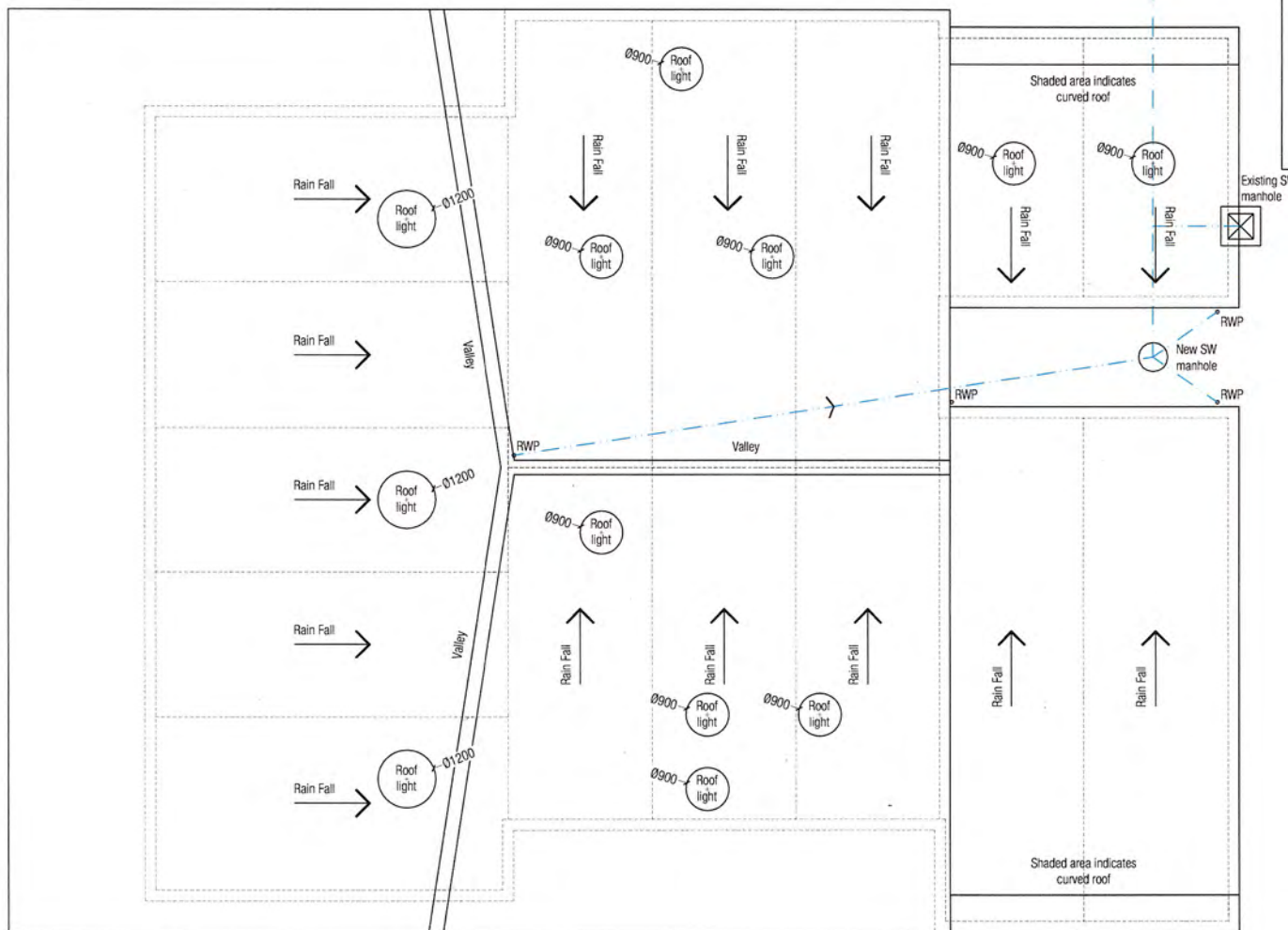
client. **Graham Simpkin Planning**
project.
Stone Recreation Ground
London Road
DA9 9DS

drawing no. **5579-LLB-XX-XX-DR-Ab-0003** rev. **P02**
drawing title. **Tree Protection Plan**
Sheet 2 of 2

rev. date. **24/09/2021**
scale. **1:500**
sheet. **A1**
drawn. **DM**
checked. **DC**

lloyd bore landscape ecology arboriculture
33 ST. GEORGE'S PLACE, CANTERBURY, KENT CT1 1UT 01227 464 340
www.lloydbore.co.uk mail@lloydbore.co.uk

ROOF LAID TO
MINIMUM FALLS



ROOF PLAN

AS BUILT

NOTES:

b	JO	As Built	29/09/11
a	JO	Rooflights Added	24/11/10
NO:	BY:	REVISION:	DATE:

extraspac
offsite construction specialists

Craig Avenue Business Park, Clonsilla Industrial Estate,
Clonsilla, Dublin 22.
Tel: (01) 457 3100 Fax: (01) 457 0325
Email: info@extraspacoffsite.com

CLIENT:

Stone Parish

PROJECT:

Stone Pavillion

DRAWING TITLE:

Roof Plan

SCALE: 1:100 @ A3

DRAWING NO:

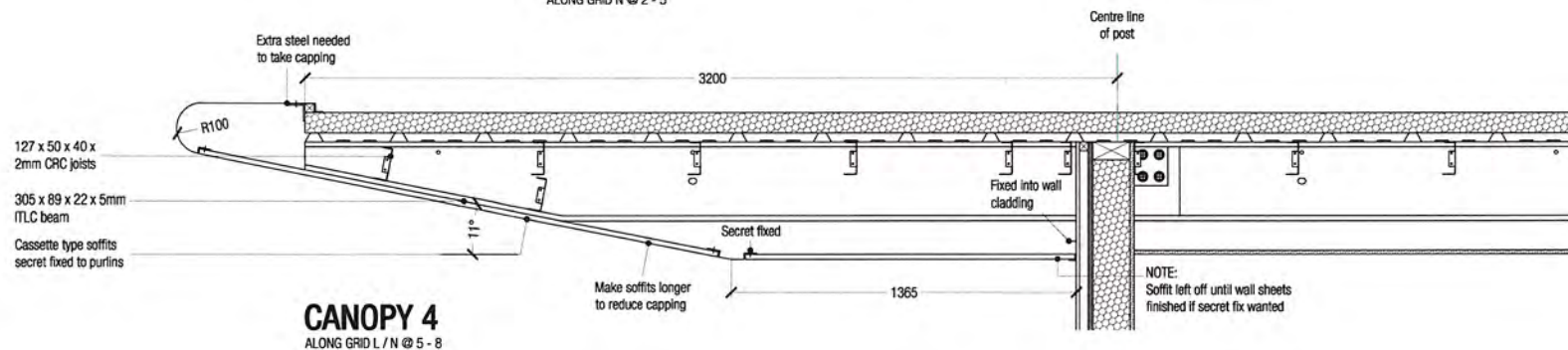
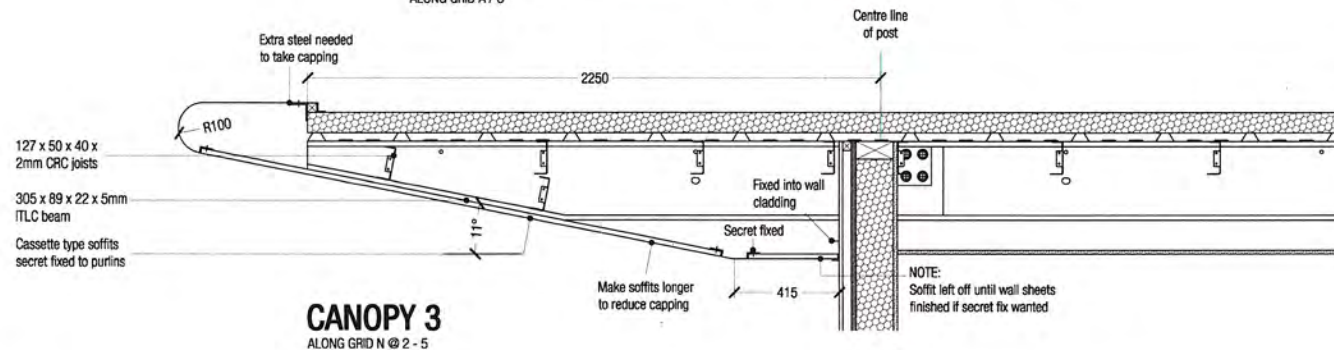
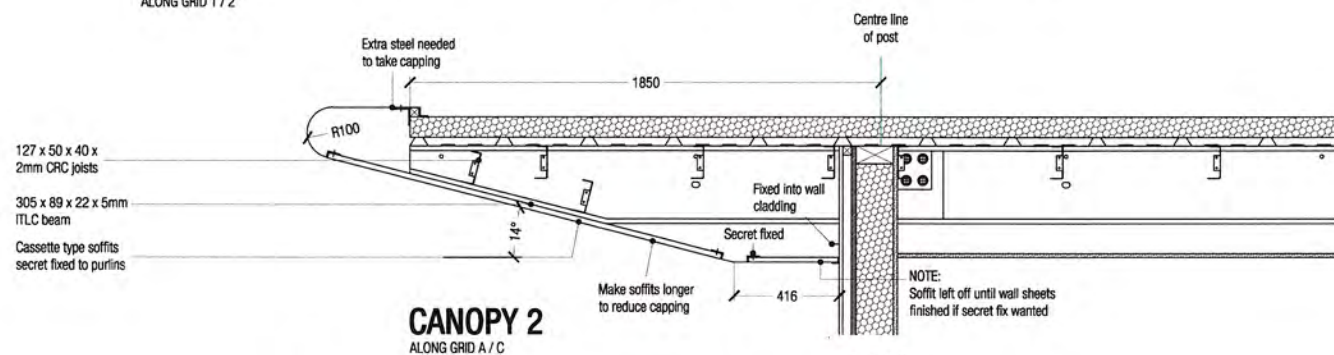
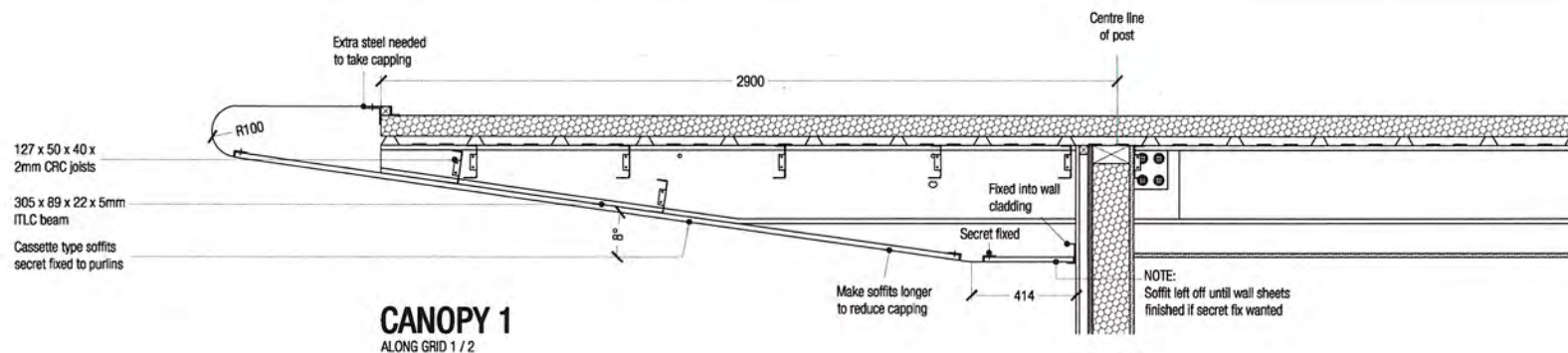
DATE: October '10

1640-10b

DRAWN BY: J.Quinlan

AS BUILT

NOTES:



c	JQ	As Built	28/09/11
b	JQ	Canopies Modified	18/02/11
a	JQ	Locations Added	24/11/10
NO:	BY:	REVISION:	DATE:

extraspaces
offsite construction specialists

Crug Avenue Business Park, Clonsilla Industrial Estate,
Clonsilla, Dublin 22.
Tel: (01) 467 3100 Fax: (01) 457 0326
Email: info@extraspacesoffsite.com

CLIENT: Stone Parish

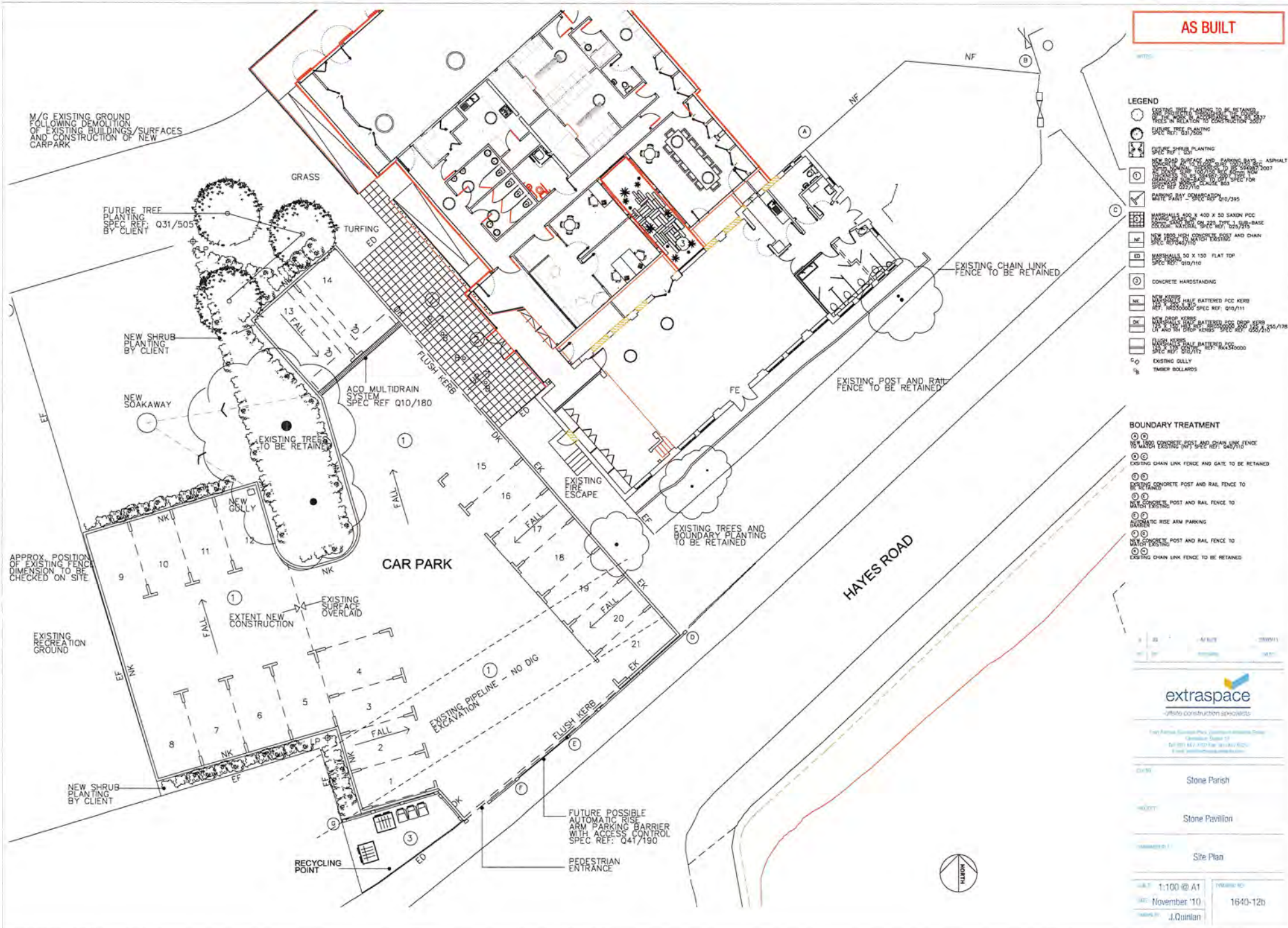
PROJECT: Stone Pavilion

DRAWING TITLE: Canopies

SCALE: 1:20 @ A3
DATE: November '09
DRAWN BY: J. Quinlan

DRAWING NO: 1640-11c

AS BUILT



	EXISTING TREE PLANTING TO BE RETAINED AND PROTECTED THROUGHOUT THE COURSE OF THE WORK IN ACCORDANCE WITH BS 5637 TREES IN RELATION TO CONSTRUCTION 2007
	NEW TREE PLANTING SPEC REF: Q31/505
	NEW SHRUB PLANTING SPEC REF: Q31
	ROAD SURFACE AND PARKING BAYS - ASPHALT CONCRETE AC 10 CLOSE SURF 100/150 REC 30mm NOMINAL THICKNESS TO BS 594987:2007 AC DENSE SURF 100/150 REC 60mm NOM THICKNESS TO BS 594987:2007 TYPE 1 GRANULAR SUB-BASE TO DPT SPEC FOR HIGHWAYS WORKS CLAUSE 803 SPEC REF Q22/110
	PARKING BAY DEMARCATION WHITE PAINT - SPEC REF Q10/385
	MARSHALLS 400 X 400 X 70 TRAFICA SAXON PC PAVING SLABS TO TAKE VEHICULAR LOADING ON 50mm SAND BED ON 225 TYPE 1 SUB-BASE COLOUR: NATURAL SPEC REF: Q25/215
	NEW 1800 HIGH CONCRETE POST AND CHAIN LINK FENCE TO MATCH EXISTING SPEC REF:Q40/110
	MARSHALLS S 50 X 150 FLAT TOP PCC EDGING SPEC REF: Q10/110
	CONCRETE HARDSTANDING
	NEW KERBS MARSHALLS HALF BATTERED PCC KERB 125 X 255 X 915 REF: RK0300000 SPEC REF: Q10/111
	NEW DROP KERBS MARSHALLS HALF BATTERED PCC DROP KERB 125 X 150 HB3 REF: RK0500000 AND 125 X 255/1 LH AND RH DROP KERBS SPEC REF: Q50/210
	FLUSH KERBS MARSHALLS HALF BATTERED PCC 125 X 178 CENTRE REF: RK4340000 SPEC REF: Q10/112
	EXISTING GULLY
	BROXAP SHEFFIELD STAINLESS STEEL BOLLARDS SPEC REF Q50/190
	LAMP POST SPEC REF
	WALL MOUNTED LIGHT
	BROXAP SHEFFIELD CYCLE STANDS STAINLESS STEEL 900mm HIGH SPEC REF: Q50/210

(A) (B)
NEW 1800 CONCRETE POST AND CHAIN LINK FENCE
TO MATCH EXISTING (NF) SPEC REF: Q40/110

(B) (C)
EXISTING CHAIN LINK FENCE AND GATE TO BE RETAINED

(C) (D)
EXISTING CONCRETE POST AND RAIL FENCE TO
BE RETAINED

(D) (E)
NEW CONCRETE POST AND RAIL FENCE TO
MATCH EXISTING

(E) (F)
AUTOMATIC RISE ARM PARKING
BARRIER

(F) (G)
NEW CONCRETE POST AND RAIL FENCE TO
MATCH EXISTING

(G) (H)
EXISTING CHAIN LINK FENCE TO BE RETAINED

STONE PAVILION
 1101 STONE PARISH COUNCIL
 PROPOSED SITE LAYOUT
 DATE: NOV 08 DRAWN: MK CHECKED: SP APPROVED: CR
 JOB NO: 4023
 DRAWING: 1051
 SCALE: 1"=100' @ 1"=1" REV
ACANTHUS LW ARCHITECTS
 2000 BRINK 22000 Box 1000 87427-1000
 Valley View, Bayview Manor Parkway, Chatham County NC 27510



SOUTH WEST ELEVATION



NORTH EAST ELEVATION



PLANNING

STONE PAVILION
FOR STONE PARISH COUNCIL
ELEVATIONS

DATE: OCT 09 DRAWN: CA CHECKED: SP APPROVED:

ACANTHUS LW ARCHITECTS

020 8994 2288 fax 020 8747 9001
Voysey House, Barley Mow Passage, Chiswick London W4 4PH

JOB NO. 4023
DRAWING PL210
SCALE 1:1000A3 REV

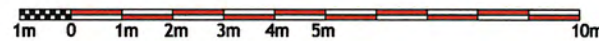




NORTH WEST ELEVATION- VIEW FROM CRICKET PITCH



SOUTH EAST ELEVATION- VIEW FROM HAYES ROAD



PLANNING

STONE PAVILION
FOR STONE PARISH COUNCIL
ELEVATIONS

DATE: OCT 09 DRAWN: CA CHECKED: SP APPROVED:

ACANTHUS LW ARCHITECTS

JOB NO. **4023**
DRAWING **PL211**
SCALE **1:100@A3** REV

020 8994 2288 fax 020 8747 9001
Weysey House, Barley Mow Passage, Chiswick London W4 4PH

ACANTHUS LW
ARCHITECTS



THIS DRAWING IS COPYRIGHT. ALL TAKINGS TO BE CHECKED ON SITE ANY DISCREPANCY BETWEEN THE DRAWING AND OTHER INFORMATION IS TO BE REFERRED TO THE ARCHITECTS

OUR REF: [3078.PN](#)



PLANNING, DESIGN AND ACCESS STATEMENT

STONE RECREATION GROUND, HAYES ROAD, STONE, DA9 9DS

FEBRUARY 2021

For and on behalf of:

STONE PARISH COUNCIL

CONTENTS

- 1.0 INTRODUCTION**
- 2.0 SITE CONTEXT**
- 3.0 RELEVANT PLANNING HISTORY**
- 4.0 BACKGROUND**
- 5.0 PROPOSED DEVELOPMENT**
- 6.0 PLANNING POLICY**
- 7.0 PLANNING ASSESSMENT**
- 8.0 CONCLUSIONS**

OUTLINE APPLICATION DRAWINGS

- 3078-001A – Site location and existing block plan**
- 3078-002B – Proposed Site Plan**
- 3078-003B – Proposed Block Plan (South)**
- 3078-004 – Community Hub Plans (Indicative)**

FULL APPLICATION DRAWINGS

- 3078-001A – Site location and existing block plan**
- 3078-002B – Proposed Site Plan**
- 3078-003B – Proposed Block Plan (South)**
- 3078-005 – Proposed Toilets**
- 1475_101 (P3) – Landscaping Plan**
- 5579-LLB-XX-XX-DR-Ab-0003-S4-P01 – Tree Protection Plan**
- Temporary Café – East (front) Elevation**
- Temporary Café – Floor Plan**
- Temporary Café – North (right) Elevation**
- Temporary Café – South (left) Elevation**
- Temporary Café – West (rear) Elevation**

APPLICATION DOCUMENTS

- Drainage Strategy (Ambiental)**
- Ecology Phase 1 Preliminary Appraisal (Calumma)**
- Ecology Phase 2 Bat Survey (Calumma)**
- Landscaping Plan (Noble)**
- Planning, Design and Access Statement (GSP)**
- Tree Arboricultural Report (Lloyd Bore)**
- Tree Arboricultural Impact Assessment (Lloyd Bore)**
- Tree Survey Plan (Lloyd Bore)**

1.0 INTRODUCTION

1.1 This Planning, Design and Access Statement has been prepared on behalf of Stone Parish Council in support of a hybrid planning application submitted in respect of Stone Recreation Ground, Hayes Road, Stone (hereafter referred to as 'the Site'), as shown on the accompanying location plan, with the express aim of enhancing the Site to provide a mix of recreational opportunities including upgraded play areas, sports facilities, public toilets and café.

1.2 The application seeks Hybrid planning permission for:

Detailed development comprising:

- (1) Provision of new public toilet block and retention of temporary café for a further temporary period;*
- (2) Amendments to vehicular access and internal access road from London Road, including additional parking provision and cycle storage;*

Development in outline form with siting, access and landscaping to be agreed at this stage, and scale, appearance and layout of the buildings reserved for future consideration for:

- (3) The relocation of the multi-use games area;*
- (4) Demolition of groundskeeper's house, toilets and workshop;*
- (5) Erection of replacement grounds depot and workshop;*
- (6) Erection of a café (Use Class E) to replace temporary café to also include public community and exhibition space (mixed Use Class F1(e) and F2(b));*
- (7) Erection of ancillary clubhouse building (Use Class F2(c)) to include changing rooms, toilets and offices in connection with existing outdoor sport and recreation use.*

1.3 The applicants benefit from Part 12 permitted development rights. For the sake of clarity, the following is included on the masterplan for the entire site, but benefits from permitted development rights so is not included for consideration as part of this application, with the majority being located beyond the designated application site:

- (1) Amendments to pedestrian entrances into the Site;*
- (2) New routes and pathways;*
- (3) Associated soft and hard landscaping and biodiversity enhancements;*
- (4) Additional lighting and CCTV;*
- (5) Reconfiguration of playground and replacement equipment.*

1.4 In order to prepare a comprehensive and thorough assessment to support the planning application and the works as a whole, a number of specialist technical advisors and consultants have been appointed by the applicant. Accompanying documents and technical reports have been prepared, and together with the plans, make up the planning application package of supporting documentation.

1.5 The purpose of this Statement is to assess the planning merits of the application, explain the form and content of the application proposals against adopted and

emerging policy guidance and best practice, and to assess the proposals in light of any other material considerations.

- 1.6 The proposed development needs to be assessed in the context of the Development Plan and other relevant material considerations. This statement carries out that assessment and seeks to address the implications of the development of the Site on the surrounding area and justifies the submission of the Hybrid planning application.
- 1.7 The Statement therefore seeks to:
- Describes the Site and the surrounding area (Section 2);
 - Details the relevant planning history (Section 3);
 - Explains the background and objectives of the development (Section 4);
 - Describes the proposed development (Section 5);
 - Identifies the relevant development plan policies and other material considerations (Section 6);
 - Provides a Planning Analysis of the proposed development against the identified development plan policies and key material considerations (Section 7);
 - Sets out a conclusion having provided a balanced assessment of the development proposals (Section 8).

2.0 SITE CONTEXT

- 2.1 The defined application site, as owned by the applicant, Stone Parish Council (SPC), extends to some 0.55 hectares. The entire recreation site is 5.8 hectares and is within the heart of the parish of Stone, which sits within the administrative boundary of Dartford Borough Council (DBC). The site is to the south of London Road, which is an 'A' classified highway that links Dartford to the west with Greenhithe to the east. Whilst the majority of properties that line this key road are residential there are sporadic commercial properties, such as a gym on the junction of London Road and Acacia Road, a local store and restaurant on its corner with Elm Road and further to the east is the local neighbourhood centre of Horns Cross, with further local amenities, including a public house.
- 2.2 The north side of London Road is Stone Pit 1 and was a former chalk quarry dating back to the 19th Century. It was the subject of a recent planning permission granted in September 2020 (18/01611/FUL). This was for the erection of one and two storey buildings to provide a neighbourhood centre comprising a mix of retail and financial units, a restaurant or café, offices and a medical centre, along with a sports club inclusive of sports pitches and a clubhouse.
- 2.3 To the west of the Site is Stone Pit 2. This was the subject of a major outline planning permission in 2008 comprising restoration works and the erection of up to 870 dwelling and 1200 sqm of commercial floorspace (05/00221/OUT). A recent permission varied the parameter plans to allow amendments to storey heights in some locations (19/01280/VCON).

- 2.4 The Site is also bounded by Hayes Road to the south, which provides access to a predominantly residential area.
- 2.5 The Site itself benefits from a vehicular access from both London Road and Hayes Road (both included within the defined Site) with additional pedestrian accesses available from London Road, Oak Road, Acacia Road (2), Elm Road, Hayes Road (2). The London Road vehicular access included within the Site involves a long internal road adjacent to the western boundary of the entire site that leads down to the southern end and provides access to the grounds team yard and workshop as well as the groundskeeper's house. Ancillary changing rooms and toilets exist within this southwestern corner of the site, whilst the St Mary's pre-school nursery also exists but is outside the defined Site. There is no vehicular connection from this part of the site to the Hayes Road access and parking area. This access predominantly serves the modern pavilion, which provides toilets, but also community space in the form of two halls (pavilion and Veterans Hall) as well as SPC's offices, all of which is beyond the defined Site. The associated parking area, as accessed via Hayes Road, contains 21 marked car parking spaces including 2 accessible bays and is included within the Site.
- 2.6 The remaining development that forms part of the masterplan and is the subject of this application includes a replacement multi-use games area and a temporary café and coffee shop (previously approved for a temporary period). Other elements of the masterplan that are not subject to this application include multiple playing pitches, a playground (in a similar location to the proposed), an outdoor gym and youth shelter.
- 2.7 By way of an additional site constraint, an underground oil pipeline runs through the southern end of the wider site before continuing along the western boundary and beyond the NW corner into the adjacent site of Stone Pit 2. The latter section falls within the defined Site.

3.0 RELEVANT PLANNING HISTORY

- 56/00433/FUL – Recreation hall and ancillary accommodation. Approved;
- 80/00379/FUL – Use of cricket pavilion building as a playgroup. Approved;
- 09/01424/FUL - Demolition of existing pavilion and refurbishment of existing community hall and erection of a single storey building to adjoin the community hall to provide pavilion, community facilities and offices for Stone Parish Council. Approved;
- 17/01032/FUL - Erection of a detached single storey building to provide Cafe/Coffee Shop. Temporary permission granted.

4.0 BACKGROUND

- 4.1 As part of the 2017 application as referenced above, SPC confirmed that they were working on a study of the potential to improve the strategic facilities available at the Site. Following the completion of that study in June of that year, architects were then

commissioned to develop an outline masterplan, which was then completed in November 2017. The proposals represent a long-term investment and improvement plan that is intended to be delivered in tandem with the changing nature of development within the wider Parish, led by the expected delivery of large development sites, some of which have already been referenced in the site context section above.

- 4.2 The study found that the expected population increase and associated demographic shifts is likely to dramatically increase demand for facilities such as those available at the Site, hence there is a need to strengthen the community value of the Site. It also found that the existing facilities were insufficient in many respects. This included the standard of the changing facilities which are likely to be deemed unsuitable by the Kent Football Association, in turn causing a loss of important and reliable revenue for SPC. An upgrade of the ancillary facilities is therefore urgently required. Security is another issue. At present the site is subject to vandalism and thefts, with a particular focus on the toilets, changing facilities and the grounds team's store and workshop. There is a further issue in respect of the safety of the Site's users, with poor interaction between pedestrians and vehicles accessing the site, particularly in front of the grounds team's workshop. The standard of the hard surfacing is also poor, leading to potential trip hazards and a poor experience for users, particularly the elderly, disabled and the young. Finally, the groundskeepers house has become a maintenance liability for SPC. The occupants have been made aware of the Parish's plans.
- 4.3 With the issues identified, the masterplan then sought to set out a strategic brief. This included the following suggested objectives:
1. Replace the public toilets with more secure toilets that will form part of a new community hub building with seated accommodation for up to 30 and to replace the current temporary café;
 2. Provide sufficient parking for all staff and users of the Site;
 3. Review of entrances into the Site to include new separate pedestrian entrance from London Road in front of war memorial that would then link to a potential crossing to the northern side of London Road and a link into the forthcoming development at Atlas Park;
 4. Review, expand and improve on routes throughout the site to allow and encourage greater use by people of all ages and abilities and also include cycle route provision;
 5. Associated improvements to the public realm;
 6. Expand, improve or relocate the multi-use games area and to improve lighting and security;
 7. Upgrade and replace playground equipment;
 8. Sports/other options for further income generation, to be provided through improved and new facilities, including around 300sqm of sports changing and toilet facilities for up to four football teams (and supporters), including additional ancillary referee, equipment and plant space, all compliant with FA and Sport England standards, and possible inclusion of a gym or other community uses;
 9. Double the size of the grounds team's ancillary space from 110 sqm to about 220 sqm to allow for secure storage of small plant, fuel and other equipment and include a further 25 sqm associated secure external compound;

10. Demolish the groundskeeper's house due to increased maintenance liability;
11. Potentially extend the Veterans Hall to increase income.

5.0 PROPOSED DEVELOPMENT

Phase 1 Detailed Plans

1. *Provision of new public toilet block and retention of temporary café for a further temporary period (objective 1)*

- 5.1 The proposed externally accessed toilet block is shown to be to the east of the existing playground and will be a single storey structure that is intended to provide for the ability to later be incorporated into the future permanent community café and ancillary space, with the latter forming part of the outline plans. As part of the detailed application, a further 2-year temporary permission for the existing and previously approved café is sought to allow for the delivery of the permanent café.

Building	Description	Masterplan Objective	Change in floor area	Scale
G	External toilet block	1	+9.5sqm	Single storey
Q	Temporary café	1	+63sqm	Single storey

2. *Amendments to vehicular access and internal access road from London Road, including additional parking provision and cycle storage (objective 2)*

- 5.2 The existing vehicular access from within the Site on to London Road will be widened to 4.8m, with the vehicular gates to the Site to be set back some 16m from the highway to allow for three cars to queue without interrupting the free flow of traffic on London Road, which is an 'A' classified highway. There will also be two additional and formal passing bays along the east side of the access road, as well as a new formal parking area to the south of the site (P2) that is intended to serve both the existing nursery and the proposed clubhouse and workshop (full details for these buildings will be the subject of a future reserved matters submission). This area will comprise of 21 parking spaces, four of which will be accessible. Another 5 car parking spaces and 2 van spaces will be marked out within the groundskeepers' compound (P3). With the 21 that are to be retained via the access off Hayes Road (P1), this will total 49 spaces.
- 5.3 Finally, to assist with encouraging use of the Site by cyclists, secure and conveniently located cycle storage is proposed to be sited to the east of the café and community space building, with further cycle storage proposed north of the clubhouse building. It is expected that full details of the cycle storage facilities can be secured by condition.

Subsequent Phases in Outline Form

- 5.4 The remaining elements of the hybrid application are in outline form only. The submitted site plan confirms the demolition of buildings and seeks to agree the siting of all new buildings, except the toilet block, which is covered under the detailed section of the application. The floor area and scale are indicative at this stage, so will

form part of a future detailed submission seeking approval of the reserved matters, along with their layout and appearance. It is not known at this stage as to the extent of each of the subsequent phases, as this will be dependent on the applicant's ability to secure the necessary funds. The scale of these buildings is, at this stage, intended to be as follows:

Building	Description	Masterplan Objective	Change in floor area	Scale
D	Changing rooms/public toilets	8	-275sqm	Single storey
E	Grounds team workshop	9	-110sqm	Single storey
F	Groundskeeper's house	10	-130sqm	Two storey
G	Café and community space	1	+200sqm	Single storey
H	Clubhouse (changing rooms, toilets and offices)	8	+300sqm	Single storey
I	Grounds team workshop	9	+220sqm	Two storey

Permitted Development

- 5.5 Not included for assessment as part of this application is the following (most of which is beyond the defined Site):

1. *Review and amendments to entrances into the Site (objective 3)*

- 5.6 The secondary pedestrian access available from the western side of Acacia Road is to be closed to assist with the delivery of a new community orchard within the area that adjoins this boundary of the Site. This access is also on the side of Acacia Road that does not benefit from a pavement, hence there are highway safety merits in its closure. The other existing entrances are proposed to be retained, whilst there will be a widened pedestrian only entrance directly in front of the war memorial along London Road to the north of the Site that will also support remembrance and commemorative events held here. A further new pedestrian and cycle entrance that will act as an additional arm off a proposed Priority Boulevard will also provide a link into 'Stone Pit 2' to the SW of the Site.

2. *New routes and pathways (objective 4)*

- 5.7 In relation to pathways, a new 1km Perimeter Path at 2.4m wide is proposed to allow families, dog walkers, joggers, wheelchair users and the elderly to easily get around the Site, without having to go on to the grass, and for them to enjoy an uninhibited nature trail around the complete grounds. This pathway will connect to the existing pedestrian entrance to the Site at Oak Road and the single retained entrance at Acacia Road, plus Elm Road, Hayes Road, an anticipated entrance from the forthcoming development at Stone Pit 2 and the widened pedestrian entrance immediately to the north of the war memorial from London Road. The site plan indicates the potential for a further east-west link, if required, that will provide a further link into Stone Pit 2.
- 5.8 In addition, to reflect desire lines across the Site, a new 4m wide Priority Boulevard will be created through the centre of the site from north to south for both pedestrians

and cyclists. At just over 350m long, this will provide a short, direct, safe and attractive route from Hayes Road to London Road and serve as an alternative to public right of way DR30, which links Elm Road with Hayes Road and runs adjacent to housing. Junctions between the perimeter and priority routes will feature close to the pedestrian entrance from Oak Road, the playground close to Hayes Road and close to the widened war memorial entrance. This route is likely to be of benefit to local residents that can travel by foot or bike between the community facilities and amenities that exist along London Road (including the forthcoming facilities at Atlas Park) as well as those at the former Stone Lodge Farm site and the residential communities of Hayes Road and beyond as well as the housing that is anticipated to come forward as part of the Stone Pit 2 development.

- 5.9 A further ‘circus maximus’ route is proposed around the playing pitch towards the SW corner of the Site. This route will target joggers and runners and, at 400m in length, is reflective of a typical running track. The route will inter-link with the spur off the Priority Boulevard leading to Stone Pit 2 and run parallel with the Priority Boulevard on its eastern side. It aims to boost the Site’s potential use for both recreational users and more structured users such as members of athletic clubs.

3. *Associated soft and hard landscaping and biodiversity enhancements (objective 5)*

- 5.10 The applicants have worked with landscaping specialists and a detailed landscaping plan accompanies this submission that takes account of the phase 1 and 2 ecology reports that also accompany this submission.

4. *Additional lighting and CCTV (objective 6)*

- 5.11 In accordance with objective 6, low level and low intensity bollard lighting will be installed along the north-south Priority Boulevard through the centre of the site, to assist in emphasising the prioritised nature of the route as well as adding to the security of the route. In addition, a CCTV post is proposed towards the northern corner of the relocated MUGA that will be moved further away from the housing in Hayes Road where it will also benefit from improved natural surveillance being more centrally located within the Site, closer to the groundskeeper’s compound and adjacent to the Priority Boulevard. The siting of these features are included on the proposed block plan, and it is expected that details can be required by condition relating to the design of all lighting required as well as the CCTV column.

5. *Reconfiguration of playground and replacement equipment (objective 7)*

- 5.12 The playground is also to be reconfigured and the equipment is to be replaced. Whilst the siting and extent of the new playground is to be agreed at this stage, it is envisaged that a condition can require details of the equipment any associated fencing/gates. This will meet masterplan objective 7.
- 5.13 The above confirms that all objectives of the masterplan are intended to be met by this hybrid application, either in detailed or outline form, along with the use of permitted development rights, with exception to objective 11 in connection with the potential expansion of the Veterans Hall.

6.0 PLANNING POLICY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Court of Appeal has clarified that for a decision maker this means establishing whether a proposal is in accordance with the development plan as a whole. The question of compliance with one policy should not dictate the outcome of a proposal in the absence of considering compliance with all other relevant policies. Decision makers are therefore tasked with identifying and understanding all relevant policies and material considerations in order to reach a properly informed planning judgment on a proposal, and to avoid an irrational or vulnerable decision that may be subject to criticism in a public law challenge.
- 6.2 Paragraph 2 of the National Planning Policy Framework 2019 ('the Framework') reiterates what is said in Section 38(6), whilst paragraph 12 of the Framework is clear that the development plan is the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
- 6.3 Paragraph 38 of the Framework encourages local planning authorities to approach decisions on proposed development in a positive and creative way. It also encourages working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area, adding that decision-makers should seek to approve applications for sustainable development where possible.
- 6.4 Annex 1 of the Framework confirms that for the purposes of decision-taking, the policies in the plan should not be considered out-of-date simply because they were adopted prior to the publication of the Framework. It adds that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework, with greater weight being given to those policies that are closer to the policies in the Framework.

Development Plan

- 6.5 In terms of the Development Plan for Dartford Borough Council (DBC), this comprises of the following documents that are relevant to this application:
- Adopted Core Strategy (CS) (2011);
 - Adopted Development Policies Plan (DPP) (2017).
- 6.6 It is considered that the relevant CS policies are as follows:
- CS1: Spatial Pattern of Development;
 - CS4: Ebbsfleet to Stone Priority Area;

- CS7: Employment Land and Jobs;
- CS14: Green Space;
- CS15: Managing Transport Demand;
- CS21: Community Services;
- CS22: Sports, Recreation and Culture Facilities;
- CS23: Minimising Carbon Emissions.

6.7 In the DPP, the following policies are considered relevant:

- DP1: Dartford's Presumption in Favour of Sustainable Development;
- DP2: Good Design in Dartford;
- DP3: Transport Impacts of Development;
- DP4: Transport Access and Design;
- DP5: Environmental and Amenity Protection;
- DP11: Sustainable Technology and Construction;
- DP19: Food and Drink Establishments;
- DP21: Securing Community Facilities;
- DP24: Open Space;
- DP25: Nature Conservation and Enhancement.

Other Material Considerations

Stone Neighbourhood Plan

6.8 Limited weight should be given to the Stone Neighbourhood Plan (SNP) which has been the subject of consultation on its pre-submission version. The following policies are considered to be relevant:

- GS2: Stone Recreation Ground;
- HW1: Trees, shrubs and air quality;
- HW3: Walking and cycling neighbourhood;
- D1: Planning application and consultation requirements;
- D2: Design and Development Information.

The Framework

6.9 The Framework makes clear that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 adds that the objective of such can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Sustainable development is described as having three overarching objectives:

- (a) Economic (including identifying and coordinating the provision of infrastructure);
- (b) Social (to support strong, vibrant and health communities with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being) and;

-
- (c) Environmental (to protect and enhance our natural and built environmental, including making effective use of land and helping to improve biodiversity).
- 6.10 Section 8 is entitled promoting healthy and safe communities. Paragraph 91 states that decisions should aim to achieve healthy, inclusive and safe places. Paragraph 92 adds that to provide the social, recreational and cultural facilities and services the community needs, planning decisions should:
- (a) Plan positively for the provision and use of shared spaces, community facilities (including meeting places, sports venues, open space, and cultural buildings) and other local services to enhance the sustainability of communities and residential environments;
 - (b) Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
 - (c) Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
 - (d) Ensure that established facilities and services are able to develop and modernise, and are retained for the benefit of the community; and,
 - (e) Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
- 6.11 Paragraph 96 encourages access to a network of high quality open spaces and opportunities for sport and physical activity, recognising its importance for the health and well-being of communities. Paragraph 98 adds that decisions should take opportunities to provide better facilities for users.
- 6.12 Paragraph 117 states that decisions should promote an effective use of land in meeting the need for homes and other uses and at the same time safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 6.13 Section 12 relates to design, with paragraph 124 seeking the creation of high-quality places, whilst also confirming that good design is a key aspect of sustainable development, creating better places in which to live and helps make development acceptable to communities. Effective engagement is also encouraged between applicants, communities, local planning authorities and other interested parties. Paragraph 127 notes that decision should ensure that developments:
- (a) Will function well and add to the overall quality of the area, not just for the short term;
 - (b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - (c) Are sympathetic to local character and history, including the surrounding landscape setting;
 - (d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live and visit;
 - (e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities;
-

- (f) Create places that are safe, inclusive and accessible and which promote health and well-being.
- 6.14 Paragraph 128 adds that applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.
- 6.15 Paragraph 170 of the Framework sets out several ways in which decisions should contribute to and enhance the natural and local environment. Given that the site is not on the coast, in the countryside and no environmental issues are expected to be raised, it is considered that the most relevant parts of this paragraph are as follows:
- (a) Protecting and enhancing valued landscapes... (in a manner commensurate with their statutory status or identified quality in the development plan);
- (d) Minimising impacts on and providing net gains for biodiversity.
- 6.16 The following additional documents are material considerations:
- Parking Standards Supplementary Planning Document adopted 26 July 2012 (PSSPD);
 - National Design Guide 2019 (NPG);
 - National Planning Practice Guidance (NPPG).

7.0 PLANNING ASSESSMENT

- 7.1 Given the above policy considerations, it is considered that the key planning issues relevant to this application are as follows:
- Principle of the development;
 - Design and layout;
 - Highway safety, traffic generation and parking;
 - Amenity Impact;
 - Landscaping;
 - Biodiversity;
 - Pipeline easement;
 - Flood risk and drainage.

Principle of the Development

- 7.2 Policy CS1 advises that the focus of development will be in three priority areas across the authority, one of which covers Ebbsfleet to Stone. Part (b) of policy CS1 seeks to encourage the integration of existing communities. Part (b) of policy CS4 advises that within this priority area, decisions should seek to (amongst others) secure local community facilities and an enhanced meeting place and improved facilities at Stone. Part (d) supports 'a distinctive network of multifunctional green spaces defining each community and serving recreational and biodiversity functions, including natural habitat enhancement and then specifically names improvements to Stone Recreation Ground as playing a part in contributing to the overall aims of this part of the policy.

Associated Diagram 5 confirms that the Site is expected to deliver green space enhancements. CS21 adds general support for community services.

- 7.3 Given the overall intention of the application, which is to realise the applicant's vision of delivering a high quality, well used and valued community facility by improving the quality of the existing open space, improving links to both existing and future communities, and upgrading/relocating the recreational and community facilities available from within the site, it is clear that the proposal (together with the permitted development elements) is in general conformity with policy CS4 and Diagram 5, as well as CS21.
- 7.4 As part of the Parish Council's Neighbourhood Plan process, feedback and opinions were sought from parish residents via an online questionnaire and response form. 93% agreed with the draft plan's first key theme and objective, which relates to the creation of a high-quality environment through the provision of, and access to, good quality open spaces and recreational activities. A similar proportion supported the second objective that relates to development of good quality accessible health provision and opportunities for people to live healthier lives and move sustainably around the parish. Feedback received listed green spaces and Bluewater as the top two reasons why residents value living in Stone. Both Waterstone Park and the Site were young people's top two favourite open spaces. There is a notable desire from residents to see green spaces maintained and improved within the parish, whilst their health and wellbeing are also important factors for residents.
- 7.5 As such, draft policy GS2 was created to specifically respond to this feedback and help support the protection and enhancement "of the recreation ground and support delivery of the Stone Recreation Ground Masterplan." Since this feedback and the drafting of this policy, such enhancements are likely to have become increasingly important due to the recent pandemic.
- 7.6 The proposal is therefore entirely compliant with this draft policy and will deliver enhanced facilities and services for the benefit of both the existing and future communities (including specifically the development of Stone Pit 2), whilst also encouraging safer and more straightforward links from north to south linking the residential area of Hayes Road with the recently approved Atlas Park and further new facilities at the former Stone Lodge site.

Design and Layout

- 7.7 The key detailed elements of this hybrid application seek to offer enhancements to the layout of the Site, with new routes and alterations to entrances and the London Road vehicular access, associated soft and hard landscaping, a new toilet block and the retention of the temporary café until such time that the permanent replacement café that forms part of the outline application has opened. Only parts of the following are included within the defined application Site, with the majority of the works being permitted development.

Priority Boulevard

- 7.8 The proposed block plan shows a new hard-surfaced priority footpath and cycle-path link from the south to the north of the wider site that, at 350m long, is intended to provide a more direct, obvious and safe route linking the community beyond the south of the site with development to the north via the widened war memorial entrance, including the additional community facilities and services that were the subject of a recent approval at 'Atlas Park' (otherwise known as Stone Pit 1). It is to be 4m wide. Grass within 2m of the path will be closely mown, whilst low level lights will line the path along with lime trees. The path will be of a resin bound gravel. Collectively, these features will help distinguish it from the Perimeter Path.

Perimeter Path

- 7.9 The original masterplan included a Perimeter Path to offer a leisurely and uninhabited 2.4m wide route around the wider site, without having to traverse the grass. It is intended to offer a fluid route by contrast to the Priority Boulevard, whilst also offering to connect to the many entrances into the Site, including likely forthcoming entrances into Stone Pit 2 to the west. In combination with additional adjacent landscaping (in particular the community orchard to the NE of the site), the path aims to significantly improve the public realm and one's overall experience of the Site. The path is to share multiple junctions with the Priority Boulevard as well as providing a more pleasant and hard-surfaced route to the many on-site facilities, further enhancing connectivity across the Site. The surface is intended to comprise of self-binding gravel or porous tarmac.

Circus Maximus

- 7.10 A further feature to be introduced to the layout of the Site is a circus maximus route that, at 400m long, is intended to be used predominantly by joggers and runners. This will be located towards the SW corner of the Site, which will have one of the three playing pitches set within it. For its eastern and southern sides, the route will be combined with the Priority Boulevard and for its western side it will be combined with the pedestrian link from London Road and run parallel with the access road. The surface is intended to comprise of self-binding gravel or porous tarmac.

Access Road (full application)

- 7.11 Changes to the access road include the access on to London Road that will be widened to 4.8m to address the fact that the access is one way only and often leads to vehicles queuing to enter (and exit) the site. This increased width will continue approximately 35m south of the access to allow vehicles to pass. The width of the road will then reduce back to 3.1m as it currently is, but there will be two sets of new passing places created further along the access road. As the road turns and leads further to the east, this area will be set out more formally with marked car parking spaces, including dedicated accessible spaces adjacent to the intended siting of the new ancillary sports building (H). The surface of any new parking areas will match that of the existing.

Toilet Block (full application)

-
- 7.12 The design of the externally accessed toilet block forms part of the detailed submission as there is an urgent need to replace the existing public toilets. The unisex toilets are not lobbied and accommodate one user or user group (i.e. parent and baby or disabled user and carer, etc), which is intended to provide for a safer environment. These facilities will eventually form part of a new community hub building and café. Indicative plans for the overall facility are included with this submission.
- 7.13 The proposed unisex toilets will be housed within a modest single storey building with mono-pitch fibre glass roof with vertical weatherboarding on all sides. The toilets will be located close to the proposed Priority Boulevard and between the pavilion and playground/MUGA, hence they will be within a more visible and public part of the overall site benefitting from an improved sense of security and should help address the issues of vandalism in relation to the existing facilities.

Temporary Café (full application)

- 7.14 The portable building that was the subject of a temporary planning permission granted in August 2017 under reference 17/01032/FUL has been included as part of the detailed element of this hybrid application to take account of the expected timeframe for the delivery of the permanent community hub facility that will include a replacement café. It is expected that a condition could require its removal upon the opening of the permanent facility that will be the subject of a future reserved matters submission.
- 7.15 The temporary building has a gross internal floorspace of 30 square metres with a small external seating area on its eastern side. It is intended to continue to sell hot drinks, soft drinks, light snacks and ice cream to visits to the Site. The proposed hours of opening remain as before in respect of Monday to Saturday: 8.30am to 5pm Monday to Friday and 9am to 5pm Saturday. The applicants do, however, request that Sunday and Bank Holiday opening is also agreed, reflective of the Saturday times.
- 7.16 With this element of the full application having already been approved and judged against the same development plan policies as were relevant in 2017, it is assumed that DBC will not object to its continued retention at least until the permanent café is opened in accordance with details that will form the subject of a future reserved matters submission.
- 7.17 In conclusion on the issue of design and layout, it is considered that the detailed plans will assist in addressing the issues relating to the existing site as highlighted in the applicant's original masterplan document and help deliver many of the overall objectives of that document to the benefit of both existing and future residents within the Parish, without conflict with design related development plan policies.

Highway safety, traffic generation and parking

- 7.18 London Road is a wide and busy 'A' classified highway (the A226) that is a key route linking Greenhithe with Dartford. The relevant part of London Road is subject to a 40mph speed limit. The applicant considers that the amendments proposed to the vehicular access on to London Road and the internal access road will improve
-

highway safety by allowing more vehicles to pass within the site and thus exit and enter the site in a safer manner, improving the free flow of traffic using this 'A' road. There is sufficient space within the Site to ensure a deliverable condition relating to satisfactory pedestrian sightlines of 2m by 2m can be both provided and retained.

- 7.19 The peak of traffic using this access point is limited to the hiring of the sports pitches and the nursery, which only forms a minority of hours throughout any given week. In all other respects, the new pedestrian and cycle routes through the site are intended to make it more attractive to access and use the site via green methods of transport, in particular the south to north Priority Boulevard which should become a safer and more attractive alternative route to public right of way DR30 that encourages residents in Hayes Road to leave their private cars at home whilst visiting some of the local amenities at Horns Cross and the forthcoming facilities at Atlas Park and/or those at Stone Lodge. London Road benefits from a 4m wide shared pedestrian and cycle pavement, whilst the nearest bus stop (at 160m away from the war memorial entrance) provides a service every 20 minutes linking Dartford, Greenhithe and Gravesend, as well as a twice-hourly service to Bluewater and Sidcup via Dartford and Bexleyheath, hence visitors to the Site can use frequent local bus services. The Site is considered to be sustainably located and highly accessible via public transport.
- 7.20 Although the development proposes an additional 28 formal on-site car parking spaces, this is intended to reduce the level of on-road and access road parking experienced particularly during the aforementioned peak periods of traffic. The alterations help demonstrate the applicant's commitment to continuing to help support community team sports. The parking area will create a more formal and safer environment and, in combination with the proposed ancillary clubhouse, this will be located at a more convenient part of the site. In addition to this there will be a new designated parking area for vehicles used in connection with the groundskeepers.
- 7.21 In summary on this issue, the proposed development is intended to provide improvements to the accessibility and attractiveness of the site and connections with forthcoming developments both adjoining and nearby. The use of the site is not changing. Some facilities are being retained, re-located or enhanced. The permanent café is to replace an existing temporary café. There are limited additional facilities being proposed as part of this application, hence there is no reason to suggest that approving this application is likely to generate additional traffic to any material extent, and it is therefore expected that there will be little impact on air quality.

Amenity Impact

- 7.22 Whilst the development is intended to encourage better use of the Site and its many facilities, the masterplan has taken into account the proximity of adjacent residential development. The majority of the development that requires planning permission is well separated from any residential property. Many local residents will be able to enjoy an improved level of accessibility with, in particular, the proposed Priority Boulevard linking existing key entrances at either end of the site, with this route intending to carry the majority of pedestrians and cyclists through the centre of the site, which means that it is also, in the main, a significant distance from any residential dwellings.

- 7.23 Neighbouring residents will also benefit from significant additional boundary landscaping along the western boundaries of the site and the boundaries of dwellings in Oak Road, Acacia Road, Elm Road and Hayes Road. This will help improve the outlook from these properties as well as providing an increase in screening and privacy.
- 7.24 The proposed permanent café and community space will be some 80m away from the nearest residential dwelling in Hayes Road. Residents to the south of the Site are likely to benefit from the re-location of the MUGA that will move further to the NW of the site and beyond the playground, which will be in a similar position to the existing one. All new structures will be single storey only, with exception to the new groundskeeper's workshop building that will be two-storey but this will be a minimum of 9m away from the southern boundary that is shared with No's 2-8 in Morgan Drive. There is no change to the number or the location of the sports pitches, which in any case are beyond the defined Site. It is expected that suitably worded conditions could limit any amenity impact, for example in respect of limiting the hours of any external lighting (with exception to the low-level lighting along the Priority Boulevard) or the opening hours of the permanent café / community facility.
- 7.25 Overall on this issue, it is not considered that the proposed development is likely to result in any significant impact to the extent that a conflict can be identified with any development plan policy that aims to protect residential amenity.

Landscaping

- 7.26 The proposed development aims to be an environmentally sensitive and sustainable scheme that is of benefit to the community. To help achieve this and develop an appropriate landscaping scheme, it was firstly necessary to understand the existing landscape character of the defined Site, the wider site and the wider area.
- 7.27 At the regional level, the existing landscape character sits within the North Kent Plain National Character Area (NCA). This is the strip of land between the Thames Estuary to the north and the chalk of the Kent Downs to the south. According to the NCA profile (113), the west of the area is heavily urbanised, with large, visually prominent settlements and urban infrastructure. At the local level, the location is situated within the Dartford and Gravesend Fringes Character Area, as defined by Kent County Council in the Landscape Assessment of Kent, 2004. The report describes the existing landscape as fragmented with the relationship between landform and landscape elements obscured by urban development and the transport corridor. Overall, the landscape quality is described as in very poor condition. The report identifies a series of actions including:
- Create semi-natural habitats such as acid woodland and scrub;
 - Create areas for amenity uses;
 - Create cohesive landscape elements which enhance the nature of the underlying landform and embrace the urban nature of the area;
 - Create links between existing natural habitats into developed areas.

- 7.28 The proposed landscaping scheme aims to contribute to the above actions and respond to the opportunities and constraints of the Site and its context by: (a) retaining as much of the existing landscape character as possible including tree cover; (b) including an enhanced landscaped perimeter with substantial tree buffer planting; (c) including a new tree boulevard either side of the priority route; (d) improving amenity value, and; (e) maintaining the general open and undeveloped nature of the majority of the site. Different landscape typologies are to be formed in four different ways:
1. West of Acacia Road: this will involve the creation of a 3800 sqm community orchard on the corner of the Site between Acacia Road and Oak Road. It will comprise a substantial area of long grass and wildflower seed mix with blocks of wildlife friendly trees and shrubs for aerial greenery and screening. In addition to the retained planting along the side of the dwellings in Oak Road, a new tree avenue will feature along the western side of Acacia Road as well as additional sporadic tree planting amongst the community orchard;
 2. West of Oak Road: this is an 800 sqm area of the Site between the Perimeter Path and the western side of Oak Road. A native hedge and climbing plants will be introduced along the boundary as well as additional trees lining the Perimeter Path and long grass and wildflower seed mix within the remainder of the area;
 3. West of Elm Road pathway: this is an area of 800 sqm area of the Site between the Perimeter Path and public right of way DR30 that links Elm Road with Hayes Road. A new tree avenue is to be formed for tall aerial greenery and screening. Open views will be maintained from the footpath into and across the recreation ground. Climbing plants will be introduced where possible with long grass / wildflower across the remainder of this part of the Site;
 4. Internal pathways: evenly-spaced tree planting is proposed along the Priority Boulevard as well as the Perimeter Path.
- 7.29 Only a limited amount of existing hedging and trees need to be removed due to the location of the priority route or the new parking area to the SW of the Site. All are category C specimens. The proposed tree planting totals 121 trees, in lieu of the 11 to be removed.
- 7.30 The proposed hard surfacing across the wider site involves two types: locally sourced self-binding gravel where possible for the secondary pathways and bonded gravel or permeable tarmac for the Priority Boulevard, the latter needing to be both distinct from the Perimeter Path to promote it as a primary route through the site, but also to ensure it is more hard-wearing given the expected level of traffic. The proposed surfaces are considered entirely appropriate for the setting and use of the Site.
- 7.31 In summary on this issue, the proposed landscaping plan for the overall site is comprehensive and will help deliver a much-enhanced recreational facility for the benefit of both existing and future residents. As the landscaping scheme is comprehensive, it is requested that any conditions requiring its delivery is phased, or includes a time limit beyond the occupation of the last building that is the subject of the outline element to this application.

Biodiversity

- 7.32 In addition to the above, the scheme also sets out to improve biodiversity across a site that is currently low in ecological value, despite the majority of the Site being undeveloped. A phase 1 preliminary ecological appraisal (PEA) accompanies this application. This confirmed that the site is not close to a SSSI and that there are no other designated conservation sites or habitats with high conservation value on the site or nearby. The PEA highlighted the potential to create and manage additional habitat to enhance the Site's ecological value. One potential area for habitat creation and enhancement was included in figure 7.1 of the PEA and relates to the 3800 sqm of the wider site that is to become a community orchard and is the main area of new planting.
- 7.33 In respect of potential impact to protected species, a buildings inspection was undertaken as part of the PEA. This identified a low risk of bat potential within the existing single storey toilet/nursery block building (buildings C and D) as well as the groundskeeper's house (building F). A medium potential for bats was also noted in four mature trees (T1-T4) but these are unaffected by the proposed development. As such, a phase 2 emergence survey was carried out on buildings C and D (submitted as part of the application). This revealed bat activity but this was limited to just one or two bats and the Site was not considered to support roosting bats. No further phase 2 survey work was recommended.
- 7.34 In addition to habitat enhancements, the PEA also recommended the installation of bird nesting boxes in suitable locations. The phase 2 bat survey recommends that three bat tubes are integrated into a selection of the new buildings, located at least 4m from the ground level, south or east facing, not illuminated by artificial lighting and not positioned above doors or windows. Lighting should be designed to minimise impact on foraging/commuting bats. These measures can all be secured by condition and incorporated into the design of the new buildings that will be the subject of the reserved matters submission.

Pipeline Easement

- 7.35 The presence of a pipeline is a constraint that needed to be fully understood in the development of the plans for the Site. The applicants engaged with Esso at an early stage of the process, where it was confirmed that the pipeline diameter is 10" and that its depth varies from 2.21m to 0.97m through the Site.
- 7.36 An indicative plan of the pipeline through the Site was provided by Fisher German, who manage the pipe on behalf of Esso. The applicants then sought to ensure that any proposed development would avoid the easement of the pipeline, which is 3.05m each side of the pipe. Fisher German confirmed in response to the submitted masterplan, that the pipeline and easement appeared to be sufficiently free of clutter and development, but added that any works affecting the easement are likely to require supervision. This is limited to some of the new footpaths, the passing bays along the access road and the widening of the access road at the NW corner of the Site.

- 7.37 As a result of this response to the masterplan, the applicants would not expect Fisher German to formally object as a result of DBC's formal consultation on the application.

Flood Risk and Drainage

- 7.38 The applicants sought advice from Kent County Council (KCC) as the lead local flood authority as to what documents would need to accompany the application. New surfacing aside, the extent of new built form will all take place within the southern portion of the wider site only, affecting about 0.55 hectares of land, and that only agreement to their siting is sought at this stage, with exception to the new toilet block and the temporary café.
- 7.39 KCC advised that as this was the case and given the fact that the site is in Flood Zone 1, a full Flood Risk Assessment would not be required, unless the Site could be affected by sources of flooding other than rivers and the sea, for example surface water drains. It is the applicant's view that that is not the case. KCC further advised that a detailed drainage strategy can be secured by condition. However, the applicant has chosen to submit an outline drainage strategy at this stage.

8.0 CONCLUSIONS

- 8.1 The proposed development presents an excellent opportunity to contribute to achieving the objective of part (b) of both policy CS1 and CS4, part (d) of CS4 and CS21 of the development plan as well as forthcoming SNP policy GS2.
- 8.2 Whilst the majority is beyond the application site, the introduction of a new north-south Priority Boulevard for pedestrians and cyclists will significantly improve the accessibility of the wider site and offer improved integration with both existing communities and those forthcoming, particularly with the future development of Stone Pit 2. Further new pathways and the circular track will add to the wider site's recreational features to the benefit of the local community. Significant soft landscaping along the Priority Boulevard and the Perimeter Path will offer a vast improvement to the visual amenities of the wider site, whilst the additional car parking and alterations to the vehicular access and the access road from London Road, which falls within the Site, will offer improvements to highway safety.
- 8.3 The outline aspects of the development will offer improved facilities for all users of the Site and encourage their better use by both existing and future residents of the Parish. The siting of the buildings to the SW corner of the site will not be of a scale or use that is likely to give rise to any material harm to the amenities of the neighbouring residents.
- 8.4 Collectively, this hybrid application seeks to address the objectives set out in the applicant's original masterplan document and will help realise SPC's vision of delivering a high quality, well used and valued community facility as set out in the forthcoming SNP. It will help maintain and grow its reputation as a hub in the centre of the Parish providing respite and a counter point to the growing nearby urban development. Approving this application will assist in the provision of improved, safe

and diverse facilities catering for a wide range of the community, from casual recreational use, family picnics, gatherings and remembrance, pop up community events, athletic as well as team sports enthusiasts, dog walkers, nature seekers and cyclists.

- 8.5 As such, the applicant respectfully requests that DBC attaches appropriate weight to all relevant policies and comes to the view that the proposal, on balance, is in accordance with the development plan as a whole.

SECTION 4.0 – PLANNING CONDITIONS & PLANNING TRACKER

Reference Code of Application:
DA/21/00174/FUL

J Thomas
Stone Parish Council
C/o Mr P Nicholls
Graham Simpkin Planning Ltd
2 The Parade
Ash Road
Hartley
Kent
DA3 8BG

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

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

TAKE NOTICE that the **DARTFORD BOROUGH COUNCIL**, the district planning authority under the Town and Country Planning Acts, **HAS GRANTED PERMISSION** for the development of land situated at
Stone Recreation Ground Hayes Road Horns Cross Greenhithe

Referred to in your application for permission for development registered on the 10th September 2021 and revised on the 15th October 2021 and 6th January 2022

And being

Hybrid application-Detailed development comprising: (1) Provision of new public toilet block and retention of temporary cafe for a further temporary period; (2) Amendments to internal access road from London Road, including additional parking provision and cycle storage; Outline development (consideration of siting, access and landscaping only) comprising: (3) The relocation of the multi-use games area; (4) Demolition of groundskeeper's house, toilets and workshop; (5) Erection of replacement grounds depot and workshop (including staff welfare facilities); (6) Replace existing temporary café with a new mixed use building containing a cafe and public community and exhibition space; (7) Erection of ancillary clubhouse building to include changing rooms, toilets and offices in connection with existing outdoor sport and recreation use.

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

Time Limits & Drawing Nos

- 01 The development hereby permitted in relation to the detailed development comprising: the provision of new public toilet block; the retention of the temporary cafe for a further temporary period; amendments to the internal access road from London Road; the provision of additional car / van parking; and the provision of cycle storage shall be begun before the expiration of three years from the date of this permission.

Approval of details of the layout (excluding siting), scale and appearance of the building(s) / works in relation to the outline development comprising: the relocation of the multi-use games area; the demolition of groundskeeper's house, toilets and workshop; the erection of replacement grounds depot and workshop (including staff welfare facilities); replacing the existing temporary café with a new mixed use building containing a cafe and public community and exhibition space; and the erection of an ancillary clubhouse building to include changing rooms, toilets and offices in connection with existing outdoor sport and recreation use (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any of the said outline development is commenced. Application for approval of the reserved matter(s) shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted in relation to the said outline development shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the last of the reserved matters to be approved, whichever is the later.

- 02 The development shall be carried out in accordance with the following plans and documents: Site Location Plan; 3078 002 Revision C (Proposed Block Plan); 3078 003 Revision C (Proposed Block Plan - Southern Portion of Site); 3078 005 Revision A (External W.C's); 1475 101 Revision A (Landscape Masterplan); 5579-LLB-XX-XX-DR-AB-0002 Revision P02 (Tree Protection Plan - Sheet 1 of 2); 5579-LLB-XX-XX-DR-AB-0003 Revision P02 (Tree Protection Plan - Sheet 2 of 2); Temporary Café East / Front Elevation; Temporary Café North / Right Elevation; Temporary Café South / Left Elevation; Temporary Café West / Rear Elevation; Temporary Café Layout Plan; Lloydbore Arboricultural Impact Assessment Revision P01 (Reference 5579-LLB-RP-AB-0004) (Dated 24.09.2021); Swale & Thames Survey Company Archaeological Desk Based Assessment (Dated 06.01.2022); and Graham Simpkin Planning Ltd Planning, Design and Access Statement (Ref 3078.PN).

Before Development Commences

- 03 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of:
- i) archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and
 - ii) following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority.
- 04 The details submitted pursuant to condition 1 above (the reserved matters) for the site shall include details of existing and proposed levels of the land and building(s), including a contoured site plan, and section drawings showing any required retaining walls. Development shall be carried out in accordance with the approved details.
- 05 Before commencement of any building operations (excluding the proposed externally accessible W.C's as shown on the approved plans) on site (including demolition and delivery of associated machinery or materials not in connection with the externally accessible W.C's hereby approved) tree protection measures shall be erected around

all retained/protected trees in accordance with details hereby approved in drawing numbers 5579-LLB-XX-XX-DR-Ab-0002 Revision P02 (Tree Protection Plan - Sheet 1 of 2); 5579-LLB-XX-XX-DR-Ab-0003 Revision P02 (Tree Protection Plan - Sheet 2 of 2); and the Lloydbore Arboricultural Impact Assessment Revision P01 (Reference 5579-LLB-RP-AB-0004) (Dated 24.09.2021).

- 06 Before commencement of any building operations (excluding the proposed externally accessible W.C's as shown on the approved plans) on site (including demolition and delivery of associated machinery or materials) a site specific arboricultural method statement shall be supplied to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 07 Before commencement of the development hereby approved (excluding the proposed externally accessible W.C's as shown on the approved plans), details of the surface water drainage system for the proposed detailed and outline development (including storage facilities where necessary) shall be submitted to and approved by the Local Planning Authority. The details shall be implemented as approved prior to first occupation of the respective development.
- 08 Before commencement of the detailed and outline developments hereby approved beyond slab level, details and samples of all materials to be used externally shall be submitted to and approved in writing by the Local Planning Authority, such samples to include brick panels on site and details of brick bond and mortar details where appropriate. The development shall be carried out in accordance with the approved details.
- 09 The details submitted pursuant to condition 1 above (the reserved matters) for the site shall include the submission of details relating to any extract system associated with the café and community use building, and shall be submitted to and approved in writing by the local planning authority before the first use of the café and community use building. Any installed extraction system shall thereafter be maintained in working order in accordance with the approved details.

Regulation(s) on Site

- 10 No development on the site shall take place (excluding the proposed externally accessible W.C's as shown on the approved plans), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - a) The hours of construction
 - b) The parking of vehicles of site operatives and visitors
 - c) Parking of construction vehicles
 - d) Routing of and access for construction and delivery vehicles to / from site
 - e) Timing of deliveries
 - f) Loading and unloading of plant and materials
 - g) Storage of plant and materials used in constructing the development
 - h) Temporary traffic management / signage
 - i) The erection and maintenance of security hoarding
 - j) Wheel washing facilities
 - k) Measures to control the emission of dust and dirt during construction
 - l) Details of necessary precautionary reptile mitigation

- 11 If during any works contamination is encountered which has not previously been identified, then no further development shall be carried out (unless otherwise agreed in writing with the Local Planning Authority) until the developer has submitted and received approval of an assessment of this unsuspected contamination together with an appropriate remediation scheme that is implemented as approved.

Before Occupation

- 12 Prior to occupation of the development hereby approved, details of any proposed external lighting to be attached to the buildings or erected within the car park and the application site shall be submitted to and approved by the Local Planning Authority. Such details shall include siting, angles, levels of illumination and any shields. Development shall be carried out in accordance with the approved details.
- 13 Notwithstanding the approved plans, an updated landscaping scheme including both hard and soft landscaping, shall be submitted to and approved by the Local Planning Authority and shall be implemented prior to the first use of the site (unless this falls outside of the planting season in which case it shall be implemented at the first opportunity during the following planting season, between October and March inclusive). Such landscaping shall thereafter be maintained for a period of five years. Any trees, shrubs or grassed areas which die, are removed or become seriously damaged or diseased within this period shall be replaced within the next planting season with plants of similar species and size to that approved.
- 14 Prior to occupation of the development hereby approved, on site facilities shall be provided within the curtilage of the site for the secure and weatherproof storage of bicycles in accordance with details to have been submitted to and approved by the Local Planning Authority beforehand. Such facilities shall be maintained thereafter.
- 15 Prior to occupation of the development hereby approved, the approved parking spaces shall be demarcated by means of white lining or a similar method and thereafter maintained to the satisfaction of the Local Planning Authority.
- 16 Prior to occupation of the outline development hereby approved, a Travel Plan is to be submitted to and approved by the Local Planning Authority and should cover the following issues:
- Travel Plan co-ordinator
 - Travel Surveys
 - Measures to be taken to encourage walking, cycling, use of public transport and reduce car travel by staff.
 - Monitoring and review
 - Programme for implementation.
- The approved Travel Plan shall be implemented in accordance with the approved implementation programme.
- 17 Prior to the occupation of the outline development hereby approved a scheme for biodiversity enhancement at the site (including introducing bat and bird boxes) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be maintained thereafter.

- 18 Prior to the occupation of the development hereby approved, details of all boundary enclosures, fences, walls and gates shall be submitted to and approved by the Local Planning Authority. Development shall be carried out and thereafter maintained in accordance with the approved details.
- 19 Prior to occupation of the outline development hereby approved, details relating to the storage and collection of waste, shall be submitted to and approved in writing by the local planning authority and thereafter maintained at all times in accordance with the approved details.
- 20 Prior to the occupation of the site hereby approved, a car park management plan for the development shall be submitted for approval in writing by the Local Planning Authority which sets out measures to ensure that parking spaces are used in the most efficient way possible and detailing how access to the proposed parking spaces from London Road would be managed. As well as providing details of the operating hours and security measures designed to dissuade anti-social behaviour. The car parks shall be managed in accordance with the approved management plan or any subsequent approved revision for the lifetime of the development.
- 21 Prior to the use of the car parks hereby approved, details of the proposed electric vehicle (EV) charging points and number of electric vehicle (EV) parking spaces (including details of cabling laid for the future provision of EV charging points for all of the parking spaces within the site) shall be supplied to and approved in writing by the Local Planning Authority and maintained in accordance with the approved details thereafter

Ongoing Condition(s)

- 22 The 49 parking spaces, turning areas and means of access shown on the approved plans shall be provided prior to occupation of the building(s) hereby approved and kept available for such use at all times and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 2015 or not, shall be carried out on that area of land or to preclude vehicular access thereto.
- 23 Any office accommodation provided shall be used only as offices ancillary to the proposed clubhouse and the existing outdoor sport and recreation use(s) at Stone Recreation Ground and for no other purpose whether permitted or not by virtue of the provision of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (or any Order amending, revoking and re-enacting that Order).
- 24 The temporary café building hereby approved shall not be operated outside the hours of 08:30 am to 17:00 pm Mondays to Fridays and 09:00 am to 17:00 pm Saturdays, Sundays and Bank Holidays, unless otherwise agreed in writing by or on behalf of the Local Planning Authority.
- 25 The outline café and community use building hereby approved shall not be operated outside the hours of 08:30 am to 17:00 pm Mondays to Fridays and 09:00 am to 17:00 pm Saturdays, Sundays and Bank Holidays, unless otherwise agreed in writing by or on behalf of the Local Planning Authority.
- 26 Deliveries to the site associated with the hereby approved café uses shall not be carried out outside the hours of 08:30 am to 17:00 pm Mondays to Fridays and 09:00 am to 17:00 pm Saturdays, Sundays and Bank Holidays.

Other Condition(s)

- 27 Where infiltration is to be used to manage the surface water from the development hereby permitted, it will only be allowed within those parts of the site where information is submitted to demonstrate to the Local Planning Authority's satisfaction that there is no resultant unacceptable risk to controlled waters and/or ground stability. The development shall only then be carried out in accordance with the approved details.
- 28 The detailed permission relating to the temporary café building shall be for a limited period of two years only, expiring on the 10th March 2024 or within 6 months following first occupation of the new permanent café and public community and exhibition space facility, whichever is sooner. At such time the temporary café building hereby permitted shall be discontinued and the building(s) and associated works carried out under this permission removed and the land reinstated to the satisfaction of the Local Planning Authority.

And for the following reason(s):

- 01 In pursuance of Sections 91(1) and 92(1) of the Town and Country Planning Act 1990 (as amended).
- 02 For the avoidance of doubt and to ensure a satisfactory form of development.
- 03 To ensure that features of archaeological interest are properly examined and recorded and that due regard is had to the preservation in situ of important archaeological remains in accordance with Policy DP12 of the adopted Dartford Local Plan.
- 04 In order to secure a satisfactory form of development having regard to the sloping nature of the site and in the interests of visual amenities in accordance with Policy DP2 of the adopted Dartford Local Plan.
- 05 To prevent damage to the trees in the interest of the visual amenities of the area in accordance with Policies DP2 and DP25 of the adopted Dartford Local Plan.
- 06 To prevent damage to the trees in the interest of the visual amenities of the area in accordance with Policies DP2 and DP25 of the adopted Dartford Local Plan.
- 07 To ensure satisfactory means of surface water drainage in accordance with Policy DP2 of the adopted Dartford Local Plan and Policy CS24 of the Core Strategy.
- 08 To ensure that the development does not harm the character and appearance of the existing building or the visual amenity of the locality in accordance with Policy DP2 of the adopted Dartford Local Plan.
- 09 In the interests of safety and amenity in accordance with Policy DP5 of the adopted Dartford Local Plan.
- 10 No details have been submitted with the application and such details are required prior to commencement in the interests of the amenities of the area and highway safety and convenience in accordance with Policies DP3 and DP5 of the adopted Local Plan.

- 11 In the interests of safety and amenity in accordance with Policy DP5 of the adopted Dartford Local Plan and/or the protection of Controlled Waters.
- 12 To protect the amenities of the area and in the interests of road safety in accordance with Policies DP2 and DP5 of the adopted Dartford Local Plan.
- 13 To safeguard the visual amenities of the locality in accordance with Policies DP2 and DP25 of the adopted Dartford Local Plan.
- 14 To encourage sustainable methods of transport in accordance with Policies DP2 and DP4 of the adopted Dartford Local Plan.
- 15 To ensure that the approved parking spaces are provided for use by all vehicles visiting the premises in accordance with Policies DP4 and DP5 of the adopted Dartford Local Plan.
- 16 To encourage sustainable methods of transport in accordance with Policy DP4 of the adopted Dartford Local Plan.
- 17 In order to provide enhancement to biodiversity on the site as a compensation for that lost due to redevelopment in accordance with Policy DP25 of the adopted Dartford Local Plan.
- 18 To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality in accordance with Policies DP2 and DP5 of the adopted Dartford Local Plan.
- 19 To ensure that adequate arrangements are provided in accordance with Policies DP2 and DP5 of the adopted Dartford Local Plan.
- 20 In the interests of highway safety and amenity and amenities of the locality in accordance with Policies DP3, DP4 and DP5 of the adopted Local Plan.
- 21 To secure a form of mitigation to address air quality impacts from the development in accordance with Policy DP5 of the adopted Local Plan.
- 22 To ensure the permanent retention of satisfactory car parking facilities in accordance with the Local Planning Authority's standards and Policies DP2 and DP4 of the adopted Dartford Local Plan.
- 23 The unrestricted use of the office would be likely to give rise to demand for parking spaces, beyond the capacity of the on-site facilities resulting in danger and inconvenience to road users contrary to policies DP2, DP4 and DP5 of the adopted Dartford Local Plan.
- 24 To avoid unreasonable disturbance outside normal working hours to nearby residential properties contrary to Policy DP5 of the adopted Dartford Local Plan.
- 25 To avoid unreasonable disturbance outside normal working hours to nearby residential properties contrary to Policy DP5 of the adopted Dartford Local Plan.
- 26 To avoid unreasonable disturbance outside normal working hours to nearby residential properties contrary to Policy DP5 of the adopted Dartford Local Plan.

- 27 To prevent pollution of the water environment in accordance with policies DP2, DP4 and DP5 of the adopted Dartford Development Policies Plan (2017).
- 28 The building(s) is of a temporary construction and to enable the Local Planning Authority to review the circumstances under which this permission was granted in accordance with Policy DP2 of the adopted Dartford Local Plan.

INFORMATIVES

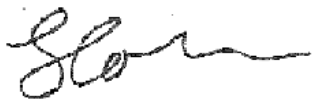
- 01 Care should be taken to consider nesting birds between March and September as in accordance with the Wildlife and Countryside Act 1981 (as amended) and also the need to consider the protection of any roosting or foraging bats afforded protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations (2017) (as amended).
- 02 The applicant is advised that Sport England have concerns with regard to the suitability of the proposed sports pitches at the Stone Recreation Ground site. They also highlight that they do not support the lack of any cricket pitch provision within the Stone Recreation Ground site.
- 03 The applicant is advised to contact Kent Police's Designing Out Crime Officer at www.kent.police.co.uk to discuss designing the proposed buildings and cycle stores and the wider Stone Recreation Ground redevelopment, so that the various elements of the scheme can comply with Secured By Design (SBD) guidance.

ADDITIONAL INFORMATIVE

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

Working positively and proactively:

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



Signed.....
Head of Planning Services

Dated this 10TH March 2022

Your attention is drawn to the notes attached

NOTIFICATION TO APPLICANT

SCOPE OF CONSENT:

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

APPEALS TO THE SECRETARY OF STATE:

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

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

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

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

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

MINOR AMENDMENTS

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

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

Householder fee £34; All other cases £234

DISCHARGE OF CONDITIONS

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

£34 for each request that relates to a permission for a householder development; £116 All other cases.

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

(APPROVAL NOTES)

Tracker Revision Date: 17.03.22
Planning Application No. DA/21/00174/FUL

To be submitted	16
Submitted	0
Discharged	0
Compliance	12

Item No	Full Wording	Reason	Timing for discharge	Action	Target	Status	Planning Department Comments	Assigned Action
1	The development hereby permitted in relation to the detailed development comprising: the provision of new public toilet block; the retention of the temporary cafe for a further temporary period; amendments to the internal access road from London Road; the provision of additional car / van parking; and the provision of cycle storage shall be begun before the expiration of three years from the date of this permission.	In pursuance of Sections 91(1) and 92(1) of the Town and Country Planning Act 1990 (as amended).	Within 3 years	Commencement of works prior to 10th March 2025	10.03.25	Compliance		Team
2	The development shall be carried out in accordance with the following plans and documents: Site Location Plan; 3078 002 Revision C (Proposed Block Plan); 3078 003 Revision C (Proposed Block Plan - Southern Portion of Site); 3078 005 Revision A (External W.C's); 1475 101 Revision A (Landscape Masterplan); 5579-LLB-XX-XX-DR-AB-0002 Revision P02 (Tree Protection Plan - Sheet 1 of 2); 5579-LLB-XX-XX-DR-AB-0003 Revision P02 (Tree Protection Plan - Sheet 2 of 2); Temporary Café East / Front Elevation; Temporary Café North / Right Elevation; Temporary Café South / Left Elevation; Temporary Café West / Rear Elevation; Temporary Café Layout Plan; Lloydbore Arboricultural Impact Assessment Revision P01 (Reference 5579-LLB-RP-AB-0004) (Dated 24.09.2021); Swale & Thames Survey Company Archaeological Desk Based Assessment (Dated 06.01.2022); and Graham Simpkin Planning Ltd Planning, Design and Access Statement (Ref 3078.PN).	For the avoidance of doubt and to ensure a satisfactory form of development.	N/A	N/A	N/A	Compliance		Team
3	No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of: i) archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and ii) following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority.	To ensure that features of archaeological interest are properly examined and recorded and that due regard is had to the preservation in situ of important archaeological remains in accordance with Policy DP12 of the adopted Dartford Local Plan.	Prior Commencement	Archaeological Consultant to be engaged		To be submitted		Client
4	The details submitted pursuant to condition 1 above (the reserved matters) for the site shall include details of existing and proposed levels of the land and building(s), including a contoured site plan, and section drawings showing any required retaining walls. Development shall be carried out in accordance with the approved details.	In order to secure a satisfactory form of development having regard to the sloping nature of the site and in the interests of visual amenities in accordance with Policy DP2 of the adopted Dartford Local Plan.	Prior Commencement	Topographical Survey to be engaged		To be submitted		Client

Tracker Revision Date: 17.03.22
Planning Application No. DA/21/00174/FUL

To be submitted	16
Submitted	0
Discharged	0
Compliance	12

Item No	Full Wording	Reason	Timing for discharge	Action	Target	Status	Planning Department Comments	Assigned Action
5	Before commencement of any building operations (excluding the proposed externally accessible W.C's as shown on the approved plans) on site (including demolition and delivery of associated machinery or materials not in connection with the externally accessible W.C's hereby approved) tree protection measures shall be erected around all retained/protected trees in accordance with details hereby approved in drawing numbers 5579-LLB-XX-XX-DR-Ab-0002 Revision P02 (Tree Protection Plan - Sheet 1 of 2); 5579-LLB-XX-XX-DR-Ab-0003 Revision P02 (Tree Protection Plan - Sheet 2 of 2); and the Lloydbore Arboricultural Impact Assessment Revision P01 (Reference 5579-LLB-RP-AB-0004) (Dated 24.09.2021).	To prevent damage to the trees in the interest of the visual amenities of the area in accordance with Policies DP2 and DP25 of the adopted Dartford Local Plan.	Prior Commencement	N/A		Compliance		Contractor
6	Before commencement of any building operations (excluding the proposed externally accessible W.C's as shown on the approved plans) on site (including demolition and delivery of associated machinery or materials) a site specific arboricultural method statement shall be supplied to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.	To prevent damage to the trees in the interest of the visual amenities of the area in accordance with Policies DP2 and DP25 of the adopted Dartford Local Plan.	Prior Commencement	Arboricultural Consultant to prepare method statement		To be submitted		Client
7	Before commencement of the development hereby approved (excluding the proposed externally accessible W.C's as shown on the approved plans), details of the surface water drainage system for the proposed detailed and outline development (including storage facilities where necessary) shall be submitted to and approved by the Local Planning Authority. The details shall be implemented as approved prior to first occupation of the respective development.	To ensure satisfactory means of surface water drainage in accordance with Policy DP2 of the adopted Dartford Local Plan and Policy CS24 of the Core Strategy.	Prior Commencement	Civil Engineer to be complete design		To be submitted		Civil Engineer
8	Before commencement of the detailed and outline developments hereby approved beyond slab level, details and samples of all materials to be used externally shall be submitted to and approved in writing by the Local Planning Authority, such samples to include brick panels on site and details of brick bond and mortar details where appropriate. The development shall be carried out in accordance with the approved details.	To ensure that the development does not harm the character and appearance of the existing building or the visual amenity of the locality in accordance with Policy DP2 of the adopted Dartford Local Plan.	Prior Commencement	Architect to prepare		To be submitted		Architect

Tracker Revision Date: 17.03.22
Planning Application No. DA/21/00174/FUL

To be submitted	16
Submitted	0
Discharged	0
Compliance	12

Item No	Full Wording	Reason	Timing for discharge	Action	Target	Status	Planning Department Comments	Assigned Action
9	The details submitted pursuant to condition 1 above (the reserved matters) for the site shall include the submission of details relating to any extract system associated with the café and community use building , and shall be submitted to and approved in writing by the local planning authority before the first use of the café and community use building. Any installed extraction system shall thereafter be maintained in working order in accordance with the approved details.	In the interests of safety and amenity in accordance with Policy DP5 of the adopted Dartford Local Plan.	Prior Commencement	M&E Consultant to prepare details		To be submitted		M&E Consultant
10	No development on the site shall take place (excluding the proposed externally accessible W.C.'s as shown on the approved plans), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: a) The hours of construction b) The parking of vehicles of site operatives and visitors c) Parking of construction vehicles d) Routing of and access for construction and delivery vehicles to / from site e) Timing of deliveries f) Loading and unloading of plant and materials g) Storage of plant and materials used in constructing the development h) Temporary traffic management / signage i) The erection and maintenance of security hoarding j) Wheel washing facilities k) Measures to control the emission of dust and dirt during construction l) Details of necessary precautionary reptile mitigation	No details have been submitted with the application and such details are required prior to commencement in the interests of the amenities of the area and highway safety and convenience in accordance with Policies DP3 and DP5 of the adopted Local Plan.	Prior Commencement	Contractor to prepare / Alternatively engage Project Management to prepare		To be submitted		Contractor / PM
11	If during any works contamination is encountered which has not previously been identified, then no further development shall be carried out (unless otherwise agreed in writing with the Local Planning Authority) until the developer has submitted and received approval of an assessment of this unsuspected contamination together with an appropriate remediation scheme that is implemented as approved.	In the interests of safety and amenity in accordance with Policy DP5 of the adopted Dartford Local Plan and/or the protection of Controlled Waters.	N/A	Liaise with LPA if 'unsuspected contaminated' land is found. Compliance with condition		Compliance		Contractor
12	Prior to occupation of the development hereby approved, details of any proposed external lighting to be attached to the buildings or erected within the car park and the application site shall be submitted to and approved by the Local Planning Authority. Such details shall include siting, angles, levels of illumination and any shields. Development shall be carried out in accordance with the approved details.	To protect the amenities of the area and in the interests of road safety in accordance with Policies DP2 and DP5 of the adopted Dartford Local Plan.	Prior Occupation	M&E Consultant to prepare		To be submitted		M&E Consultant

Tracker Revision Date: 17.03.22
Planning Application No. DA/21/00174/FUL

To be submitted	16
Submitted	0
Discharged	0
Compliance	12

Item No	Full Wording	Reason	Timing for discharge	Action	Target	Status	Planning Department Comments	Assigned Action
13	Notwithstanding the approved plans, an updated landscaping scheme including both hard and soft landscaping, shall be submitted to and approved by the Local Planning Authority and shall be implemented prior to the first use of the site (unless this falls outside of the planting season in which case it shall be implemented at the first opportunity during the following planting season, between October and March inclusive). Such landscaping shall thereafter be maintained for a period of five years. Any trees, shrubs or grassed areas which die, are removed or become seriously damaged or diseased within this period shall be replaced within the next planting season with plants of similar species and size to that approved.	To safeguard the visual amenities of the locality in accordance with Policies DP2 and DP25 of the adopted Dartford Local Plan.	Prior Occupation	Landscape consultant		To be submitted		Landscape Consultant
14	Prior to occupation of the development hereby approved, on site facilities shall be provided within the curtilage of the site for the secure and weatherproof storage of bicycles in accordance with details to have been submitted to and approved by the Local Planning Authority beforehand. Such facilities shall be maintained thereafter.	To encourage sustainable methods of transport in accordance with Policies DP2 and DP4 of the adopted Dartford Local Plan.	Prior Occupation	Architect to spec and detail		To be submitted		Architect
15	Prior to occupation of the development hereby approved, the approved parking spaces shall be demarcated by means of white lining or a similar method and thereafter maintained to the satisfaction of the Local Planning Authority.	To ensure that the approved parking spaces are provided for use by all vehicles visiting the premises in accordance with Policies DP4 and DP5 of the adopted Dartford Local Plan.	Prior Occupation	Contractor works		Compliance		Contractor
16	Prior to occupation of the outline development hereby approved, a Travel Plan is to be submitted to and approved by the Local Planning Authority and should cover the following issues: - Travel Plan co-ordinator - Travel Surveys - Measures to be taken to encourage walking, cycling, use of public transport and reduce car travel by staff. - Monitoring and review - Programme for implementation. The approved Travel Plan shall be implemented in accordance with the approved implementation programme.	To encourage sustainable methods of transport in accordance with Policy DP4 of the adopted Dartford Local Plan.	Prior Occupation	TBC		To be submitted		TBC
17	Prior to the occupation of the outline development hereby approved a scheme for biodiversity enhancement at the site (including introducing bat and bird boxes) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be maintained thereafter.	In order to provide enhancement to biodiversity on the site as a compensation for that lost due to redevelopment in accordance with Policy DP25 of the adopted Dartford Local Plan.	Prior Occupation	Ecologist to prepare stage design for submission		To be submitted		Ecologist consultant

Tracker Revision Date: 17.03.22
Planning Application No. DA/21/00174/FUL

To be submitted	16
Submitted	0
Discharged	0
Compliance	12

Item No	Full Wording	Reason	Timing for discharge	Action	Target	Status	Planning Department Comments	Assigned Action
18	Prior to the occupation of the development hereby approved, details of all boundary enclosures, fences, walls and gates shall be submitted to and approved by the Local Planning Authority. Development shall be carried out and thereafter maintained in accordance with the approved details.	To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality in accordance with Policies DP2 and DP5 of the adopted Dartford Local Plan.	Prior Occupation	Architect / Landscape Architect to prepare		To be submitted		Architect / Landscape Architect
19	Prior to occupation of the outline development hereby approved, details relating to the storage and collection of waste , shall be submitted to and approved in writing by the local planning authority and thereafter maintained at all times in accordance with the approved details.	To ensure that adequate arrangements are provided in accordance with Policies DP2 and DP5 of the adopted Dartford Local Plan.	Prior Occupation	TBC		To be submitted		TBC
20	Prior to the occupation of the site hereby approved, a car park management plan for the development shall be submitted for approval in writing by the Local Planning Authority which sets out measures to ensure that parking spaces are used in the most efficient way possible and detailing how access to the proposed parking spaces from London Road would be managed. As well as providing details of the operating hours and security measures designed to dissuade anti-social behaviour. The car parks shall be managed in accordance with the approved management plan or any subsequent approved revision for the lifetime of the development.	In the interests of highway safety and amenity and amenities of the locality in accordance with Policies DP3, DP4 and DP5 of the adopted Local Plan.	Prior Occupation	TBC		To be submitted		TBC
21	Prior to the use of the car parks hereby approved, details of the proposed electric vehicle (EV) charging points and number of electric vehicle (EV) parking spaces (including details of cabling laid for the future provision of EV charging points for all of the parking spaces within the site) shall be supplied to and approved in writing by the Local Planning Authority and maintained in accordance with the approved details thereafter	To secure a form of mitigation to address air quality impacts from the development in accordance with Policy DP5 of the adopted Local Plan.	Prior to Use	M&E Consultant to prepare in stage design		To be submitted		M&E Consultant
22	The 49 parking spaces , turning areas and means of access shown on the approved plans shall be provided prior to occupation of the building(s) hereby approved and kept available for such use at all times and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 2015 or not, shall be carried out on that area of land or to preclude vehicular access thereto.	To ensure the permanent retention of satisfactory car parking facilities in accordance with the Local Planning Authority's standards and Policies DP2 and DP4 of the adopted Dartford Local Plan.	Prior to Use	Architect to ensure compliance		Compliance		Architect

Tracker Revision Date: 17.03.22
Planning Application No. DA/21/00174/FUL

To be submitted	16
Submitted	0
Discharged	0
Compliance	12

Item No	Full Wording	Reason	Timing for discharge	Action	Target	Status	Planning Department Comments	Assigned Action
23	Any office accommodation provided shall be used only as offices ancillary to the proposed clubhouse and the existing outdoor sport and recreation use(s) at Stone Recreation Ground and for no other purpose whether permitted or not by virtue of the provision of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (or any Order amending, revoking and re-enacting that Order).	The unrestricted use of the office would be likely to give rise to demand for parking spaces, beyond the capacity of the on-site facilities resulting in danger and inconvenience to road users contrary to policies DP2, DP4 and DP5 of the adopted Dartford Local Plan.	Prior to Use	Architect to ensure compliance		Compliance		Architect
24	The temporary café building hereby approved shall not be operated outside the hours of 08:30 am to 17:00 pm Mondays to Fridays and 09:00 am to 17:00 pm Saturdays, Sundays and Bank Holidays, unless otherwise agreed in writing by or on behalf of the Local Planning Authority.	To avoid unreasonable disturbance outside normal working hours to nearby residential properties contrary to Policy DP5 of the adopted Dartford Local Plan.	In Use	Client		Compliance		Client
25	The outline café and community use building hereby approved shall not be operated outside the hours of 08:30 am to 17:00 pm Mondays to Fridays and 09:00 am to 17:00 pm Saturdays, Sundays and Bank Holidays, unless otherwise agreed in writing by or on behalf of the Local Planning Authority.	To avoid unreasonable disturbance outside normal working hours to nearby residential properties contrary to Policy DP5 of the adopted Dartford Local Plan.	In Use	Client		Compliance		Client
26	Deliveries to the site associated with the hereby approved café uses shall not be carried out outside the hours of 08:30 am to 17:00 pm Mondays to Fridays and 09:00 am to 17:00 pm Saturdays, Sundays and Bank Holidays.	To avoid unreasonable disturbance outside normal working hours to nearby residential properties contrary to Policy DP5 of the adopted Dartford Local Plan.	In Use	Client		Compliance		Client
27	Where infiltration is to be used to manage the surface water from the development hereby permitted , it will only be allowed within those parts of the site where information is submitted to demonstrate to the Local Planning Authority's satisfaction that there is no resultant unacceptable risk to controlled waters and/or ground stability. The development shall only then be carried out in accordance with the approved details.	To prevent pollution of the water environment in accordance with policies DP2, DP4 and DP5 of the adopted Dartford Development Policies Plan (2017).	Prior to Use	Architect to ensure compliance		Compliance		Architect
28	The detailed permission relating to the temporary café building shall be for a limited period of two years only, expiring on the 10th March 2024 or within 6 months following first occupation of the new permanent café and public community and exhibition space facility, whichever is sooner. At such time the temporary café building hereby permitted shall be discontinued and the building(s) and associated works carried out under this permission removed and the land reinstated to the satisfaction of the Local Planning Authority.	The building(s) is of a temporary construction and to enable the Local Planning Authority to review the circumstances under which this permission was granted in accordance with Policy DP2 of the adopted Dartford Local Plan.	In Use	Client		Compliance		Client

SECTION 5.0 – FORM OF TENDER

SECTION 4.0 - FORM OF TENDER

To: Mrs Jennie Thomas
c/o Liberty QS Limited
Maidstone Innovation Centre
Gidds Pond Lane
Maidstone
Kent, ME14 5FY

Sir / Madam,

I/We having read the tender documents issued to me/us and having examined the drawings, and other information referred to therein do hereby offer as follows:-

To provide the multi-discipline design services in relation to the recreational ground improvement works our fixed fee is:-

£.....

In Words (.....)

(which is exclusive of Value Added Tax).

In the event of your acceptance, I/we undertake to execute with you a Form of Contract embodying all the conditions and terms contained in this offer.

I/We agree that should obvious errors in arithmetic be discovered before acceptance of this offer submitted by me/us these errors will be corrected and such correct sum shall form the proposed Fee.

I/We understand that neither the lowest nor any tendering party will necessarily be accepted, and that the Employer will not be responsible for paying any Tender costs incurred.

This tender remains open for consideration for twelve (12) weeks from the date fixed for the submission or lodgement of tenders.

I/We enclose with this Form of Tender the following supporting information:-

1. Completed questionnaire and evaluation submission
2. Demonstration of relevant experience
3. CV's of proposed personnel
4. Fee proposal including schedule of consultant rates
5. Completed form of tender

6. Completed declaration form

Signature of Lead Consultant

Name/Capacity

Name of Lead Consultant

Address

.....

Signature of Witness

Name/ Capacity

Address

.....

Date

Note

Tenders are to be submitted via email to stuart.harrison@libertyqs.com by 12pm on 22nd April 2022

SECTION 6.0 – DECLARATION

SECTION 6.0 DECLARATION FORM

I declare that to the best of my knowledge the answers submitted in each of the Forms submitted to the Employer by our organisation or on its behalf are complete and correct. I understand that the information will be used in the process to assess my organisation's suitability for the undertaking of the multi-discipline consultancy services tender in relation to the Stone Parish Council recreational ground improvements works and I am signing on behalf of my organisation and those who I represent and whom are in support to our tender.

Where the capacity or resources of my organisation have been identified as being relevant to the tender or have otherwise been relied upon in such Forms, I confirm that our organisation will make available its capacity and/or resources in the manner indicated in such Forms in the event that our organisation is awarded the Contract.

I declare that I shall promptly notify the Employer in writing if any information provided in any of the Forms submitted by or on behalf of this organisation changes or ceases to be truthful at any time during this procurement. In particular (but without limitation):

- (i) Any changes to this organisation (including any change as to identity, ownership or constituent business);
- (ii) Any changes to lenders (including, but not limited to, any change as to identity, ownership or constituent business);
- (iii) The occurrence of any insolvency event in any jurisdiction;
- (iv) Any deterioration in our financial standing.

I understand that the Employer may reject the tender submitted if there is a failure to answer all relevant questions fully or if I provide false/misleading information.

The Employer has our permission to carry out all necessary actions to verify the information provided; and to pass any information provided to a third party commissioned by the Employer for the purposes of evaluating our responses.

The Employer reserves the right, in the event that our submission is successful, to require our organisation to provide such proof, certifications or other evidence as the Employer may require to substantiate responses or claims made in our submission.

In the event you are unable to provide such certification within the reasonable time-frame requested by the Employer or its Agent, the Employer reserves the right to decline to conclude the Contract without liability and/or to award the Contract to an alternative tenderer.

Name of Organisation:-	Insert
Name:-	Insert
Position:-	Insert
Signature:-	Insert
Date:-	Insert

SECTION 7.0 – SUB-CONSULTANT WARRANTY

Form of Collateral Warranty

DATED

2022

(1) [SUB-CONSULTANT]

(2) [EMPLOYER]

(3) [LEAD-CONSULTANT]

COLLATERAL WARRANTY

relating to

THIS DEED is made on

2022

BETWEEN:

- (1) **[SUB-CONSULTANT LIMITED]** (Company No.) whose registered office is situated at ("the Sub-Consultant");
- (1) **[EMPLOYER]** (Company No.) whose registered office is situated at ("the Employer" which expression includes its permitted successors in title and assigns); and
- (2) **[LEAD-CONSULTANT]** (Company No.) whose registered office is situated at ("the Lead-Sub-Consultant").

BACKGROUND:

- (A) By a contract dated 2022 ("the Contract") [] ("the Employer") has appointed the Lead-Consultant for the carrying out in relation to the site therein described and known as [] ("the Site") the design of the works therein defined as "the Works" which expression has the same meaning in this Deed.
- (A) The Sub-Consultant has been appointed by the Lead-Consultant by way of appointment dated [] ("the Appointment") to provide services in relation to the Works.
- (B) The Sub-Consultant is obliged under the Appointment to give a warranty in this form in favour of the Employer.

IT IS NOW AGREED THAT in consideration of the payment of one pound (£1.00) by the Employer to the Sub-Consultant receipt of which the Sub-Consultant acknowledges:

1. SUB-CONSULTANT'S WARRANTIES

- 1.1 The Sub-Consultant warrants to the Employer that it has carried out and will continue to carry out its duties under the Appointment in accordance with the Appointment and that it has exercised and will continue to exercise in the performance of the Services the reasonable skill care and diligence to be expected of a properly qualified member of its profession experienced in carrying out work such as the Services under the Appointment in relation to Works of similar scope, nature and complexity to the Works and that in the performance of its duties it will act with all due diligence to enable programmes and timetables to be met and all work completed as soon as practicably possible.
- 1.2 The Sub-Consultant has no liability hereunder which is greater or of longer duration than it would have had if the Employer had been a party to the Appointment as joint employer (save for any rights of set off or counterclaim which are hereby expressly excluded).

2. INTELLECTUAL PROPERTY RIGHTS

- 2.1 In relation to all drawings, details, plans and other documents of any nature whatsoever and any designs and inventions contained in them which have been or are hereafter provided by the Sub-Consultant in the course of performing its obligations under the Appointment ("Documents") the Sub-Consultant hereby grants (or, if such grant cannot legally take place until a later date, agrees to grant) to the Employer with effect from the date of this Deed or in the case of Documents not yet in existence with effect from the creation thereof, a royalty-free irrevocable non-exclusive licence (such licence to remain in full force and effect notwithstanding completion of the Sub-Consultant's obligations under the Appointment or the termination of the Appointment or the determination of the Sub-Consultant's engagement under it or any dispute thereunder or hereunder) to use and to reproduce all Documents for any purpose whatsoever connected with the Works and such other purposes as are reasonably foreseeable including, but without limitation, the execution, completion, maintenance, letting, advertisement, modification, extension, reinstatement and repair of the Works, such licence will carry the right to grant sub-licences and will be transferable to third parties. The Employer will not hold the Sub-Consultant liable for any use it may make of the Documents for any purpose other than that for which they were originally provided by it and other than for such other uses as are reasonably foreseeable unless the Sub-Consultant authorises such use and confirms the Documents are suitable for it. The Sub-Consultant will not grant to any third party the right to use any of the Documents save under any warranty it is obliged to give under the Appointment or hereunder.

- 2.2 The Sub-Consultant agrees on reasonable request at any time and following reasonable written prior notice to give the Employer or those authorised by it access to the Documents and to provide copies (including copy negatives and CAD disks) thereof at the Employer's expense.
- 2.3 The Sub-Consultant warrants to the Employer that the Documents (save to the extent duly appointed sub-Lead-Sub-Consultants are used to prepare the same) are its own original work and that in any event their use in connection with the Works will not infringe the rights of any third party. The Sub-Consultant further warrants that where duly authorised sub-Consultants are used their work will be original and that the Sub-Consultant will use all reasonable endeavours to obtain the necessary consents in relation to clause 2.1.
- 2.4 The Sub-Consultant hereby waives and agrees not to assert (and to procure that any sub-Consultants do likewise) all moral rights in the Documents under Chapter IV of the Copyright, Designs and Patents Act 1988 or any re-enactment or modification of it.

3. **PROFESSIONAL INDEMNITY INSURANCE**

- 3.1 The Sub-Consultant hereby covenants with the Employer that it has effected Professional Indemnity insurance cover with a limit of indemnity of not less than £X,000,000 (XX Million Pounds) on an each and every claim basis in relation to the Works with separate annual aggregate limits of £X million in relation to pollution and contamination claims and limit of £X million per annum in relation to asbestos claims and that it will maintain such insurance with reputable insurers carrying on business in the United Kingdom from the date hereof until 12 years after practical completion of the Works provided that such insurance is generally available in the market to members of the Sub-Consultant's profession at a commercially realistic cost and (for the avoidance of doubt) provided further that payment of any increased or additional premiums required by insurers by reason of the Sub-Consultant's own claims record or other acts omissions matters or things peculiar to the Sub-Consultant will be deemed to be within the Sub-Consultant's obligations.
- 3.2 As and when reasonably required by the Employer the Sub-Consultant will produce for inspection documentary evidence that the insurance referred to in clause 3.1 is being properly maintained and that payment has been made in respect of the last preceding premium due thereunder.

4. **PARTNERSHIPS**

- 4.1 Where the Sub-Consultant is a partnership references in this Deed to "the Sub-Consultant" will be deemed to include reference to each and every present and future partner of such partnership and the liability of each and every such partner under this Deed will be deemed to be joint and several.

5. **NOTICES**

- 5.1 Any notice to be served on the Employer will be sufficiently served on the Employer if delivered by hand, or by registered post or recorded delivery to the Employer's [] Office at [] for the attention of []. Any notice to be served on the Lead-Consultant or the Sub-Consultant will be sufficiently served if sent by hand by facsimile transmission or by registered post to the registered office or if there is none to the last known address of the party to be served. Any notice delivered by hand will be deemed to be served on the date of delivery and any notice sent by facsimile transmission will be deemed to be served in full at the time recorded on the facsimile report sheet, provided that if any notice sent by hand or facsimile is sent after 4.45 pm on any day it will be deemed to be served on the next working day. Any notice sent by registered post will be deemed to have been duly served at the expiration of 48 hours after the time of posting if the end of that period falls before 4.45 pm on a working day and otherwise on the next working day.

6. **ASSIGNMENT**

- 6.1 The benefit of and the rights of the Employer under this Deed may be assigned without the consent of the Sub-Consultant on two occasions only and the Employer will notify the Sub-Consultant in writing following any such assignment specifying the name and address of the assignee and the date of the assignment. The Sub-Consultant will not contend that any such assignee is precluded from recovering any loss resulting from any breach of this Deed (whatever the date of such breach) by reason only that that person is an assignee and not the original Employer hereunder or by reason that the original Employer or any intermediate Employer escaped any loss resulting from such breach by reason of the disposal of any interest in the Site or that original Employer or any intermediate Employer has not suffered any or as much loss.

7. **OTHER RIGHTS AND REMEDIES**

- 7.1 The rights and benefits conferred upon the Employer by this Deed are in addition to any other rights and remedies it may have against the Sub-Consultant including without prejudice to the generality of the foregoing any remedies in negligence.

8. **NO APPROVAL**

- 8.1 The Sub-Consultant's liabilities under this Deed will not be in any way reduced or extinguished by reason of any inspection or approval of the Documents or attendance at site meetings or other enquiry or inspection which the Employer may make or procure to be made for its benefit or on its behalf.

9. **PROHIBITED MATERIALS**

- 9.1 The Sub-Consultant warrants that it has exercised and will exercise reasonable skill, care and diligence in accordance with this Deed to see that it has not specified for use and it will not specify for use and (as appropriate) it has not authorised or approved and it will not authorise or approve the specification by others, of any products or materials not in conformity with relevant British Codes of Practice or which at the time of specification are widely known to members of the Sub-Consultant's profession to be deleterious to health and safety or to the durability of buildings and/or other structures and/or finishes and/or plant and machinery in the particular circumstances in which they are used.
- 9.2 If in the performance of its duties under the Appointment the Sub-Consultant becomes aware that it or any other person has specified or used, or authorised or approved the specification or use by others of any such products or materials the Sub-Consultant will notify the Employer in writing forthwith. This clause does not create any additional duty for the Sub-Consultant to inspect or check the work of others which is not required by the Appointment.

10. **STEP-IN RIGHTS**

- 10.1 The Sub-Consultant will not exercise or seek to exercise any right which may be or become available to it to terminate or treat as terminated or repudiated the Appointment or its engagement under it or discontinue or suspend the performance of any duties or obligations thereunder without first giving to the Employer not less than 28 days' prior written notice specifying the Sub-Consultant's ground for terminating or treating as terminated or repudiated the Appointment or its engagement under it or discontinuing or suspending its performance thereof and stating the amount (if any) of monies outstanding under the Appointment. Within such period of notice:
- 10.1.1 the Employer may give written notice to the Sub-Consultant that the Employer will thenceforth become the client under the Appointment to the exclusion of the Lead-Consultant and thereupon the Sub-Consultant will admit that the Employer is its client under the Appointment and the Appointment will be and remain in full force and effect notwithstanding any of the said grounds; and
- 10.1.2 if the Employer has given such notice as aforesaid or under clause 10.3 below, the Employer will as soon as practicable thereafter remedy any outstanding breach by the previous client which properly has been included in the Sub-Consultant's specified grounds and which is capable of remedy by the Employer; and
- 10.1.3 if the Employer has given such notice as aforesaid or under clause 10.3 below, the Employer will from the service of such notice become responsible for all sums properly payable to the Sub-Consultant under the Appointment accruing due prior to or after the service of such notice but the Employer will in paying such sums be entitled to the same rights of set-off and deduction as would have applied to the previous client under the Appointment.
- 10.2 Notwithstanding anything contained in this Deed and notwithstanding any payments which may be made by the Employer to the Sub-Consultant the Employer will not be under any obligation to the Sub-Consultant nor will the Sub-Consultant have any claim or cause of action against the Employer unless and until the Employer has given written notice to the Sub-Consultant pursuant to clause 10.1.1 or clause 10.3 of this Deed.
- 10.3 The Sub-Consultant further covenants with the Employer that if requested by the Employer by notice in writing and subject to clause 10.1.2 and clause 10.1.3, it will accept the instructions of the Employer to the exclusion of

the Lead-Consultant in respect of its duties under the Appointment upon the terms and conditions of the Appointment and will if so requested enter into a novation agreement whereby the Employer is substituted for the Lead-Consultant under the Appointment.

10.4 The Lead-Consultant acknowledges that the Sub-Consultant will be entitled to rely on a notice given to the Sub-Consultant by the Employer under clause 10.3.

11. **LIABILITY**

11.1 The Sub-Consultant shall have no greater liability in extent or duration under this Deed than it would have if the Employer had been joint named as its employer under the Appointment (save that the Sub-Consultant's rights of set off or to make counterclaims are excluded).

11.2 The Sub-Consultant shall have no liability under this Deed in respect of claims or proceedings commenced 12 years following the date of practical completion of the Works.

12. **GOVERNING LAW AND JURISDICTION**

12.1 This Deed will be construed in accordance with English law and be in all respects subject to the exclusive jurisdiction of the English courts.

13. **THIRD PARTY RIGHTS**

13.1 The parties to this Deed do not intend that any of its terms will be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person not a party to it.

IN WITNESS of which this document is executed as a Deed and is delivered on the date first stated above

EXECUTED as a Deed by)
[SUB-CONSULTANT] acting by)
)
)

Director
Print Name

In the presence of Witness:

Name:
Signature:
Address:

EXECUTED as a Deed by [EMPLOYER])
acting through its duly)
authorised officers:-)

Executed as a Deed by [LEAD-CONSULTANT])
acting by)
)
)

Director
Print Name

In the presence of Witness:

Name:

Signature:

Address:

