



Delegated Report

Application No:	20211271
Location:	Land North Of Hive Lane, Northfleet Embankment West, Northfleet Works, The Shore, Northfleet, Gravesend
Description:	EDC Consultation EDC/21/0081 - Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north of Hive Lane (Phase 1B) comprising the erection of 120no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (condition 11), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).
Applicant:	Ebbsfleet Development Corporation
Site Visit Date:	Desktop assessment

Introduction

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/21/0081), and is a consultation in respect of the reserved matters application (matters relating to access, layout, scale, appearance and landscaping) for the erection of 122 new residential dwellings, open space/play space, landscaping and supporting infrastructure, including details regarding conditions 9, 11, and 15 of outline planning permission EDC/16/0004.

This reserved matters application seeks the approval of a detailed layout of 120 dwellings forming Phase 1b of the residential development at land to the north of Hive Lane.

The application is submitted to the EDC by Savills on behalf of Bellway Homes Limited (Thames Gateway).

Additional affordable housing information has been received and this is the subject of the consultation.

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Consultation letter dated 11 October 2021.

Relevant Planning History

EDC/16/0004: 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.

Permission was issued 08 June 2018 and the s106 signed concurrently.

(GBC ref. 20160962; previously when originally submitted to GBC, ref 20090238)

EDC/20/0076:

Application for approval of reserved matters (relating to access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land at Factory Road comprising the erection of 3no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, and ecological mitigation and enhancement strategy (Condition 9), renewable energy, water conservation and carbon reduction technologies (Condition 11), soft landscaping, boundary treatments, and the treatment of public highways and vehicle parking (Condition 15), land re-profiling (Condition 17), measures to protect existing infrastructure (Condition 19), and surface materials (Condition 30) at Land To The Northwest Of Factory Road Northfleet Works The Shore Northfleet Gravesend Kent DA11 9AN.

This application comprised Phase 1a of the development and was approved subject to conditions 18 December 2020 (GBC ref. 20200556).

EDC/20/0080:

Application for the partial discharge of condition 8 attached to planning permission reference no. EDC/16/0004 relating to a detailed Masterplan for the residential land.

Permission was issued on 17 December 2020 (GBC refs. 20200557, 20200926 and 20201070).

Internal Consultations

GBC Housing Development

Initial comments:

I am satisfied with the proposal to provide in Phase 1b 38 affordable homes (28 apartments for Affordable Rent and 10 houses for shared ownership).

Phase 2 has more houses available and I would want to see the number of houses offered for affordable rent to be higher than 8 as suggested.

I am waiting on feedback re. wheelchair unit numbers and sizes. EDC have indicated that any wheelchair units were due to be offered in Phase 3, so once this information is provided we would look to request houses rather than flats.

I would want to see a nominations agreement to ensure that the 1st let for the rented are to local people, same for shared ownership but with a cascade for these.

The Local Housing Register for Q2 shows the following needs for housing:

1 bed – 399
2 bed – 368
3 bed – 227
4 bed – 27
5 bed – 113

HTB shows the following need for shared ownership:

1 bedroom – 134 applicants
2 bedroom – 442 applicants
3 bedroom – 284 applicants
4 bedroom – 31 applicants

So 1, 2 and 3 beds covers some of the need in Phase 1b.

Additional comments:

With regards to the wheelchair units, type and numbers for this scheme, the view is that we should not have more 1 and 2 bed flats as there are a number of 1 and 2 beds within the housing stock already.

However, there is a need for wheelchair houses and what has been suggested is that if there are 6 properties, we would opt for 2 x 4 bed plus 4 x 3 bed.

Planning Assessment/Comments

This application comprises an Ebsfleet Development Corporation consultation on application EDC/21/0081, specifically in relation to affordable housing information relating to the application.

Recommendation

The EDC is requested to consider the recommendations from the Borough Council's Housing Strategy and Development Officer.

The EDC is thanked for consulting the Borough Council.

Case Officer: Katherine Parkin	Team Leader: Faye Hobbs
Signed: K. Parkin	Signed: 
Dated: 02/11/2021	Dated: 02 November 2021