

Bellway Homes (Thames Gateway)

Ebbfleet Harbour Village
Fastrack Application -
Section within Gravesham
ownership area
Design & Access Statement

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May 2022
Prepared by LUC



Document control

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Project

Ebbsfleet Harbour Village

Fastrack Application - Section within Gravesham ownership area

Client

Bellway Homes (Thames Gateway)

LUC Project Number

10986-03

Project Team

This document has been prepared by a team led by LUC in collaboration with BPTW, Stantec, RLT and Savills.

LUC project team

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Date

May 2022

Note

This document and its contents have been prepared by LUC for Bellway Homes and is intended solely for use in relation to the Harbour Village Fastrack project.

LUC and Bellway Homes assume no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.

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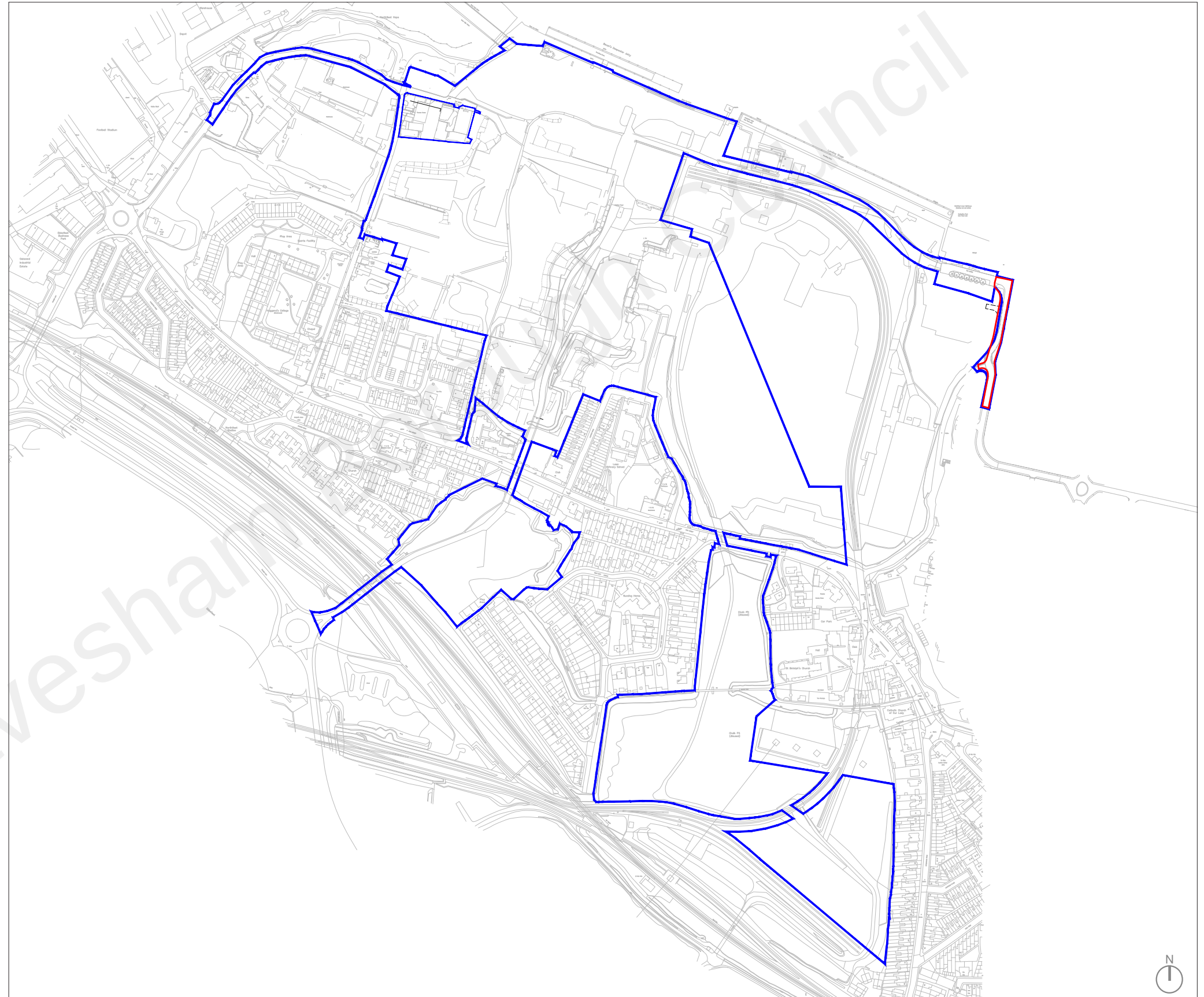
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Introduction

Outline planning permission (OPP) with all matters reserved was granted on 8 June 2018 for development of Northfleet Embankment West (Ref: EDC/16/0004).

This document has been prepared to discharge the requirements of Condition 2 of the OPP, which requires a Reserved Matters Application be submitted to and approved in writing by the Local Planning Authority for any defined part of the development approved. The proposals are to be based on the detailed Masterplan submitted in response to Condition 8 and based on the approved drawings listed in condition 4 the parameter plans listed in Condition 4 and documents approved pursuant to Condition 6 (site-wide Heritage Management Plan and site-wide Outline Ecological Mitigation and Enhancement Strategy). This application is designed to establish the detailed implementation of the Fastrack route and associated circulation infrastructure sitting within Gravesham ownership area.



Plan: Outline planning boundary



Chapter 1 - Introduction

Planning Context

Introduction

LUC have been appointed to prepare landscape proposals to support the Reserved Matters application for Bevan's Park.

This initial document includes a summary of the sites existing condition, analysis and initial landscape strategy. The strategy will ultimately form part of the submission material to discharge relevant parts of the following planning conditions:

Condition 7
Prior to submission of any Reserved Matters applications pursuant to condition 2, a detailed Phasing and Implementation Plan to specifically identify the phases and sequence of development shall be submitted to and approved in writing by the Local Planning Authority. Notwithstanding the indicative phasing plans submitted with the application, the Phasing and Implementation Plan shall include details of the timing for the delivery of residential, employment and other floorspace, open space, landscaping and the provision of infrastructure. The document shall also include the timetable and process for diverting public footpaths and reptile translocation. The development shall thereafter be carried out in accordance with the approved phasing or any variation to the phasing as may be approved from time to time by the Local Planning Authority in writing.

Condition 8
Prior to submission of any Reserved Matters applications pursuant to condition 2, a detailed Masterplan(s) for the site based on the approved drawings listed in condition 4, the documents approved pursuant to condition 6 and consistent with the phases of development, shall be submitted to and approved in writing by the Local Planning Authority. The detailed Masterplan(s) shall be submitted for the whole site or for a defined part of the site to be approved in writing by the Local Planning Authority, based on the phases to be approved pursuant to condition 7. The detailed Masterplan(s) shall be based on a 1:1250 scale plan(s) and shall be supported by a written statement. Any replacement Masterplan(s) which shall from time to time be produced shall also be submitted to and approved in writing by the Local Planning Authority.

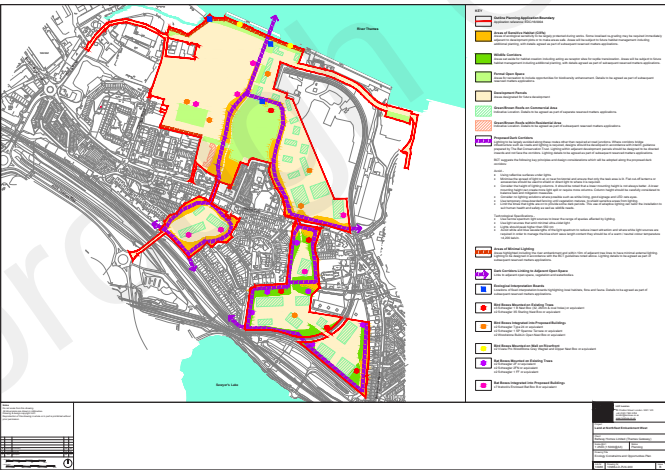
Condition 9b
As part of the landscape design assessment, the potential impact of noise on the park area will be considered with a view to including soft mitigation to reduce potential impacts from the sound sources in the area. A noise impact assessment with specific criteria is therefore not considered to be required in order to discharge Condition 9(b).

Context

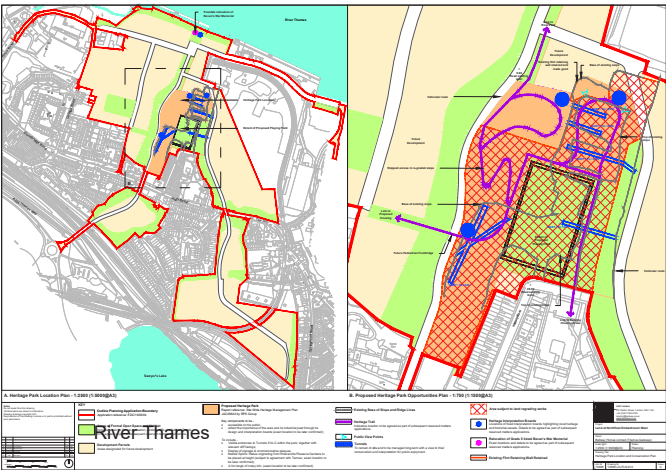
The site is a section of the Fastrack route which will cross the site in an east to west alignment.

The site itself is a spur of that route at the eastern edge of the site, within the outline planning permission boundary but inside Gravesham's ownership boundary.

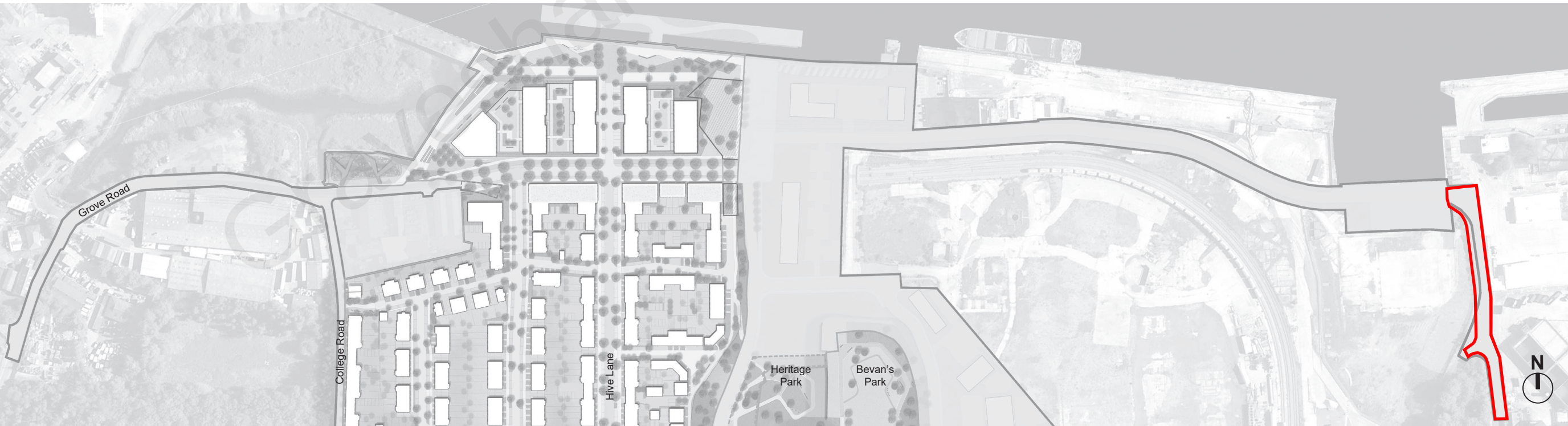
The site will allow to link between the section of Fastrack delivered on Ebbsfleet owned land and connect to existing road infrastructure to the south of the site.



Plan: Ecology Constraints and Opportunities Plan



Plan: Heritage & Conservation Plan



Plan: Approved Masterplan

Chapter 1 - Compliance with Masterplan

Connections to Public Rights of Way

Principal Routes and Connections

Public Rights of Way

Existing public rights of way (PRoW) will connect to the application site. Following discussion with Kent County Council (KCC) during the development of the residential masterplan, agreement in principle was reached to facilitate the re-routing of some of these routes to relate to the new development proposals. The proposals for the NU42 section will be carried through a separate application but will join up with an improved pedestrian footway delivered as part of this application. The setting for this route is illustrated in the proposed site section. In the case of this section of fastrack, the space available is limited by local site constraints, restricting opportunities for verges in some locations.

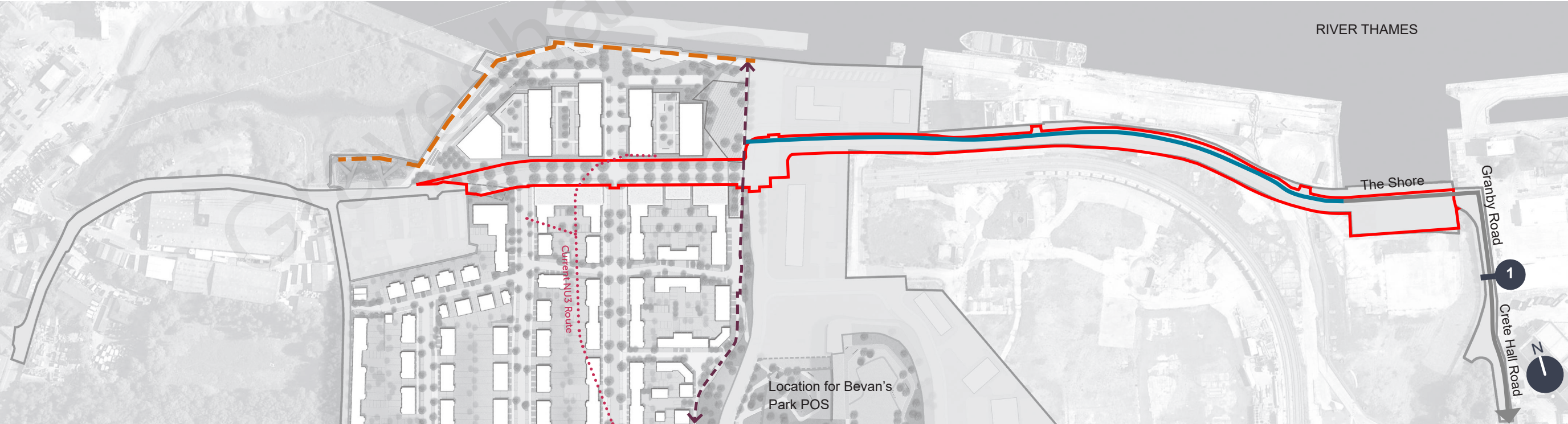
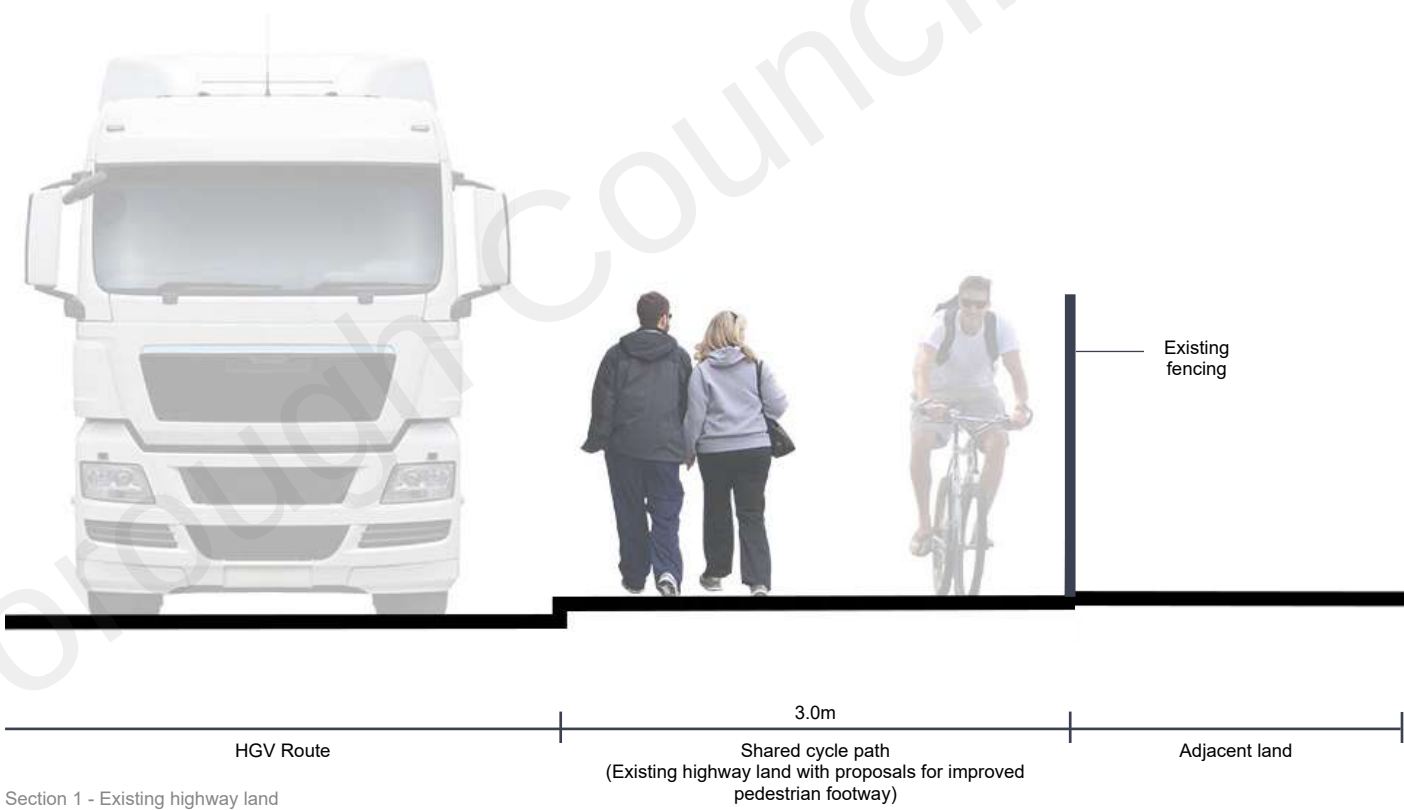
The PRoW proposals are as follows:

- Existing highway land – Proposals for improved pedestrian footway connecting to realigned NU42 section.

Key

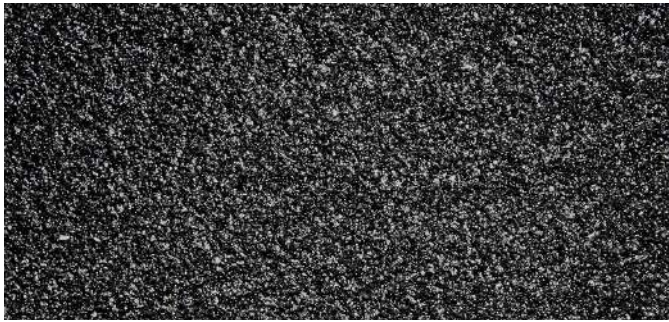
- NU6 - To be delivered as part of other RM applications
- NU3 - To be delivered as part of other RM applications
- NU42 -- To be delivered as part of other RM applications
- Existing highway land with proposals for improved pedestrian footway.

Note: Final alignment for public rights of way to be agreed following detailed reserved matters applications.



Plan: KCC public rights of way map

Chapter 2 - Materials Strategy
Materials & Furniture Palette



PT1 - Roads & MUGA surface
Black Asphalt
To Engineers Specification



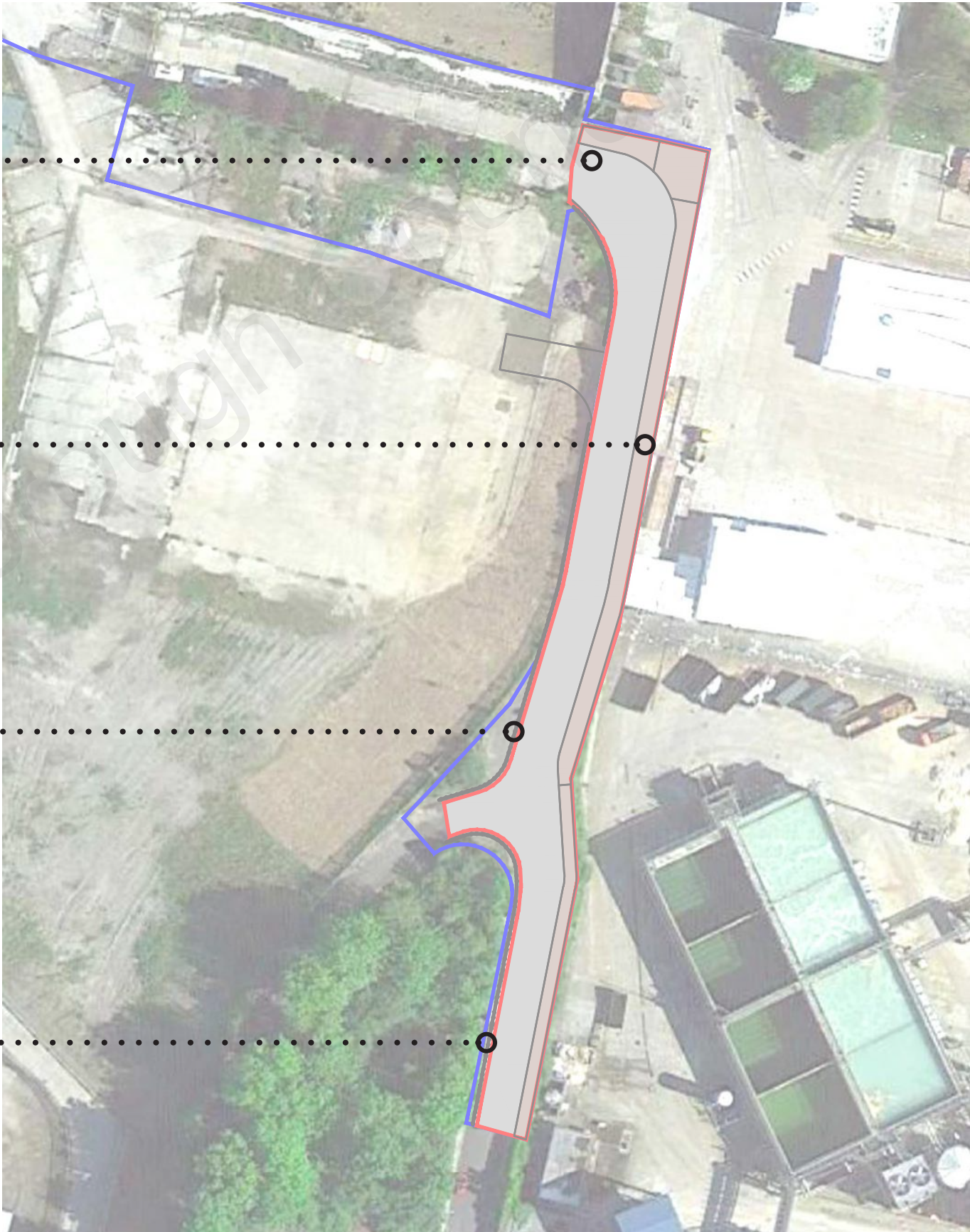
PT2 - Cycle Path
Buff Asphalt



PT3 - Gravel Trim
Rounded Flint Pebbles
20/40mm



BT1 - Welded mesh panel Fencing
Height: 1800mm



Plan: Street Tree Planting Strategy