

**Town and Country Planning Act 1990 - Section 77 and Town and Country Planning (Inquiries Procedure)
(England) Rules 2000**
Application by: Northfleet Harbourside
Site Address: Land Surrounding Ebbsfleet United Football Club, Stonebridge Road, Northfleet
APP/K2230/V/25/3360355

EXPLANATORY NOTE REGARDING CONSULTATION

What this consultation is for and why it is being carried out

This consultation results from material produced for and during the inquiry and results from procedural discussions. There has been a need to update drawings and documents as described below, and to file new drawings, to indicate how replacement facilities (namely a staff parking area and lorry marshalling area) can be provided to Britannia Refined Metals Ltd, a business which operates at the northern end of Lower Road. There are two different illustrative proposals for those replacement facilities shown (see section 4 below): Option A and Option B2 (both shown with relevant cat predation mitigation in respect of the Swanscombe Peninsula and Botany Marshes SSSI).

Those illustrative proposals have consequential effects on other elements shown on the plans, particularly on pedestrian access through the site, including the route of the King Charles III England Coastal Path and Public Footpath NU1. In the options for provision of the BRM replacement facilities, the Applicant has also taken the opportunity to demonstrate how mitigation for the SSSI can be delivered outside of the SSSI. On previous drawings, some of the SSSI mitigation was shown as lying within the SSSI itself, but that has been removed in the new illustrative drawings the subject of this consultation.

For the avoidance of doubt, the consultation relates solely to the illustrative BRM facilities and the consequential changes, and the potential SSSI mitigation.

What the information in the consultation is

The information which is the subject of the consultation falls into the following categories:-

- (a) **Application plans** which are proposed to be superseded:- Parameter Plans x 4 (Public Realm, Highways Access, Overview Highways and 2 x junctions;
- (b) **The Design Code** (which is to be conditioned) – 5 amended pages in total, see pdf page 4 (internal page 3a) within Rev F for further details of the pages which have been amended;
- (c) **Illustrative drawings** related to the BRM replacement facilities – Option A, Indicative Landscape R13, Option B2 and Option A (with buffer) which are all relevant illustrative drawings.

The structure of the consultation documents

- 1. **SECTION ONE** - List of existing application drawings, with drawings to be removed in strikethrough
- 2. **SECTION TWO** - List of existing associated documents, with documents to be removed in strikethrough
- 3. **SECTION THREE** - List of AMENDED application and associated documents which replace those in strikethrough in sections one and two
- 4. **SECTION FOUR** - List of NEW associated documents

5. **SECTION FIVE** – Other material – note and plan submitted by KCC in response to Applicant’s Option B drawing
6. **APPENDIX** – Composite list of application drawings so that you can see the full list of relevant drawings and which of those are proposed to be changed or substituted.

The drawings referred to in SECTIONS THREE AND FOUR accompany this explanatory note [and will also be available to view on the Inquiry website at [insert hyperlink](#)].

Commented [TL1]: PO to confirm

The documents referred to in SECTIONS ONE AND TWO which have **not** been AMENDED can be viewed via the Inquiry website at <https://gateleyhamer-pi.com/en-gb/northfleet-harbourside/inquiry-documents/core-documents/cd1/> and do not accompany this note.

SECTION ONE – LIST OF EXISTING APPLICATION DRAWINGS

DWG NO.	DRAWING TITLE	REV (AS AT 30/04/24).	REV (AS AT JUNE 25)	SCALE	DATE
OUTLINE APPLICATION DRAWINGS FOR APPROVAL					
NFH-UNS-MAST-DR-1001	Existing Block Plan	R00	No change	1:1500 @A1	September 2022
NFH-UNS-MAST-DR-1002	Demolition Plan	R00	No change	1:1500 @A1	September 2022
NFH-UNS-MAST-DR-1003	Location Plan	R00	No change	1:1500 @A1	September 2022
NFH-CGL-MAST-DR-1003	Flood Risk Vulnerability	R02	No change	1:1500 @A1	April 2024
NFH-CGL-MAST-DR-1004	Plots Plan	R01	No change	1:1500 @A1	March 2024
NFH-CGL-MAST-DR-1005	Land Use Zones LV00	R01	No change	1:1500 @A1	March 2024
NFH-CGL-MAST-DR-1006	Land Use Zones LV01	R01	No change	1:1500 @A1	March 2024
NFH-CGL-MAST-DR-1007	Land Use Zones LV02	R01	No change	1:1500 @A1	March 2024
NFH-CGL-MAST-DR-1008	Land Use Zones LV03 and above	R01	No change	1:1500 @A1	March 2024
NFH-CGL-MAST-DR-1009	Land Use Zones top floor level (variable)	R01	No change	1:1500 @A1	March 2024

DWG NO.	DRAWING TITLE	REV (AS AT 30/04/24).	REV (AS AT JUNE 25)	SCALE	DATE
OUTLINE APPLICATION DRAWINGS FOR APPROVAL					
NFH-CGL-MAST-DR-1010	Built edge deviation plan Ground Floor – Podium levels	R02	No change	1:1500 @A1	April 2024
NFH-CGL-MAST-DR-1011	Built edge deviation plan Upper floors – Tower Levels	R02	No change	1:1500 @A1	April 2024
NFH-CGL-MAST-DR-1012	Public Realm	R02	Drawing removed	1:1500 @A1	April 2024
NFH-CGL-MAST-DR-1013	Maximum Building heights	R02	No change	1:1500 @A1	April 2024
NFH-CGL-MAST-DR-1014	Highway Access	R02	Drawing removed	1:1500 @A1	April 2024
NFH-CGL-MAST-DR-1016	Indicative Phasing	R01	No change	1:1500 @A1	March 2024
NFH-CGL-MAST-DR-1018	Neighbourhoods Plan	R02	No change	1:1500 @A1	April 2024
NFH-CGL-MAST-DR-1019	Maximum Building Levels	R02	No change	1:1500 @A1	April 2024
NFH-CGL-MAST-DR-1020	Highways Proposals Overview	R01	Drawing removed	1:1500 @A1	April 2024
226728/PD100	Site Access Plans – Keyplan	Rev F	Drawing removed	NTS	April 2024
226728/PD101	Site Access Plans – Junction 1	Rev B	No change	1:500 @A3	April 2024
226728/PD102	Site Access Plans – Roundabout	Rev A	No change	1:500 @A3	April 2024
226728/PD103	Site Access Plans – Junction 2	Rev C	No change	1:500 @A3	April 2024
226728/PD104	Site Access Plans – Junction 3 & 4	Rev B	No change	1:500 @A3	April 2024
226728/PD105	Site Access Plans – Junction 5 & 6	Rev B	Drawing removed	1:500 @A3	April 2024

DWG NO.	DRAWING TITLE	REV (AS AT 30/04/24).	REV (AS AT JUNE 25)	SCALE	DATE
	OUTLINE APPLICATION DRAWINGS FOR APPROVAL				
226728/PD106	Site Access Plans – Junction 7,8 & 9	Rev F	No change	1:500 @A3	April 2024
226728/PD107	Site Access Plans – Junction 10 & 11	Rev C	No change	1:500 @A3	April 2024

SECTION TWO - List of existing associated documents, with documents to be removed in strikethrough

ASSOCIATED DOCUMENTS	STATUS
Environmental Statement Volumes 1, 2 and 3	No change
Environmental Statement Non-Technical Summary	No change
Environmental Statement addendum	No change
Design and Access Statement Rev. A (Updated April 2024)	No change
Design Code (Rev. E dated 10 April 2024)	Removed
Flood Risk Assessment and Surface Water Drainage Strategy, Issue 9, dated 11 April 2024, project ref: RMA-C2402, and associated appendices	No change
Planning Statement	No change
Retail and Leisure Statement	No change
Framework Sustainability and Energy Statement (Rev. 01 dated 29 September 2022)	No change
Statement of Community Involvement (dated September 2022)	No change
Arboricultural Impact Assessment (ref. JBA 22/175 AR01 dated 19 August 2022)	No change
Financial Viability Assessment (Executive Summary)	No change
Financial Viability Assessment (dated 30 September 2022)	No change
Minerals Infrastructure Assessment (September 2022)	No change
Daylight and Sunlight Design Guide (dated 21 September 2022)	No change
Transport Addendum (dated August 2023)	No change
Shadow Habitats Regulations Assessment (dated October 2024)	No change
Framework Car Park Management Plan (dated August 2023)	No change
Transport Assessment including plans and Framework documents	No change
Phasing document from ES	No change

SECTION THREE - List of AMENDED application and associated documents which replace those in strikethrough in sections one and two

INQUIRY REFERENCE	DWG NO.	DRAWING TITLE	REV (AS AT JUNE 25)	SCALE	DATE	DESCRIPTION OF CHANGES
INQ -	NFH-HLM-PP-0001	Public Realm*	1	1:1500 @A1	June 2025	Removing section of land formerly indicated as open space to allow for delivery of Option B2 for BRM replacement facilities
INQ -	NFH-HLM-PP-0004	Highway Access	1	1:1500 @A1	June 2025	Amendment to routing of indicative footpaths, cycleways and emergency access route in extreme north-western part of the site
INQ -	226728/PD100	Site Access Plans - Keyplan	G	NTS	June 2025	Removing section of footway in area where lorry marshalling area is shown on Option B2 for BRM replacement facilities
INQ -	226728/PD105	Site Access Plans – Junction 5 & 6	C	1:500 @A3	June 2025	Removing section of footway in area where lorry marshalling area is shown on Option B2 for BRM replacement facilities
INQ -	NFH-HLM-PP-0005	Highways Proposals Overview	1	1:1500 @A1	June 2025	Removing section of footway in area where lorry marshalling area is shown on Option B2 for BRM replacement facilities
INQ -	-	Design Code (Rev. F dated 9 June 2025)	F	-	June 2025	Inserted page 3A (page 4 within the .pdf version of the document) to explain substitutions to pages 17, 18, 32, 118 and 119 within the Design Code to address BRM replacement facilities.

						There have been no changes to the text on pages 17, 18, 32, 118 and 119. Pages 118 and 119 indicate the potential line of cat predation mitigation for the SSSI. The mitigation was previously shown as extending along the southern boundary, but it has been removed on the updated pages. The detail of the mitigation is to be approved at a later stage.
--	--	--	--	--	--	---

***Note – Public Realm Dwg no. NFH-HLM-PP-0001** - As a result of the replacement BRM car park being situated on part of what was formerly shown as public realm there will be a consequential reduction in the amount of Parks and Gardens area being provided (green areas shown on the plan). For a projected population of 5,552 people (see table 6.18 from CD1.57 for figure), the total Parks and Gardens requirement would be 1.44ha, (see table 6.19 extract from CD1.57 below).

Table 6.19 Open and Play Space Requirements

Open Space Typology	Standard (recommended provision per 1,000 pop)	Required Provision for 5,552 residents (ha)
Play Space	0.03	0.17
Natural and Semi-Natural Greenspace	0	0.00
Parks and Gardens	0.26	1.44
Amenity Green Space	0.92	5.11
Allotments	0.08	0.44
TOTAL		7.16

3,456sqm of the Parks and Garden area has been removed in order to show how the BRM car park, lorry marshalling area and the BRM facilities might be provided. Those details are indicative. Under these proposals and as a guide to the kind of change to the total open space that would be provided, the Applicant would now be providing 26,290sqm (2.62ha) of Parks and Gardens. The requirement from the Council's unadopted open space standard is to provide 1.44ha of Parks and Gardens.

SECTION FOUR - List of NEW associated documents

These drawings show indicative proposals for the replacement car parking and lorry marshalling areas for Britannia Refined Metals Ltd. These drawings are for information, to show how re-provision could be achieved, and are not for approval.

INQUIRY REFERENCE	DWG. No.	TITLE	REV	SCALE	DATE
INQ-13	211203-02	Highway Optioneering Alignment Option 1 - 211203-02 (also within Mr Spiller's proof of evidence APP-RS-1 as Appendix D)	A	1:1000 @ A1	31 March 2025
INQ - 17	NFH-HLM-PP-0006	Landscape Sketch Plan R13 Inquiry Plan (to replace INQ-17 now in pdf format with text box to replace .jpg format previously submitted to Inquiry, no other changes have been made)	-	NTS	09 June 2025
INQ -19	211203-06	Highway Optioneering Alignment Option 1 – 211203-06 ("Option B2")	B	1:1000 @ A1	11 June 2025
INQ - XX	21103-02	Highway Optioneering Alignment Option A – Revision A – 211203-02 ("INQ -13 (Option A) plus buffer")	B	1:1000 @ A3	06 June 2025

SECTION FIVE – Other material – submitted by KCC

These documents were provided to the inquiry by Kent County Council following the Applicant's submission of Option B2 for the re-provision of facilities to Britannia Refined Metals Ltd. The first document sets out Kent County Council's objection to this option as well as Option A.

INQUIRY REFERENCE	TITLE
INQ-26	KCC PRow Note
INQ - 27	KCC Plan GWO-3-S065-20221064-KCIIIIECP

Dated 11 June 2025

Town and Country Planning Act 1990 - Section 77 and Town and Country Planning (Inquiries Procedure)
(England) Rules 2000
Application by: Northfleet Harbourside
Site Address: Land Surrounding Ebbsfleet United Football Club, Stonebridge Road, Northfleet
APP/K2230/V/25/3360355

APPENDIX TO EXPLANATORY NOTE REGARDING CONSULTATION

COMPOSITE LIST OF APPLICATION DRAWINGS

DWG NO.	DRAWING TITLE	REV (AS AT 30/04/24).	REV (AS AT JUNE 25)	SCALE	DATE
OUTLINE APPLICATION DRAWINGS FOR APPROVAL					
NFH-UNS-MAST-DR-1001	Existing Block Plan	R00	No change	1:1500 @A1	September 2022
NFH-UNS-MAST-DR-1002	Demolition Plan	R00	No change	1:1500 @A1	September 2022
NFH-UNS-MAST-DR-1003	Location Plan	R00	No change	1:1500 @A1	September 2022
NFH-CGL-MAST-DR-1003	Flood Risk Vulnerability	R02	No change	1:1500 @A1	April 2024
NFH-CGL-MAST-DR-1004	Plots Plan	R01	No change	1:1500 @A1	March 2024
NFH-CGL-MAST-DR-1005	Land Use Zones LV00	R01	No change	1:1500 @A1	March 2024
NFH-CGL-MAST-DR-1006	Land Use Zones LV01	R01	No change	1:1500 @A1	March 2024
NFH-CGL-MAST-DR-1007	Land Use Zones LV02	R01	No change	1:1500 @A1	March 2024
NFH-CGL-MAST-DR-1008	Land Use Zones LV03 and above	R01	No change	1:1500 @A1	March 2024
NFH-CGL-MAST-DR-1009	Land Use Zones top floor level (variable)	R01	No change	1:1500 @A1	March 2024
NFH-CGL-MAST-DR-1010	Built edge deviation plan Ground Floor – Podium levels	R02	No change	1:1500 @A1	April 2024

DWG NO.	DRAWING TITLE	REV (AS AT 30/04/24).	REV (AS AT JUNE 25)	SCALE	DATE
OUTLINE APPLICATION DRAWINGS FOR APPROVAL					
NFH-CGL-MAST-DR-1011	Built edge deviation plan Upper floors – Tower Levels	R02	No change	1:1500 @A1	April 2024
NFH-HLM-PP-0001	Public Realm	-	1	1:1500 @A1	June 2025
NFH-CGL-MAST-DR-1013	Maximum Building heights	R02	No change	1:1500 @A1	April 2024
NFH-HLM-PP-0004	Highway Access	-	1	1:1500 @A1	June 2025
NFH-CGL-MAST-DR-1016	Indicative Phasing	R01	No change	1:1500 @A1	March 2024
NFH-CGL-MAST-DR-1018	Neighbourhoods Plan	R02	No change	1:1500 @A1	April 2024
NFH-CGL-MAST-DR-1019	Maximum Building Levels	R02	No change	1:1500 @A1	April 2024
- NFH-HLM-PP-0005	Highways Proposals Overview	-	1	1:1500 @A1	June 2025
226728/PD100	Site Access Plans - Keyplan	Rev F	Rev G	NTS	June 2025
226728/PD101	Site Access Plans – Junction 1	Rev B	No change	1:500 @A3	April 2024
226728/PD102	Site Access Plans - Roundabout	Rev A	No change	1:500 @A3	April 2024
226728/PD103	Site Access Plans – Junction 2	Rev C	No change	1:500 @A3	April 2024
226728/PD104	Site Access Plans – Junction 3 & 4	Rev B	No change	1:500 @A3	April 2024
226728/PD105	Site Access Plans – Junction 5 & 6	Rev B	Rev C	1:500 @A3	June 2025
226728/PD106	Site Access Plans – Junction 7,8 & 9	Rev F	No change	1:500 @A3	April 2024
226728/PD107	Site Access Plans – Junction 10 & 11	Rev C	No change	1:500 @A3	April 2024