



Application: 20221033
Your Reference: EDC/22/0133

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

and being **EDC Consultation EDC/22/0133 - Reserved Matters application (access, layout, scale, appearance and landscaping)** pursuant to condition 2 of outline planning permission reference no. **EDC/16/0004** for land east of Grove Road and west of Granby Road comprising the Fastrack route together with associated infrastructure including details relating to site levels, ecological mitigation and enhancement strategy, and public open space (condition 9), design and maintenance of the public realm (condition 15).

Referred to in your application dated 22 September 2022.

GRAVESHAM BOROUGH COUNCIL HOWEVER MAKES THE FOLLOWING COMMENTS:-

The Ebbsfleet Development Corporation (EDC) is advised that the Borough Council has been previously consulted three times in respect of the above Reserved Matters in June and September 2021 (GBC ref 20211018) and comments were sent to the EDC on 21 October 2021, in October 2021 (GBC ref 20211271) and comments were sent on 02 November 2021, in January 2022 (GBC ref 20220015) and comments were sent on 31 January 2022, in May 2022 (GBC re 20220529) and comments were sent on 08 June 2022 and 04 October 2022, and in August 2022 (GBC re 20220857) and comments were sent on 19 August 2022.

It is not intended to repeat those previous consultation comments which were quite lengthy but it is requested that the EDC fully take on board the Borough Council's previous comments and concerns in relation to the Reserved Matters Conditions 9 and 15.

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

GBC - Environmental Protection

After reviewing conditions 2, 9 and 15 on EDC's planning portal we can see no aspects that would relate to Environmental Protection matters, therefore we have no comments to provide.

GBC Highways Development Management Officer

This submission seems to broadly reflect the initial proposals for the Fastrack corridor, it was always known to be a constrained route and compromises would have to be made. The matter is primarily for Kent County Council to comment on, as the Fastrack Corridor should be adopted by them.

It is recommended that the entire Fastrack Route should be adopted highway to secure it in perpetuity and ensure it is maintained to an appropriate standard. Its use can then be controlled by appropriate Traffic Regulation Orders. It would not be necessary for the land to be transferred to Kent County Council and if the road were ever stopped up, its use would revert to the landowners.

The applicant should ensure that the street trees do not compromise the street lighting installation.

The EDC is asked to consider these additional comments, together with comments from KCC - Biodiversity and KCC - Highways & Transportation, in determining this planning application for the in respect of the Reserved Matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land east of Grove Road and west of Granby Road comprising the Fastrack route together with associated infrastructure including details relating to site levels, ecological mitigation and enhancement strategy, and public open space (condition 9), design and maintenance of the public realm (condition 15).

The EDC is thanked for consulting the Borough Council.

Dated this 11th day of October 2022

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DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service