

Katherine Parkin
Gravesham Borough Council
Development Control
Civic Centre Windmill Street
Gravesend
Kent
DA12 1AU

Our ref: KT/2022/130224/02-L01
Your ref: 20221064
Date: 28 September 2023

Dear Katherine,

Outline planning application with all matters reserved, except for the primary means of access and road layout, for a phased mixed-use redevelopment involving the demolition of existing buildings and structures including site preparation / remediation works, and the development of residential units (use class C3), class E uses including floorspace for retail class E(a), food/beverage and drinking establishments (use class E(b)), local services (use class E(c)), indoor sport/recreation/fitness (use class E(d)), healthcare space (use class E(e)), creche/nursery uses (use class E(f)), office floorspace (use class E(g)(i)), a new multi-use stadium with associated business and leisure facilities (sui generis), hotel (use class C1), community uses floorspace (use class F2). The phased redevelopment will include other sui generis uses, delivery of open space and significant realignment of the road network including the A226 Galley Hill Road / Stonebridge Road / Lower Road with hard / soft landscaping, car and cycle parking provisions, infrastructure works, ancillary and associated works.

Land surrounding Ebbsfleet United Football Club, bounded by Lower Road, Railway Line, Grove Road and The River Thames, Northfleet, Gravesend

Thank you for formally re-consulting us on the above application on 6 September 2023.

Environment Agency Position

At present, our objection above application, as outlined in our previous response dated 7 December 2022 (our ref: KT/2022/130224/01-L01), currently remains in place. However, the applicant is currently engaging with us through our pre-application advice service to work to address the issues raised in our previous response.

This engagement includes us undertaking a full review of the hydrology and hydraulic model for the site, as described in the Flood Modelling Technical Note (JBA consulting, 5 September 2023). The results of this review are integral to informing our future position on the proposed development. We will provide a more substantive update to yourselves once this review is complete.

Advice to LPA

Call-in Directive

We would also like to remind you that if you are minded to approve this application contrary to our objection on flood risk grounds, as it is a major development, you are required to notify the Secretary of State through the Department for Communities and Local Government's National Planning Casework Unit (NPCU), as outlined in [The Town and Country Planning \(Consultation\) \(England\) Direction 2009: circular 02/2009](#).

If you are minded to approve the application contrary to our objection, please contact us to explain why material considerations outweigh our objection. This will allow us to make further representations.

Should you have any queries regarding this response, please contact me.

Yours sincerely,

George Goodby
Sustainable Places Planning Specialist

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