



Application: EDC/21/0023

APPROVAL OF DETAILED PLANS AND PARTICULARS

To: **Bellway Homes Limited (Thames Gateway)
C/O Mr Gregory Evans
Savills
33 Margaret Street
London
W1G 0JD**

TAKE NOTICE that the **EBBSFLEET DEVELOPMENT CORPORATION**, the Local Planning Authority under the Town and Country Planning Act 1990, has **APPROVED** detailed plans and particulars submitted on 18th February 2021 in accordance with condition 18 of the Notification of Grant of Planning Permission reference EDC/16/0004 to Develop Land dated 8 June 2018 in respect of:-

Outline application for a mixed development and comprising:

- * up to 532 Homes, related car parking and landscaping (C3)
- * up to 46,000 sq. m Employment Floorspace, related car parking, servicing and landscaping (B1/B2/B8);
- * Mixed Use Neighbourhood Centre comprising mix of: up to 850 sq. m retail/cafe/takeaway floor space (A1/A2/A3/A5); residential uses (C3); community centre (D1) and related car parking and landscaping;
- * Riverside Food and Drink Uses comprising up to 500 sq m of pub or food and drink uses (A3/A4);
- * Public Open Space including riverside promenade, public park with equipped play areas and playing field with shared public/school use, multi-use games area and wildlife corridors;
- * Fastrack Link to provide a segregated link across the site along with Fastrack stops
- * Street and Footpath Network to provide access to development and maintain and enhance existing public rights of way, including a bridge link between Hive Lane and Factory Road;
- * Access Improvement to Grove Road/The Creek and The Shore/Crete Hall Road and associated highway improvements;
- * Supporting Services and Infrastructure including new utilities, enhanced flood defences and providing for access to cliffs and tunnels;
- * Ground re-grading to create efficient development and open space platforms and to raise land to address flood risk ; and
- * Other Minor Works and development ancillary to the main proposals including the demolition of existing buildings and the retention of tunnels and facing walls adjacent to Lawn Road.

at: **Land At Former Northfleet Cement Works
The Shore
Northfleet
Gravesend
Kent
DA11 9AN**

and being **Partial discharge of condition 18 (Contaminated Land Assessment) relating to development on land at Factory Road (Phase 1a) pursuant to outline permission reference no EDC/16/0004.**

Subject to the following Informatives:-

INFORMATIVES :-

1 APPROVED DETAILS PURSUANT TO CONDITION 18

This condition is partially discharged in respect of land at Factory Road (Phase 1a) only subject to compliance with the following approved document:

- Harbour Village - Phase 1A, Proposed House Plots 52 to 54 Factory Road Ground Conditions by Idom Merebrook dated 26 May 2021 (Ref. L-17855cz-2.4.2-21-72-CJB Rev C)

Any deviations from the approved document would require further approval of the Local Planning Authority.

This condition is discharged in respect of Land at Factory Road (Phase 1a) only, the extent of which is shown edged in red on drawing number EBB-BPTW-02-00-DR-A-0101 Rev. C01 (Location Plan). For the avoidance of doubt further approvals pursuant to condition 18 will be required prior to the commencement of development on other parts of the site.

2 POSITIVE AND CREATIVE APPROACH TO DECISION MAKING

In accordance with paragraph 38 of the National Planning Policy Framework, Ebbsfleet Development Corporation, as local planning authority, has taken a positive and creative approach to the proposed development, focusing on finding solutions. The agent was advised of planning issues during the processing of the application and additional information has been submitted to address these.

Signed: *Mark Pullin*

Dated: 3 June 2021

**Chief Planning Officer
Ebbsfleet Development Corporation**

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**NOTES:**

This permission is confined to permission under the Town and Country Planning Acts and the Town and Country Planning (Development Management Procedure) (England) Order 2015 and does not obviate the necessity of compliance with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite.

## **APPEALS TO THE SECRETARY OF STATE**

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application\*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For **all other applications**, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within **6 months of the date of this notice**.
- **Appeals must be made using a form which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; telephone: 0303 444 5000; email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk) or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).**
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

### **\*Householder applications**

These are:

(a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or

(b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

## **PURCHASE NOTICES**

- If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Ebbsfleet Development Corporation in whose area the land is situated. This notice will require the Corporation to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

### **COMPENSATION**

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.