



# Planning Inspectorate

**Town & County Planning (Development Management Procedure)(England)  
Order 2015,  
Habitats Regulations 2017,  
EIA Regulations 2017,  
The Town and Country Planning (Inquiries Procedure) (England) Rules 2000  
(all as amended).**

**Notice under Article 15(3) or Article 16 of Application for planning permission  
accompanied by an Environmental Statement**

**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.

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

The Inspector appointed by the Secretary of State, Mr C Parker, opened an Inquiry on 20 May 2025. It has been adjourned to 11 September 2025.

At the Inquiry further information was submitted by the Applicant. Your views, if any, are sought on this information. It can be found at the following website:

<https://gateleyhamer-pi.com/en-gb/northfleet-harbourside/inquiry-documents/consultation-june-25/>

You can also view the appeal documents using Public Access on the Council's website. Log on to <https://plan.gravesham.gov.uk/online-applications/> enter the reference: 2025/010/CALLIN and / or the original plan/documents can be found by entering the planning reference: 20221064.

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 any consultation response is 30 July 2025.** Any comments on these documents should be sent to [helen.skinner@planninginspectorate.gov.uk](mailto:helen.skinner@planninginspectorate.gov.uk)

Any comments received after this date will likely be returned.

**Contact point at the Planning Inspectorate:**

Helen Skinner, 0303 444 5531, [helen.skinner@planninginspectorate.gov.uk](mailto:helen.skinner@planninginspectorate.gov.uk)

**Planning Inspectorate Reference:** APP/K2230/V/25/3360355

Dated: 27 June 2025