

Delegated Report

Planning Application No: 20231161

Location: Former Northfleet Cement Works, The Shore, Northfleet DA11 9AN

Description: EDC Consultation EDC/23/0051 - Discharge of Condition 13 (Parking Management Plan) pursuant to reserved matters approval EDC/21/0081.

Applicant: Ebbsfleet Development Corporation

Site Visit Date: N/A

Ebbsfleet Development Corporation (EDC) have submitted an application for the above development. As a neighbouring Authority Gravesham Borough Council have been consulted by EDC as the decision making Authority.

The information submitted to GBC consists of:

- Consultation Letter

This is a reserved matters application and the information submitted to EDC is on their website and can be found under reference EDC/23/0051.

Relevant Planning History

EDC/23/0051

Consultations

GBC Highways Officer

As previously stated, this proposal is disappointing as Parking Enforcement will remain private and presumably eventually funded by the residents of the area. As such there are no guarantees that parking enforcement will continue for the life of the development, there are also no controls on when and how frequently the restrictions are visited by enforcement offices. It is also disappointing that permits will it seem be allocated to properties and not reflect the ebb and flow of occupancy. It is stated that the parking provision will be conveyed to any first time purchaser, but there is no commitment that this will extend to later occupants.

It is noted that Ebbsfleet Development Corporation have applied their own vehicle parking standards to the site, which may not be appropriate given the location of the development, with the consequence that any overspill will be on the surrounding highway, to the detriment of residents.

With regards to the Parking Enforcement, there is no mechanism that permits a Highway Authority to force the adoption of the roads in a new development and as such the parking enforcement will remain private and once the Parking Management Plan is agreed outside the control of the Planning Authority. Nor is there any controls on vehicle ownership, as new residents can easily park off site on the surrounding network to the detriment of existing residents. It is suggested within the Management Plan, it should be stated that parking enforcement will continue for the life of the development with a minimum service provision, to be agreed with the LPA.

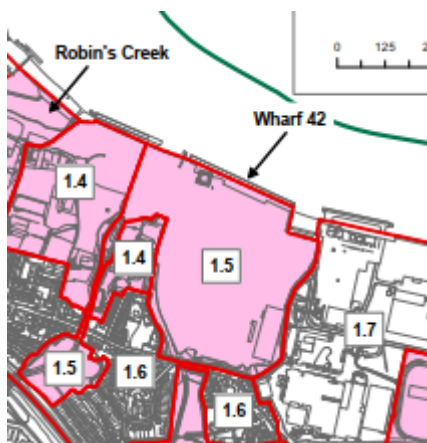
Officer's Analysis

Key Site

CS03: Northfleet Embankment and Swanscombe Peninsula East Opportunity Area

The application site is located within the Northfleet Cement Works Regeneration Area and within the Northfleet Embankment and Swanscombe Peninsula East Opportunity Area. Much of this area is characterised by its industrial past. The riverside quarries once accommodated a variety of heavy industrial uses but have largely disappeared.

The Key Site is shown below:



EDC have specifically asked for opinions in terms of Highways.

The summarised Highway comments will be forwarded to EDC:

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Conclusion & Recommendation

Overall, concerns are raised on highways grounds.

The EDC is thanked for consulting the Borough Council.

Case Officer:	Mrs Alison Webster	Team Leader:	Miss Faye Hobbs
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Signed:		Signed:	
Dated:	10 January 2024	Dated:	15 January 2024