

Notification Letter

Planning Services

Ask for: Mrs Katherine Parkin

Direct Line: 01474 337 688

E-mail:

planning.appeals@gravesham.gov.uk

Appeal Reference: APP/K2230/V/25/3360355

Date: 19 June 2025

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER S78.

Site Address

Northfleet Harbourside - Land Surrounding Ebbsfleet United Football Club, Stonebridge Road, Northfleet

Description of 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.

Please see consultation document enclosed from the Planning Inspectorate regarding the above site.

Yours faithfully

Shazad Ghani

MPhil, MA, BA (Hons)

Head of Planning

Planning Service

Enc – Planning Inspectorate consultation document.



To: Interested Parties

Consultation between 27 June 2025 and 30 July 2025.

Consultation response sought under the *Town and Country Planning Act 1990*, (as amended), the *Habitats Regulations 2017* (as amended), the *EIA Regulations 2017* (as amended), and *The Town and Country Planning (Inquiries Procedure) (England) Rules 2000* (as amended).

CASE REF: APP/K2230/V/25/**3360355**

LOCATION: Land surrounding Ebbsfleet United Football Club, Stonebridge Road, Northfleet (aka Northfleet Harbourside)

DESCRIPTION: *'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.'*

Documentation relating to the Inquiry can be found at this link: [Northfleet Harbourside - Gateley](#)
In specific relation to the consultation: Consultation - June 25 - Gateley

I am writing to you with regard to the above application. As you may be aware, the Secretary of State MHCLG is the Competent Authority in this instance - as they have called-in the application for their consideration, and appointed an Inspector: Mr C Parker, FRGS, MRTPI, IHBC to provide them with a report and recommendation based on the application and Inquiry which opened on 20 May 2025.

This consultation is intended to inform a shadow Appropriate Assessment or similar to be included in the Inspector's recommendation report.

During the Inquiry, further information was submitted by the Applicant. In particular, this information includes plans, drawings, and documents relating to the potential provision of an alternative parking area for a local business Britannia Refined Metals Limited (BRM Ltd) and an alternate Lorry Marshalling Area (LMA). The drawings also show elements of the parameters plan (light blue line with dark blue in the centre) – which would inform the broad location of built form sought.

The drawings submitted also the location of a cat-proof barrier (shown by a dark blue dotted line and green thick line); which would likely consist of a wire chain fence and wet ditch in order to deter cats from accessing the Swanscombe Peninsula SSSI. The boundary of the SSSI is shown on the drawings by an orange dotted line. The red line shows the application's site boundary.

This notification seeks any comments or observations you wish to make on this suite of documents: Consultation - June 25 - Gateley. You will note that this suite of documents also includes the Applicant's explanation of what is shown in the twelve documents.

Comments and observations already made when we or Gravesham Borough Council informed you of the Inquiry **do not need to be made again** – this is because these are already before the

appointed Inspector and will be taken into account before the report and recommendation are submitted to the Secretary of State.

The deadline for your consultation response is 30 July 2025. Any comments received after this date will likely be returned.

Your response should be sent electronically to the Case Officer:
helen.skinner@planninginspectorate.gov.uk

The Inquiry is planned to resume on Thursday 11 September 2025 at Gravesham Borough Council Offices, Windmill Street, Gravesend at 9:30 should you wish to attend.

Kind Regards,
Helen Skinner
Inquiries Team Leader