

Delegated Report

Planning Application

Application no: 20211568

Location: Bevans Park The Shore Northfleet Gravesend

Description: EDC Consultation - EDC/21/0222 - Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north and west of Factory Road (Phase 2B) to create a heritage park and playing pitch including a pedestrian/cycle bridge and public realm together with details relating to site levels, ecological mitigation and enhancement strategy, noise attenuation, details of design and maintenance of public realm (Condition 9), soft landscaping, boundary treatments, furniture and play equipment, lighting strategy, public art and heritage interpretation including timescale's for commissioning and installing public art, provision for heritage interpretation and deployment of artefacts (condition 15).

Applicant: Ebbsfleet Development Corporation

Site Visit Date: Desktop Assessment

Introduction

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/21/0222), and is a consultation in respect of the reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north and west of Factory Road (Phase 2B) to create a heritage park and playing pitch including a pedestrian/cycle bridge and public realm together with details relating to site levels, ecological mitigation and enhancement strategy, noise attenuation, details of design and maintenance of public realm (Condition 9), soft landscaping, boundary treatments, furniture and play equipment, lighting strategy, public art and heritage interpretation including timescale's for commissioning and installing public art, provision for heritage interpretation and deployment of artefacts (condition 15).

This reserved matters application seeks the approval of access, layout, scale, appearance and landscaping of the formal open space element forming Phase 2B of the Northfleet Embankment West Site known as Bevans Park.

The application is submitted to the EDC by Savills on behalf of Bellway Homes Limited (Thames Gateway).

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Consultation letter dated 22 December 2021.

Relevant Planning History

EDC/16/0004: Outline application for a mixed development and comprising:

- Up to 532 Homes, related car parking and landscaping (C3);
- Up to 46,000 sq. m Employment Floorspace, related car parking, servicing and landscaping (B1/B2/B8);
- Mixed Use Neighbourhood Centre comprising mix of: up to 850 sq. m retail/cafe/takeaway floor space (A1/A2/A3/A5); residential uses (C3); community centre (D1) and related car parking and landscaping;
- Riverside Food and Drink Uses comprising up to 500 sq. m of pub or food and drink uses (A3/A4);
- Public Open Space including riverside promenade, public park with equipped play areas and playing field with shared public/school use, multi-use games area and wildlife corridors;
- Fastrack Link to provide a segregated link across the site along with Fastrack stops
- Street and Footpath Network to provide access to development and maintain and enhance existing public rights of way, including a bridge link between Hive Lane and Factory Road;
- Access Improvement to Grove Road/The Creek and The Shore/Crete Hall Road and associated highway improvements;
- Supporting Services and Infrastructure including new utilities, enhanced flood defences and providing for access to cliffs and tunnels;
- Ground re-grading to create efficient development and open space platforms and to raise land to address flood risk; and
- Other Minor Works and development ancillary to the main proposals including the demolition of existing buildings and the retention of tunnels and facing walls adjacent to Lawn Road.

Permission was issued 08 June 2018 and the s106 signed concurrently.

(GBC ref. 20160962; previously when originally submitted to GBC, ref 20090238)

EDC/20/0076:

Application for approval of reserved matters (relating to access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land at Factory Road comprising the erection of 3no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, and ecological mitigation and enhancement strategy (Condition 9), renewable energy, water conservation and carbon reduction technologies (Condition 11), soft landscaping, boundary treatments, and the treatment of public highways and vehicle parking (Condition 15), land re-profiling (Condition 17), measures to protect existing infrastructure (Condition 19), and surface materials (Condition 30) at Land To The Northwest Of Factory Road Northfleet Works The Shore Northfleet Gravesend Kent DA11 9AN.

This application comprised Phase 1a of the development and was approved subject to conditions 18 December 2020 (GBC ref. 20200556).

EDC/20/0080:

Application for the partial discharge of condition 8 attached to planning permission reference no. EDC/16/0004 relating to a detailed Masterplan for the residential land.

Permission was issued on 17 December 2020 (GBC refs. 20200557, 20200926 and 20201070).

Internal Consultations

GBC - Conservation Officer

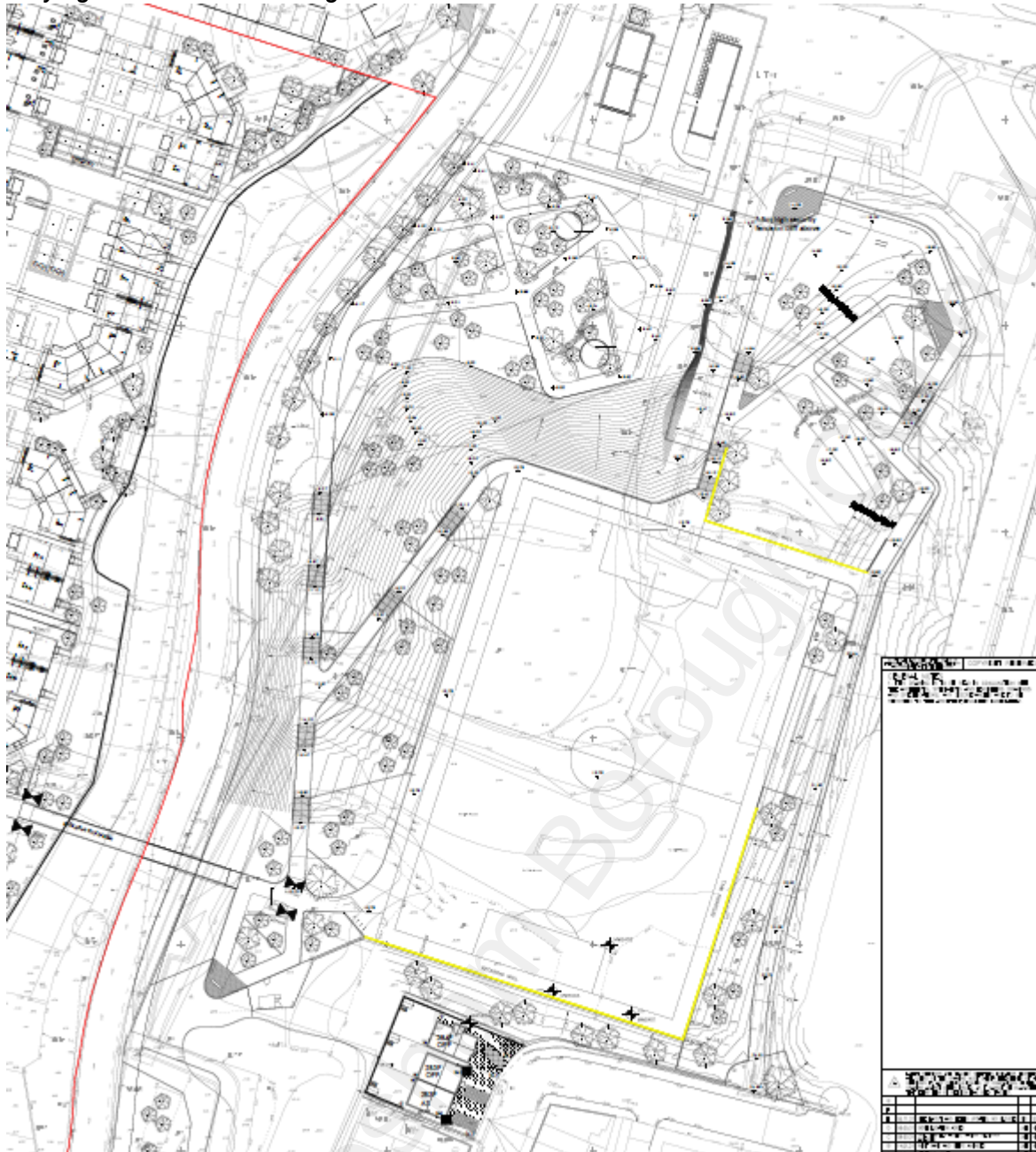
No comments received.

Planning Assessment/Comments

This application comprises an Ebbsfleet Development Corporation consultation on application EDC/21/0222, specifically in relation to the creation of a heritage park and playing pitch including a pedestrian/cycle bridge and public realm together with details relating to site levels, ecological mitigation and enhancement strategy, noise attenuation, details of design and maintenance of public realm (Condition

9), soft landscaping, boundary treatments, furniture and play equipment, lighting strategy, public art and heritage interpretation including timescale's for commissioning and installing public art, provision for heritage interpretation and deployment of artefacts (condition 15), relating to the application.

Playing Field General Arrangement Plan



The application site lies within the Northfleet Embankment West Site, known as Bevans Park, and Swanscombe Peninsula East Opportunity Area where Policy CS03 of the Gravesham Local Plan Core Strategy 2014 is relevant and seeks to secure major regeneration proposals that will bring forward benefits for the Borough through the provision of new housing and jobs while securing environmental improvements especially in air quality and a high standard of design.

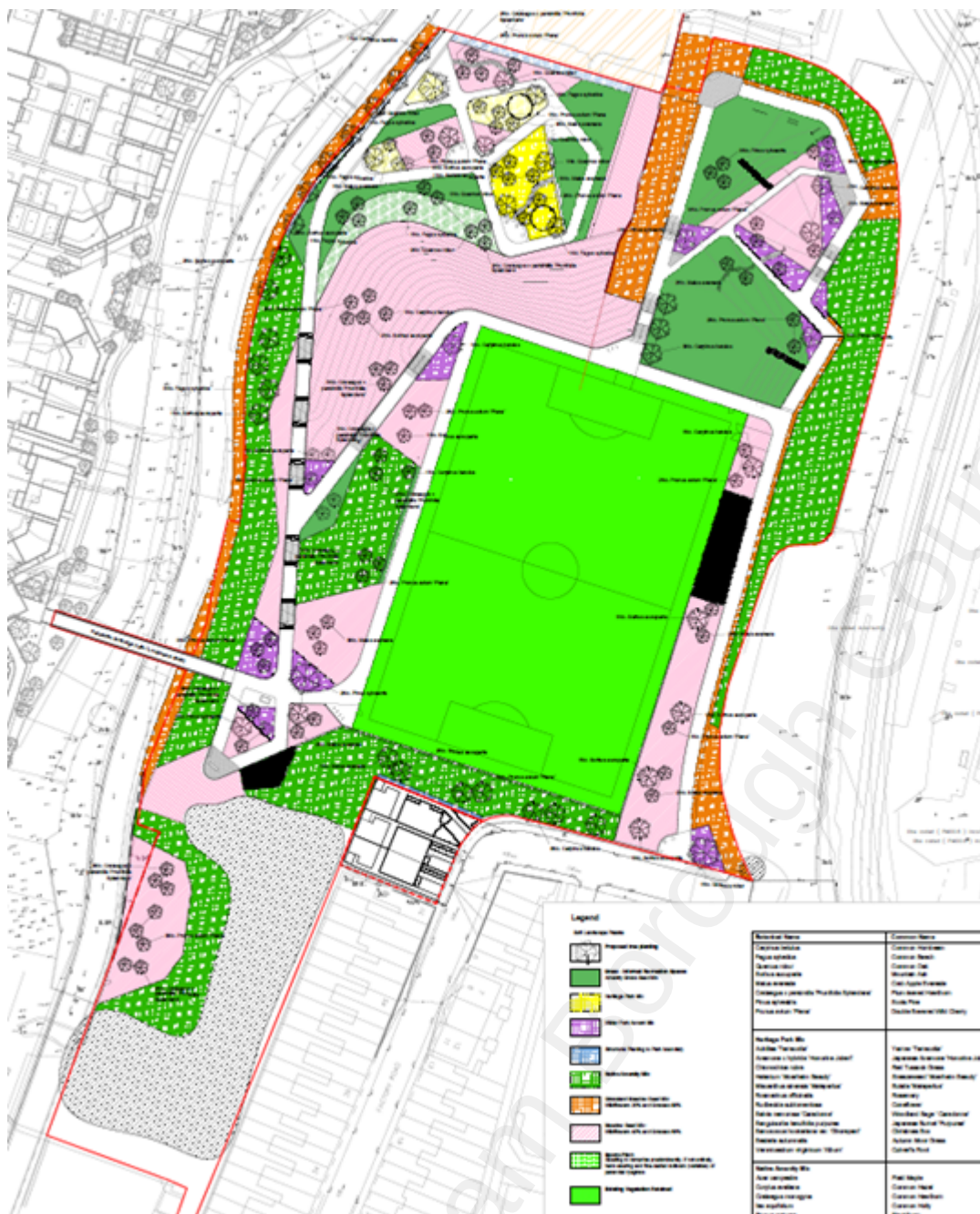
The principle of the proposed development has already been established by the grant of outline planning permission. The reserved matters submission for Phase 2b has been prepared on the principles established in the approved masterplan for the site.

Approved masterplan:



The proposed layout reflects the approved masterplan, which was previously commented on by the Council. On the whole, the proposed layout, landscaping, furniture and fitness details, together with pedestrian footbridge are well expressed and integrated with surrounding area and development.

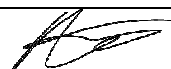
Landscaping Softworks Plan



Recommendation

The development as proposed is acceptable in principle in policy terms. However, the Borough Council requests that EDC determines the application in accordance with the adopted local and national planning policy frameworks and takes into account all material planning considerations, including those raised by consultees and third parties.

The EDC is thanked for consulting the Borough Council.

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	4 th January 2022	Dated:	4 th January 2022