



TO

Genna Henry
Planning and Regeneration Services,
Gravesham Borough Council,
Civic Centre,
DA12 1AU

CC

FROM

Montagu Evans LLP

DATE

08 November 2022

SUBJECT

Northfleet Harbourside – Breakdown of Proposed Uses (ref. 20221064)

This memo has been prepared to inform the consultation of the Northfleet Harbourside planning application. As a result of the *Finney* case law, the description of development is to omit maximum floorspace figures as follows:

'Outline planning application with all matters reserved, except for the primary means of access and road layout, for a phased mixed-use redevelopment involving the demolition of existing buildings and structures including site preparation / remediation works, and the development of residential units (Use Class C3), Class E uses including floorspace for retail Class E(a)), food/beverage and drinking establishments (Use Class E(b)), local services (Use Class E(c)), indoor sport/recreation/fitness (use Class E(d)), healthcare space (Use Class E(e)), creche/nursery uses (Use Class E(f)), office floorspace (Use Class E(g)(i)), a new multi-use stadium with associated business and leisure facilities (sui generis), hotel (Use Class C1), community uses floorspace (Use Class F2). The phased redevelopment will include other sui generis uses, delivery of open space and significant realignment of the road network including the A226 Galley Hill Road / Stonebridge Road / Lower Road with hard / soft landscaping, car and cycle parking provisions, infrastructure works, ancillary and associated works.'

To ensure transparency and assist with consultation it can be confirmed that permission for the following maximum quantum of development across the different use classes is being sought as part of this outline permission (with some matters reserved):

- Up to 3,500 residential units (Use Class C3);
- Up to 55,300 sqm commercial business and service (Use Class E);
- A new multi-use stadium of up to 8,000 seats and comprising up to 18,000 sqm (Use Class Sui Generis);
- Up to 4,000 sqm for Local Community Use (Use Class F2);
- Up to 20,000 sqm for hotel use (Use Class C1).

A more detailed breakdown of the outline application elements is provided within the supporting Planning Statement submitted within this application.

Ends.