

ADDENDUM NOTE

**TO**

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CC**FROM**

Montagu Evans LLP

DATE

18th April 2024

SUBJECT

Northfleet Harbourside – Breakdown of Proposed Uses (ref. 20221064)

This Addendum Note has been prepared further to the removal of the proposed building on Plot 8 of the Northfleet Harbourside planning application. The table on the next page sets out the updated breakdown of proposed residential units to be provided within each respective neighbourhood area.

To ensure transparency and assist with consultation it can be confirmed that permission for the following maximum quantum of development across the different use classes is being sought as part of this outline permission:

- Up to 3,500 residential units (Use Class C3);
- Up to 55,300 sqm commercial business and service (Use Class E);
- A new multi-use stadium of up to 8,000 seats and comprising up to 18,000 sqm (Use Class Sui Generis);
- Up to 4,000 sqm for Local Community Use (Use Class F2);
- Up to 20,000 sqm for hotel use (Use Class C1).

Updated Maximum quantum of floorspace use table:

USE	USE CLASS(ES)	NEIGHBOURHOOD AREA (MAX GEA SQ M)					TOTAL MAXIMUM GEA (SQ M)
		RIVERSIDE	PARKLAND	MARKETPLACE	BOULEVARD	STADIUM	
Retail	E(a)			18,000		4,500	22,500
Food and Beverage / Drinking Establishments (not including ancillary outlets within the stadium)	E(b) / Sui Generis	2,000		1,000	4,000	2,500	9,500
Local Services	E(c) / Sui Generis		200		900		1,100
Indoor Sport, Recreation and Fitness	E(d)	300	300		600		1,200
Medical or Health Services	E(e)	500	500				1,500
Creche or Nursery	E(f)	300	300				1,200
Office	E(g)			1,000	17,000		18,000
Local Community Use	F2	700	700	1,800	800		4,000
Stadium and Associated Facilities	Sui Generis					15,000	15,000
Hotel	C1				20,000		20,000
Residential (units)	C3	1,640	1,037		823		3,500 (units)
Total Maximum non-residential Floorspace		3,800	2,000	21,800	44,400	22,000	94,000