



Delegated Report

EDC Consultation Application

Planning Application No: 20240532

Location: Land At Grove Road Northfleet Gravesend Kent

Description: EDC Re Consultation EDC/24/0043 - Highways improvement works comprising road widening and road realignment of Grove Road including demolition of redundant building to accommodate the Fastrack route.

Applicant: Ebbsfleet Development Corporation

Introduction

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/24/0043), and is a consultation in respect of highways improvement works comprising road widening and road realignment of Grove Road including demolition of redundant building to accommodate the Fastrack route.

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Consultation letter dated 12th June 2024.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230760	EDC Consultation EDC/23/0111 - The erection of a temporary, new single storey warehouse and covered link to the adjacent W.E. Roberts Thames Works site, with a modified site entrance and associated hard standing and tree removal.	Objection Raised	25.08.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 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. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Neighbouring properties

No formal neighbour consultations were undertaken, however the following objection was received:

Grove Road holds the secrets of much of Northfleet's early history. There is no reason to demolish the former foundry or any other structure as the width of the road is adequate for all proposed and current usage. There need to be proper archaeological surveys and this area is in a very sensitive area on the edge of the urban fringe. I oppose all such moves to have anything demolished.

Planning Assessment/Comments

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/24/0043), and is a consultation in respect of highways improvement works comprising road widening and road realignment of Grove Road including demolition of redundant building to accommodate the Fastrack route.

The application should be considered against relevant local and national planning policy as appropriate.

Expert advice should be sought through relevant consultations undertaken by the Ebbsfleet Development Corporation in relation to the Highways improvements.

Recommendation

The EDC is requested to consider the recommendations from the relevant statutory consultees.

The EDC is thanked for consulting the Borough Council.

Case Officer:	Ms Amanda Cue	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	10 th July 2024	Dated:	12 July 2024