



Application: 20230718
Your Reference: EDC/23/0078

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

NO OBJECTION TO GRANT OF PERMISSION TO DEVELOP LAND

To: **Wendy Simpson**
Ebbsfleet Development Corporation
The Observatory
Castle Hill Drive
Castle Hill
Ebbsfleet
Kent
DA10 1EE

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **NO OBJECTION** for development of land situate

at **Former Northfleet Cement Works**
The Shore
Northfleet
Gravesend
Kent
DA11 9AN

and being **Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land south of the River Thames (Phase 3B) comprising the erection of 40 no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (Condition 11), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).**

Referred to in your application dated 5 July 2023.

GRAVESHAM BOROUGH COUNCIL HOWEVER MAKES THE FOLLOWING COMMENTS:-

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/23/0078), and is a consultation in respect of the reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land south of the River Thames (Phase 3B) comprising the erection of 40 no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (Condition 11), design and maintenance of

the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15) of that planning permission.

In respect of the documents the subject of this consultation, the EDC is advised that in response to internal consultation it has received the following responses:

GBC Housing Strategy

I have made the following comments on one document submitted as part of the application to EDC: EDC/16/0004:

o Tenure and M4(2) Strategy

I note that 12 affordable housing units are provided in this phase out of the 40 dwellings proposed and that this equates to an EDC policy compliant 30% of the total number of units in the phase. Seven of these are for shared ownership and five are for affordable rent. EDC as the LPA would need to ensure that this meets with their tenure strategy.

The five affordable rent homes are all to be provided as three bed houses which will assist in meeting the demand for family homes in the Gravesham Borough Council area. These should be provided as a mix of 3 bed five and 3 bed six person houses to maximise the needs of households waiting for affordable housing.

I note that the affordable rent homes are being built to M4(1) standards rather than M4(2). Some of the households on the GBC Housing Register will have restricted mobility or health conditions that may affect their mobility in the future and therefore, if possible, the affordable rent homes should be built to M4(2), accessible and adaptable standards to future proof them for the needs of households on the Housing Register.

I note that the mix of shared ownership homes includes 2 x 1 bed flats. In my position as Enabling Officer, many of the RP partners have stated that 2-bedroom properties are more marketable than 1 bed. Therefore, if possible, the block of shared ownership homes should all be provided as 2 bed x 3 and four person flats.

I would welcome a discussion with Bellway and the current RP partner as to whether the above comments can be accommodated.

GBC - Highways Officer

I believe the cycle parking strategy does not allow for charging electric cycles that have batteries built into the frame, or for the independent secure storage of deluxe cycles. That may cost several hundred if not thousands of pounds. Whilst it is accepted that not everyone will own such cycles it is deemed appropriate that some limited provision should be made. It is also unclear what if any provision has been made for adaptive cycles which can also be used by the mobility impaired and so should be pepper potted around the development to ensure they are closely associated with every property on site. The on-plot cycle parking provision for the houses is welcomed but there needs to be uninterrupted access to the highway, allowing space for a cycle to be wheeled between store and carriageway.

Car Parking, I note that car parking spaces are proposed to be 2.5 metres wide, but SPG4 requires spaces to be increased in width to 2.7 metres when adjacent to an enclosing boundary, this is to provide the space that would be borrowed from an adjacent parking space. See note 2 of the extract from SPG4 below.

Note draft guidance suggests that a parking space between two enclosed boundaries should be 2.9 metres wide.

Reference is also made to the preferred width of parallel parking spaces which is 2.5 metres and not the 2.2m suggested in the application, which should be considered the minimum acceptable.

It needs to be noted that vehicles are generally becoming wider and 2.2 metres may not be adequate in the future. Even now some of the larger BMW vehicles are wider than 2.2 metres with their door mirrors extended, to which must be added some kerb clearance when parking.

Suitable pedestrian visibility splays should be provided at all vehicle carriage crossovers. Kent County Council guidance is.

Footway Visibility - For pedestrian visibility, a splay of at least 2m x 2m with a maximum height of 0.6m from the back of footway will be required. Greater visibility may be required on faster and busier roads and therefore your application will be assessed on site specific criteria. https://www.kent.gov.uk/__data/assets/pdf_file/0003/139485/Dropped-Kerb-Application-Guidance.pdf

Sight lines at the junction should conform to the requirements of the target speed of the through route which should have appropriate traffic calming to ensure the target speed is not exceeded. Details of sight line requirements is in Manual for Streets. (Bottom row of table below)

It is accepted that on street parking can normally be expected on a residential street, but it should not be within 10 metres of a junction, to comply with the requirements of Rule 243 of the Highway Code, although exceptions are made for an authorised parking space. (A lay-by is not an authorised parking space; a Traffic Regulation Order is required to permit parking in such instances, and this is subject to its own legal process and may or may not be deemed acceptable). However in this case the Highway Code is a guide only.

I see no reference to visitor parking which should be 20% to conform to the Highway Authority requirements based on the number of dwellings.

Street lighting would appear superficially to be adequate for purpose and I would expect others to carry out a detailed check.

GBC - Parking Services
No comment received.

GBC - Environmental Protection

This comment relates to the noise aspect of this application. It is apparent that on the EDC portal for this application the only recent noise submission is the 57-page Northfleet Embankment West Phase 3B Planning Condition 9b Acoustic Report.

There does not appear to be a noise technical note that EDC's own noise consultants have produced.

We will not be commenting on the full acoustic report, and we await the submission of the Technical Note which we will then comment on.

The EDC is requested to consider the recommendations from the Borough Council's Housing Strategy and Development, Highways Officer, Parking Services and Environmental Protection Officer's.

The EDC is thanked for consulting the Borough Council.

Dated this 15th day of August 2023

Address; Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service