



Application: 20230798
Your Reference: EDC/23/0097

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

NO OBJECTION TO GRANT OF PERMISSION TO DEVELOP LAND

To: **Ebbsfleet Development Corporation**
The Observatory
Castle Hill Drive
Castle Hill
Ebbsfleet
Kent
DA10 1EE

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **NO OBJECTION** for development of land situate

at **Land At Former Northfleet Cement Works**
The Shore
Northfleet
Gravesend
Kent
DA11 9AN

and being **EDC Consultation EDC/23/0097 - Reserved Matters Application (matters relating to access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for the employment land at the Triangle Site and Vineyard Pit comprising the erection of industrial and logistics units (Use Classes E(g)(iii) and/or B2 and/or B8) with ancillary office accommodation, external yard areas, staff and operational vehicle parking, servicing and associated works.**

Referred to in your application dated 25 July 2023.

GRAVESHAM BOROUGH COUNCIL HOWEVER MAKES THE FOLLOWING COMMENTS:-

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/23/0097), and is a consultation in respect of the reserved matters application (matters relating to access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for the employment land at the Triangle Site and Vineyard Pit comprising the erection of industrial and logistics units (Use Classes E(g)(iii) and/or B2 and/or B8) with ancillary office accommodation, external yard areas, staff and operational vehicle parking, servicing and associated works.

In respect of the documents the subject of this consultation, the EDC is advised that in response to internal consultation it has received the following responses:

GBC - Highways Officer

1. The plans giving walking distances are totally inaccurate, as the crow flies is not representative, when there are cliff and railway embankments in the way.
2. It is concerning that the Transport Statement states in its Trip Generation section, that 884 vehicles arrive in the am peak period with some 252-departing leaving a difference all types of vehicles of 632 which have to be accommodated on site somewhere, whilst these vehicles are not all cars, it does suggest the level of car parking provision is totally inadequate. (Note in the PM peak 795 vehicles depart the site whilst only 232 arrive, meaning 463 vehicles of all types were on site before the peak period.

It is noted that the Transport Statement includes both EDC/23/0096 and 97.

However, EDC/0096 only provides 53 spaces and EDC/0097 provides 220 spaces (taken from the Transport Statements) giving a total of 273 spaces across both applications which is considerably less than the difference between arrivals and departures.

There may be other issues that a more detailed study will highlight, but for now I consider the application is not representative of the true situation and should be revised to reflect the true situation and account for the large difference between arrivals and departures during the peak periods.

The EDC is requested to consider the recommendations from the Borough Council's Highways and Conservation Officers.

The EDC is thanked for consulting the Borough Council.

Dated this 15th day of August 2023

Address; Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service