



Application: 20230949
Your Reference: EDC/22/0105

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
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 **Phase 2C**
Ebbsfleet Green
Southfleet Road
Swanscombe
Dartford
Kent

and being **EDC Consultation EDC//22/0105 - Discharge condition 12 (car parking management plan) pursuant to reserved matters approval EDC/18/0170.**

Referred to in your application dated 8 September 2023.

The submitted information provides a parking plan of the phase 2 site and how there will be 126 units with a total of 142 parking spaces including how they will be allocated between the four different residential blocks along with car club spaces and visitor spaces. It also shows the location of electric charging stacks and pods. There appears to be discrepancies between these drawings and the Car Parking Management Plan which states that there will be a total of 56 parking bays set across two adjoining car parks. There does not appear to be any information on the management and maintenance of the electric vehicle charging points in the submitted information and no details have been provided for the implementation and monitoring of the car parking provision including review process as it is stated that this is not needed as key changes will arise through feedback from key stakeholders and residents.

The Council's Highways Officer also advises that insufficient information has been submitted in respect of the Car Parking Management Plan:

The proposal is somewhat disappointing, although it is unclear what is being considered as the condition relates to a Car Parking Management Plan, which is virtually non-existent as the only control is the car parks will be gated and controlled by remotes of some description issued to residents with car parking spaces.

In terms of the layout, which maybe outside the scope of the application,

1. Only Blocks B & C have disabled parking spaces, there should be more spaces pepper potted throughout the car parking provided. As the car parking is provided in three distinct car parks, each car park should be considered in isolation, and each have the appropriate number of spaces for the mobility impaired.
2. Blocks A, B and C have active provision for electric vehicle charging, but no such provision is made for Block D. Again each car park should be considered in isolation and appropriate provision made.

It is therefore considered that insufficient information has been submitted to discharge 12 of EDC application reference EDC/18/0170.

Ebbfleet Development Corporation is thanked for consulting the Borough Council.

Dated this 28th day of September 2023

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Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service