



Architects

LAND TO THE REAR OF 68-74 BROOK ROAD, NORTHFLEET, DA11 8RG

DESIGN AND ACCESS STATEMENT

Project no – 5502

March 2026



P001 – existing site area

DAC Architects
21 Stone Street
Gravesend Kent
DA11 0NP

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garages that front on to the access tracks surrounding the site. A further pedestrian only access is available between 66 and 68 Brook Road to the SE and between 67 and 69 Park Avenue to the NE. Most of the site is secured by a 2m high palisade fence.

The site is predominantly a residential area; but with close links to the commercial area of Perry Street and identified local centre exists some 230m to the south of the site, whilst a local park (Rosebank Gardens) is accessed via Davis Avenue some 150m to the SW. The May Avenue Industrial Estate also exists 145m to the east.

PLANNING HISTORY

- [Reserved Matters application for the approval of appearance and landscaping \(Condition 3\) pursuant to outline application reference number 20210435 for demolition of existing single storey workshop and store and erection two detached chalet bungalows, with associated parking and access.](#)

Land At Brook Road Northfleet Gravesend Kent

Ref. No: 20211380 | Received: Mon 08 Nov 2021 | Validated: Mon 08 Nov 2021 | Status: Application Permitted

- [Outline application for the demolition of existing single storey workshop and store and erection two detached chalet bungalows, with associated parking and access \(consideration of access, layout and scale.\)](#)

Land At Brook Road Northfleet Gravesend Kent

Ref. No: 20210435 | Received: Thu 08 Apr 2021 | Validated: Thu 08 Apr 2021 | Status: Application Permitted

- [Outline application for the demolition of existing single storey workshop and store and erection of a detached chalet bungalow, with associated parking and access \(consideration of access, layout and scale\)](#)

Land At Brook Road Northfleet Gravesend Kent

Ref. No: 20200312 | Received: Mon 23 Mar 2020 | Validated: Mon 23 Mar 2020 | Status: Application Permitted

- [Erection of detached double garage on land at the rear of 70 Brook Road Northfleet](#)

70 Brook Road Northfleet Gravesend Kent DA11 8RG

as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

In this case, the proposal site is not protected or of particular importance. It is defined on the Policies Map of the Gravesham Local Plan Core Strategy 2014 as lying within the urban settlement boundary of Northfleet. Policy CS02 of the Core Strategy prioritises development in the urban area as a sustainable location for development. Therefore, the principle of residential development in this area is generally supported, as it is an urban location with good access to local amenities and public transport. Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy 2014 is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. With regard to housing need, Policy CS02 of the Core Strategy 2014 sets out the Borough's objectively assessed need for housing over the Plan period (up to the year 2028) and finds that there is a need for at least 6,170 new dwellings to be delivered at variable rates over the plan period (2028).

Paragraph 78 of the NPPF 2024 states that the Borough's five-year land supply should be demonstrated against either the housing requirement set out in adopted strategic policies or against the local housing need where strategic policies are more than 5 years old. As the Borough's Local Plan Core Strategy (2014) is more than 5 years old, the Government's Standard Method now forms the basis of the Borough's housing need against which supply must be identified.

Evidence now available shows that the Council is not able to demonstrate a five-year housing supply. A 3 year supply has most recently been calculated within the Five Year Housing Land Supply Statement 2024-2029 (dated February 2025), and as the delivery of housing was substantially below that required by the Housing Delivery Test (less than 75%) at 59%, which engages the presumption in favour of sustainable development and requires a 20% buffer to be applied to the Borough's housing need figure. As set out in the 2024-2029 statement, the Borough's five-year local housing need figure with a 20% buffer is 4,032 dwellings which equates to an annual requirement of 672 dwellings.

This engages footnote 7 of the NPPF 2024, which means that, for decision taking, as set out in Paragraph 11(d) of the NPPF 2024, planning permission for applications involving the provision of housing should be granted, unless there are clear areas or asset protection reasons for refusing the development or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

A balancing exercise would therefore be undertaken when considering any future application for housing on these sites, to ensure that the correct weight is attached to the shortfall in meeting the five-year housing land supply requirement and the provisions within the NPPF.

In determining applications for planning permission involving housing, the Council has indicated that it will apply a weighted balance in favour of granting planning



P003 – view from gated entrance along trackway towards Brook Road access adj. to No 68

Documents enclosed:

- P-01 site location as existing
- P-02 site plan as existing
- P-03 site location as proposed
- P-04 site plan indicating roof plan
- P-05 plans, elevations as proposed
- P-06 bike / cycle details
- Bio diversity impact assessment
- Contaminated land report
- Phase 1 geo environmental report
- Preliminary ecological report
- Design and access statement
- Application form

Character and Appearance

The site is located within a residential area of Northfleet. The buildings on the site have been used as workshops for mechanical repairs and light engineering work. Access to the site has been from Brook Road and a smaller access track known as Davis Avenue. There are a number of garages to the rear gardens that are also accessed by this track. Typically the dwellings are two storey terraces. Policy CS19 (Development and Design Principles) of the Core Strategy is particularly relevant and ensures that new development is visually attractive, fit for purpose and locally distinctive. It also states that new development shall integrate well with the surrounding local area. The site is triangular and sits within the rear gardens of rows of terraced houses on all three sides. There is an access track of varying widths that surrounds the site. There are no bungalows within the vicinity of the site and no other back land development other than garages and outbuildings serving the surrounding properties.

The development of chalet bungalows on balance, with the provision of an improved access road ensures that the proposal for two chalet bungalows would not result in a significant detrimental impact over and above what is currently on the site and is considered to accord with the objectives of Policy CS19 of the Core Strategy 2014 and para. 127 of the National Planning Policy Framework 2019.

Landscaping

The previously approved triangular area of land equates to about 380 sqm. Green communal area has been allocated creating a pleasant area with both grass and terrace areas with a covered seating area to the rear.

A single silver birch tree will be planted centrally to the area to offer shading along with a carefully thought out planting schedule to promote bio diversification.

2 [no] car spaces have been allocated to the south east of the site off the main trackway so as to ease conflict of vehicles.



P004 – aerial view of existing site looking north

Regarding hard landscaping to access routes a mixture of macadam surfacing and paving will be provided. This is proposed to be slabs in a natural colour. The proposed site plan will be provided with a 1.8m high timber fence to run along the boundary of the site.

Parking and Highways

The proposal allows for two parking spaces and provides a footpath linking Park Avenue and Brook Road.

Any resurfacing of the access will ensure no surface water discharges onto the adjacent properties or the highway.

Previously no objection was raised on highways grounds.

Privacy and overlooking

All windows facing the rear of 2 – 26 Davis Avenue are at 45 degrees the proposed SE elevation.

As the site was previously been used for mechanical repairs and light engineering work, a Desk Study/Preliminary Risk Assessment was carried out to ascertain any contamination impacts and remediation. Please refer to contaminated land report.

- **Archaeology**

Due to the previous development of this suburban area it is considered that the site will have low likelihood of containing significant, undisturbed archaeological remains.

- **Construction Management and Environmental Impact Assessment**

The following construction phase methodology will be followed during the construction phase:

1. Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.
 2. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.
 3. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.
 4. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.
 5. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.
- Noise Impact
 - Bio Diversity Net Gain

Biodiversity Net Gain

Please refer to:

- bio diversity impact assessment report.
- phase 1 geo technical report
- preliminary ecological report

The NPPF 2024 in paragraph 187 states that planning decisions should contribute to and enhance the natural and local environment by protecting sites of biodiversity value. Policy CS12 of the Core Strategy 2014 reflects this stance and states that sites designated for their biodiversity value will be protected. There will be no net loss of biodiversity in the Borough, and opportunities to enhance, restore, re-create and maintain habitats will be sought.



P-08 6 [no] bird boxes will be sited in conjunction with the proposal sized to attract a range of birds from robins, wrens, tits, housemartins swifts and swallows etc

- Community Infrastructure Levy (CIL)
The development will be designated a self-build proposal.

- SAMMS

As this site is within 6km of the SPA/Ramsar site a tariff of £337.49 for each of the new residential units would be required towards the cost of measures to mitigate the likely significant effect of additional residential development through the recreational impact on the over-wintering and migrating bird interest. The SAMMS mitigation contribution will be made prior to the determination of the application.