



Application: 20221120
Your Reference: EDC/22/0058

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

NO OBJECTION TO GRANT OF PERMISSION TO DEVELOP LAND

To: **Ebbsfleet Development Corporation**
The Observatory
Castle Hill Drive
Castle Hill
Ebbsfleet Valley
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 **EDC Reconsultation - Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land east of College Road (Phase 2) comprising the erection of 133no. 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 19 October 2022.

GRAVESHAM BOROUGH COUNCIL HOWEVER MAKES THE FOLLOWING COMMENTS:-

1 The Ebbsfleet Development Corporation (EDC) is advised that the Borough Council has been previously consulted on application EDC/21/0058 in relation to the 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 (GBC ref 20220529) and comments were sent to the EDC on 08 June 2022 and additional comments sent 04 October 2022.

It is not intended to repeat those previous consultation comments, however in respect of the revised documents the subject of this further consultation the EDC is advised that in response to internal consultation it has received the following responses:

GBC Housing Development (Previous comments received 04.10.22 unchanged)

Phase 2 - to meet current housing need on the GBC Housing Register the 2 x 3B, M4(3) wheelchair adapted housing should be changed to 2 x 4B general needs dwellings. This is due to the lack of demand identified on the Register for fully wheelchair adapted affordable rent homes at this time.

The current need for wheelchair adapted M4(3) compliant housing from the GBC Housing Register is summarised below:

3 x 1 bedroom need
3 x 2 bedroom need
1 x 5 bedroom need

You will note that the housing need does not include for 3 bed wheelchair adapted housing but does include one and two bedroom accommodation which is more suitable for provision as ground floor apartments.

Whilst the need for wheelchair adapted housing is subject to change, I am satisfied that the 6 x M4 (3) wheelchair compliant homes which form part of the S106 agreement should be provided as part of phase 3, the exact mix of sizes to be agreed closer to the start on site for that phase to ensure that the mix meets the needs of households waiting on the Housing Register.

The need for 4 bed accommodation continues to grow. The Housing Register identifies the following need for larger family accommodation:

220 x 3 bed units
42 x 4 bed housing
101 x 5 bed housing

The total of 363 households waiting for 3 beds plus housing out of a total of 1,060 households waiting, demonstrates the need for larger accommodation .and therefore the change from 2 x 3 bed wheelchair adapted housing to 2 x 4 bed houses.

I understand that Bellway Homes are also offering additional affordable rented housing in lieu of shared ownership houses in phase 2.

The rented mix originally agreed for phase 2 is as below:

2 x 2 bed houses
1 x 3 bed house
2 x 3 bed wheelchair adapted houses

I agree with the proposed rented housing mix for phase 2 below given the rented housing need stated above:

1 x Coach house (FoG)
4 x 2 bed house
1 x 3 bed house
2 x 4 bed house.

Therefore, in phase 2 there will be 8 x affordable rented houses and 30 x shared ownership houses.

Whilst appreciating the S106 agreement does not require all homes to be built to M4(2) of the Building Regulations, the applicant should state which of the affordable housing will be built to this standard on the tenure plan provided for phase 2.

GBC - Licensing
No comment.

GBC - Parking Services

The concern from parking is the very limited visitor parking within the development. Along with the proposed new Ebbsfleet Stadium, there could be very limited parking for visitors that could flood surrounding streets that already have limited parking. We may need to look at the restrictions in surrounding areas and introduce restrictions to protect existing residential areas from an influx of overflow parking.

If this is the case, would the cost of these works be covered by the developers?

GBC - Environmental Protection

Having reviewed the technical note by Stantec, the details submitted look in line with BS4142:2014 with reference to BS8233:2014.

We consider the incorporation of a 1.8m high brick wall as a suitable approach which minimises any potential noise exposure levels to and below the subject 5 dB criteria as illustrated by Figure 1.

This service is overall satisfied with the information submitted and agrees further noise mitigations measures will not be necessary given the data shown in Figure 1 remains accurate.

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

The EDC is thanked for consulting the Borough Council.

Dated this 8th day of December 2022

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