

Please ask for: Mr Michael Jessop
Our Ref: EDC/23/0146
Date: 27th September 2023



Sent by email only to:

planning.reps@gravesham.gov.uk

Ebbsfleet Development Corporation
The Observatory
Castle Hill Drive
Castle Hill
Ebbsfleet
Kent DA10 1EE

Dear Katherine

GBC APPLICATION NUMBER: 20221064

LOCATION: Land Surrounding Ebbsfleet United Football Club, Bounded By Lower Road, Railway Line, Grove Road And The River Thames, Northfleet, Gravesend.

PROPOSAL: 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.

I write in response to your letter dated 6th September 2023 inviting the views of the Ebbsfleet Development Corporation (EDC) on a re-consultation for the above outline planning application currently under consideration by Gravesham Borough Council.

EDC, in its role as local planning authority, has no further comments or observations to make on this application but advise that previous comments in our letter dated 7th December 2022 remain valid. Whilst our previous response did specifically refer to being re-consulted once the Transport Assessment Addendum has been submitted, EDC are content to defer to KCC in its role as local highway authority on this matter.

EDC are grateful for the opportunity to comment on this application.

Yours sincerely



Director of Planning & Place