



Our reference: GR/22/20221064

Your reference: 20221064

Date: 29/11/2022

Dear Sir/Madam

REFERENCE NO. 20221064

UPRN 100062311145

PROPOSED DEVELOPMENT 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.

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

Thank you for your letter of consultation regarding the above application.

The site is outside of the drainage district of the North Kent Marshes Internal Drainage Board and furthermore, the application does not propose to discharge surface water into the Board's district. As such, the application does not impact on the Board's interests, and we have no comment to make.

This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

Yours faithfully,

Anita Soloman

Technical Officer on behalf of the North Kent Marshes Internal Drainage Board

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