

GBC APPLICATION NUMBER: 20220844

**LOCATION: Former Northfleet Cement Works, The Shore/Granby Road, Northfleet, Gravesend
Kent**

EDC 9 November 2022

PROPOSAL: Highways improvement works including road widening at The Shore/Granby Road to accommodate two-way running of the eastern extent of the Fastrack route.

I write in response to your letter dated 27 September 2022 inviting the views of the Ebbsfleet Development Corporation (EDC) on the above planning application currently under consideration by the Borough Council. The application is a cross-boundary application with EDC with the majority of the site within GBC jurisdiction. EDC have had pre-application meetings with the applicant as part of facilitating the delivery of the wider Fastrack bus route which will join Crete Hall Road in the west and continue along Granby Road, through the site known as Northfleet Embankment West and onto Grove Road and up to Stonebridge Roundabout to the west.

It is noted on the GA plan that there is to be a proposed retaining wall on the western side of the highway between the existing Tarmac land and the highway. The retaining wall will sit in front of a new security fence and is welcomed.

Although the landscaping is not in accordance with the EDC Public Realm Strategy, there are significant land ownership constraints which has resulted in the inability to provide landscaping whilst ensuring adequate highway widths to meet KCC requirements and a 3m shared pedestrian and cycle path on the eastern side of the highway. Tracking details will need to be provided to confirm sufficient space has been provided for Fastrack bus and HGV movements.

The cycle path is proposed to be a buff coloured asphalt, consistent with the cycle paths across the Northfleet Embankment West scheme and other emerging developments in EDC. This is confirmed in the submitted Design and Access Statement. However, there is reference to the colour being terracotta in the submitted Landscape plans and should be amended to ensure consistency.

The GA Plan 'Fastrack Granby Road Extension' indicates that the shared pedestrian and cycle route will narrow from 3m to 1.95 to the south as it connects to the existing footway. At the end of the cycle route is there proposed to be a drop kerb to allow cyclists to continue onto the highway? The plan does not include the full length of the application area to the south therefore it would be useful to understand the highway dimensions of the full application boundary, even if kept as existing.

There is reference in the Design and Access Statement (pg.7) to gravel trim although it is difficult to gauge from the plans the extent of this treatment. Also loose gravel can get easily dislodged or kicked onto the highway therefore an option for a resin finish should be explored. Details of all boundary treatments and materials can be conditioned.

The application is inherently linked to the current RMA for the Fastrack route to the west as it runs through the Northfleet Embankment West site. This application should be considered alongside the RMA (ref. EDC/22/0133), which is currently being assessed by EDC.

I would be grateful if you can keep EDC informed of the progress of this application and re-consult EDC on any amendments to the proposals. Further coordination will be required between EDC and GBC when drafting conditions and the final decision notice.