

PD14069/JWB/PM

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29 July 022

Dear Sir / Madam,

**DEVELOPMENT KNOWN AS “NORTHFLEET HARBOURSIDE”
LAND SURROUNDING EBBSFLEET UNITED FOOTBALL CLUB, BOUNDED BY LOWER ROAD, RAILWAY LINE,
GROVE ROAD AND THE RIVER THAMES
REQUEST FOR AN EIA SCOPING OPINION UNDER REGULATION 15 OF THE TOWN AND COUNTRY PLANNING
(ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (AS AMENDED)**

On behalf of our client, Northfleet Central 1 Limited, we write to request an EIA Scoping Opinion in relation to development proposals known as Northfleet Harbourside in respect of land as described above (“the Site”).

The enclosed EIA Scoping Opinion Request Report has been prepared by Trium Environmental Consulting LLP on the basis that the proposed development constitutes EIA development given that it exceeds the thresholds set out within Schedule 2, 10(b) (Infrastructure Projects – Urban Development Projects) of the Environmental Impact Assessment Regulations (EIA) Regulations 2017 (as amended) (“the Regulations”). The proposed development comprises:

- Site clearance and remediation of circa 19 hectares / 47 acres of brownfield land;
- Realignment of the A226 Galley Hill Road / Stonebridge Road;
- The delivery of circa 3.8 hectares of open space;
- The provision of a new multi-use stadium with up to 8,000-seater football stadium comprising up to 15,000 sqm (GEA);
- Up to 3,500 new dwellings (Use Class C3);
- Up to 55,00 sqm (GEA) Use Class E floorspace, including up to 32,000 sqm (GEA) retail and food and beverage floorspace and up to 18,000 sqm (GEA) office floorspace;
- Up to 4,000 sqm (GEA) community uses;
- A 200 pax room hotel, comprising up to 20,000 sqm (GEA) floorspace;
- Buildings up to 20 storeys in height;
- Car and cycle parking spaces; and
- Incidental landscaping and associated works.

The development proposals will be the subject of an application for outline planning permission with all matters reserved (save for means of access into and out of the Site). The anticipated description of development is as follows:

“Outline planning application with all matters reserved (apart from access into and out of the site) to allow the demolition of all existing buildings and structures and the phased construction of a mixed use development comprising residential units, a hotel, a new football stadium with associated business and leisure facilities, a range

of commercial, business and services uses including retail and food and beverage uses, community uses and a range of sui generis uses, with associated public realm and hard and soft landscaping, highways works, car parking, access and servicing arrangements, infrastructure and ancillary works and associated works”.

The enclosed EIA Scoping Opinion Request Report identifies the following matters to be considered within the EIA:

- Socio-Economics;
- Traffic and Transport;
- Air Quality;
- Noise and Vibration;
- Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution;
- Wind Microclimate;
- Climate Change and Greenhouse Gas Assessment;
- Archaeology;
- Ecology and Biodiversity; and
- Townscape, Visual and Built Heritage.

The following topics are proposed to be scoped out of the EIA:

- Water Resources and Flood Risk;
- Waste and Materials; and
- Project Vulnerability.

Concluding Remarks

This request for an EIA Scoping Opinion is submitted on the basis that the proposed development will provide up to 3,500 dwellings and exceed 5 hectares of overall development area. As such, the proposals are in exceedance of the thresholds set out within Schedule 2, 10(b) (Infrastructure Projects – Urban Development Projects) of the Environmental Impact Assessment Regulations (EIA) Regulations 2017 (as amended).

The proposed development is therefore considered to constitute EIA development and an Environmental Statement (“ES”) will be prepared and submitted to accompany the forthcoming outline planning application. The enclosed Scoping Opinion Request Report sets out the proposed scope of the ES, as well as the approach to its preparation. We would be grateful for your prompt confirmation that the proposed scope is sufficient to provide a robust assessment of the scheme proposals as detailed above and within the enclosed.

We hope that the information provided is sufficient to allow you to determine the request. Should you have any questions or require further information, please do not hesitate to contact Jon Bradburn (jon.bradburn@montagu-evans.co.uk / 07818 012 452), Polly Mason (polly.mason@montagu-evans.co.uk / 07818 012 403) or Alex Partridge (alex.partridge@montagu-evans.co.uk / 07584 154 762) at this office.

Yours faithfully,



MONTAGU EVANS LLP
Enc.