

20221064 Northfleet Harbourside - Land Surrounding Ebbsfleet United Football Club,
Stonebridge Road, Northfleet

Swanscombe & Greenhithe Town Council

Dear Gravesham Planning,

The Town Council have considered this application and would like to submit the following comments/ observations:

The Town Council objects to this application.

The Town Council have concerns that the information supplied inadequately addresses the impact that this development will have on local infrastructure including the roads and public travel network along with ecology, especially local wildlife.

The uncertainty of the current Galley Hill Road closure adds to the concerns of the viability of this proposal regarding the traffic and infrastructure issues. And makes it genuinely difficult for the applicants Transport Strategy.

The planning assumption is flawed, and the proposed parking provision is sub-standard and does not meet any of the required parking standards required. Any property with less than x4 bedrooms has only one parking space allocated which is inadequate.

There are significant concerns on the direct and indirect impact on the SSSI area (Swanscombe Peninsular) along with concerns that the current archaeological significance of the site is not being taken into account.

The wharfs in the area covered by the application are supposed to be safe guarded but this proposal would shut them down.

The application is based on the proposed Fastrack routes which are not certain at this time due to the current closure of Galley Hill Road which means they cannot be relied upon.

The development proposes an insufficient level of open space given the number of residents who will wish to use it, when compared with both the existing and other emerging communities.

The stated parking aspiration for the development must fall short of parking standards given the expected numbers of both residents and visitors to the retail and commercial areas who will use it.

This application does not adequately address the concerns previously submitted by consultees.