



Application: 20211271
Your Reference: EDC/21/0081

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 Valley
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 North Of Hive Lane**
Northfleet Embankment West
The Shore
Northfleet
Gravesend
Kent
DA11 9AN

and being ****14 DAY CONSULTATION****

EDC Consultation EDC/21/0081 -Reserved matters application (access, layout,scale,appearance and landscaping) Pursuant of condition 2 of outline planning permission reference no. EDC/16/0004 for Land North of Hive Lane (Phase 1B). Comprising the erection of 120 no. dwellings together with associated infrastructure including details relating to finish floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy and schedule of public open spaces (Condition 9) renewable energy, water conservation and carbon reduction technologies (Condition 11), design and maintenance of the public realm and other areas with public amenity function, provision of, and timetable for installation of public art and heritage interpretation (Condition 15).

Referred to in your application dated 11 October 2021.

GRAVESHAM BOROUGH COUNCIL HOWEVER MAKES THE FOLLOWING COMMENTS:-

The EDC is requested to consider the recommendations from the Borough Council's Housing Strategy and Development Officer:

The proposal to provide in Phase 1b 38 affordable homes (28 apartments for Affordable Rent and 10 houses for shared ownership) is satisfactory.

Phase 2 has more houses available and we would want to see the number of houses offered for affordable rent to be higher than 8 as suggested.

We would want to see a nominations agreement to ensure that the first let for rented are to local people, and the same for shared ownership but with a cascade for these.

The Local Housing Register for Q2 shows the following needs for housing:

1 bed - 399
2 bed - 368
3 bed - 227
4 bed - 27
5 bed - 113

HTB shows the following need for shared ownership:

1 bedroom - 134 applicants
2 bedroom - 442 applicants
3 bedroom - 284 applicants
4 bedroom - 31 applicants

So 1, 2 and 3 beds covers some of the need in Phase 1b.

Additional comments:

EDC have indicated that any wheelchair units were due to be offered in Phase 3. With regards to wheelchair units, type and numbers for this scheme, the view is that we should not have more 1 and 2 bed flats as there are a number of 1 and 2 beds within the housing stock already.

However, there is a need for wheelchair houses and what has been suggested is that if there are 6 properties, we would opt for 2 x 4 bed plus 4 x 3 bed.

The EDC is thanked for consulting the Borough Council.

Dated this 2nd day of November 2021

Address; Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service