

Draft factsheet for Design for Manufacture Competition
Sites: Tranche 2

Former Greenhithe TA Centre, Horns Cross, Stone

Location (Area Initiative)	Stone, Nr. Dartford, Kent. Thames Gateway
Local Authority	Dartford Borough Council
Gross Hectares	0.54 Hectares
Ownership	English Partnerships
No of homes (Planning requirement for affordable homes)	37 homes (11 affordable)
Description of site (fit with masterplan etc – other developers on site / appointed etc)	The previous buildings on the site have been demolished and suitable arisings crushed and spread over the site. The site is generally level.
Greenfield or Brownfield	Brownfield
Site conditions, remediation requirements	A former landfill area is opposite the site. A gas mitigation scheme/works would need to be undertaken to alleviate Local Authority concerns. Although a land assessment was carried out in 2001 a further contaminated land assessment will be required as a condition of planning. An archaeological plan will also be required.
Planning context (inc current planning permissions)	Outline planning permission for 30 flats and 7 houses was granted on 1 st April 2003. A S106 Agreement has been signed which requires 30% affordable housing provision primarily for rent where a maximum 80% of TCI is to be paid. Educational contributions of £3,318.70 per unit are required.
Design Code status / planning brief status	A development brief is yet to be drafted.
Urban design philosophy	A 2/3 storey scheme would seem most appropriate with a density of 74 units per hectare. EP standards will need to be adopted.
Consultation and stakeholder participation	The site has previously been promoted as a mix of community uses and residential. Public consultation has taken place but not for a purely residential scheme.
Fit with context of larger area development	Thames Gateway Growth Area
Transport links on site – existing and planned	The site lies just off the A226 which links through to Dartford and the M25 approx. 1.5 miles away. Stone crossing train station is ¼ mile away with twice hourly services to London. Regular bus services stop nearby.
Flooding and drainage	A sewer for 2 properties adjacent to the site runs diagonally across the site. Otherwise no

	issues.
Delivery Programme and Management of Area Initiative	<p>EP Project Manager.</p> <ul style="list-style-type: none"> ○ Demolition completed and site cleared. ○ Development brief to be drafted.
Other Issues	The possibility of incorporating a doctors surgery on the site is currently being explored, subject to PCT funding. This would have an effect on the number of residential dwellings.