

Consultation
C/O Gravesham Borough Council
Civic Centre
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Gravesham
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Please ask for: Steven Bell
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Your Ref: **20221064**
Our Ref: DA/24/00260/OBB
Date: 25th April 2024

Dear Sir,

Town and Country Planning Act 1990

Re-Consultation on 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 within Gravesham Borough Council Northfleet Harbourside-Land Surrounding Ebbsfleet United Football Club Stonebridge Road Northfleet

I refer to the above application which has now been considered by the Borough Council and wish to thank you for the opportunity to comment thereto.

The Borough Council wish to make the following observations on the proposal:

DBC commented previously on this application in 2023 and the issues raised previously with regard to the unplanned nature of the development, traffic generation and air quality impacts remain. DBC consider that Gravesham should satisfy themselves that both the local and strategic impacts of this unplanned development can be mitigated both in terms of traffic and air quality. DBC note that KCC Highways have suggested a number of measures to mitigate the potential traffic impacts and DBC consider that should the scheme go ahead, that these are important mitigation measures and the scheme should only be granted if these are secured.

If the application is approved, DBC request to be consulted on the Construction Transport Management Plan and any other details submitted in relation to the construction process. DBC also consider that it may be necessary for the CTMP to consider two scenarios - with Galley Hill Drive open and closed. It is likely that Galley Hill Drive will re-open before completion of this development and it will be important to ensure that this is not used as a route for construction traffic. Use of this route would have a significant adverse impact on the

amenities of residents, both in terms of disturbance but also air quality and therefore measures to ensure that it is not used should be incorporated into the CTMP at the outset.

Yours faithfully



Head of Planning Services