



**Application: 20240212**  
**Your Reference: EDC/23/0100**

**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 Re-Consultation EDC/23/0100 - A Reserved Matters Application pursuant to Condition 2 of Outline Planning Permission (OPP) reference EDC/16/0004 for the creation of Fastrack Bus Road West Route.**

Referred to in your application dated 5 March 2024.

**GRAVESHAM BOROUGH COUNCIL HOWEVER MAKES THE FOLLOWING COMMENTS:-**

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority ((EDC ref EDC/23/0100) and is a consultation in respect of the reserved matters application pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for the creation of Fastrack Bus Road West Route.

The Technical Note from Stantec dated 21st February 2024 lays out responses to the previous consultation comments which are noted. However, it is considered that the previous comments are still relevant at this stage and during implementation of the scheme and as such, have been included within this current consultation response.

GBC - Highways Officer  
Much of the detail concerns issues that will need to be agreed with Kent County Council as Highway Authority.

However, I believe there are certain issues that need to be addressed/clarified.

1. The spine road which includes Fastrack has been designed as a 20mph zone, this requires a traffic regulation order, which has its own legal process the outcome of which cannot be guaranteed. Has legal process already taken place, to ensure a 20mph zone can be delivered.
2. Certain types of traffic calming or frequency of measures can cause discomfort to passengers on buses and could deter their use, which is why cushions rather than tables are often chosen as a traffic calming measure, although their benefit is sometimes limited as cars can often now straddle the cushions. Has appropriate consideration been given to passenger comfort.
3. Fastrack has always been promoted as the way private vehicle movements will be reduced in the Dartford and Gravesham area of Kent Thameside. Whilst it is currently operated by single deck buses, this does not mean it will continue to the case and double deck buses could be introduced. Therefore, any street trees planted should be able to accommodate double decker buses running on the route, without the need to constantly prune the street trees.
4. Street Lighting and street trees often conflict with one another, and the applicant needs to confirm that the lighting design has not be carried out in isolation of the landscaping design.
5. It is essential that the whole of Fastrack route is adopted by the Highway Authority to ensure it is maintained in perpetuity. There is a missing link shown, between the proposed adopted highway and the existing adopted highway, the applicant needs to indicate how this link is being provided and maintained to demonstrate that it is deliverable.

## Conclusion

The EDC is requested to consider the recommendations from the Borough Council's Highways Officer.

The EDC is thanked for consulting the Borough Council.

Dated this 20th day of March 2024

Address; Civic Centre  
Windmill Street  
Gravesend  
Kent  
DA12 1AU

*Ms Tava Walton*  
**AD Planning**