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Planning Portal Ref: PP- 15191385

Dear Sir/Madam,

**Land at the Former Northfleet Cement Works, The Shore, Northfleet, Gravesend, Kent, DA11 9AN
Application for a Temporary Access Road**

On behalf of our client, Bellway Homes Limited (Thames Gateway), we submit a full planning application for a temporary access road and associated landscaping and parking to support the sales suite at the Harbour Village site.

Temporary permission has previously been granted for an access road for a period of 3 years under permission EDC Ref. EDC/22/0016 / GBC Ref. 20220226. This period has now expired. An access road is still required to the sales suite at the site. This application seeks temporary planning permission for 3 years for an access road to the sales suite.

This is a cross boundary application that is submitted to both Ebbsfleet Development Corporation (EDC) and Gravesham Borough Council (GBC) for consideration.

Description of Development

The description of development for which full temporary planning permission is sought is:

Temporary Access and associated landscaping and car parking to serve the sales suite at Harbour Village.

Submission Documents

This covering letter should be read in conjunction with the accompanying plans and drawings as listed below which have been prepared to address the full range of material planning considerations:

- **Completed Application Form**, prepared by Savills
- **Location Plan**, prepared by BPTW
- **Proposed Layout**, prepared by RLT
- **Highways Cross Section**, prepared by RLT
- **Highways Technical Note**, prepared by Stantec
- **Tree Survey and Report**, prepared by SJA



Existing Site

The site currently comprises of an L shape access road running west and then north, which linking the sales suites with College Road. The road has 2 lanes allowing vehicles to pass safely travelling in opposite direction. The site also includes 12 parking spaces, with 4 designated for staff and 8 for visitors.

Proposed Development

An access road was previously consented on 5 October 2022 under *EDC/22/0016 / GBC Ref. 20220226* on a 3 year basis for the temporary use for access and associated landscaping and parking. This permission has expired.

The applicant is seeking permission for a temporary period of 3 years for an access road to serve the sales suite on the site.

The parking spaces will remain as parking spaces for dwellings after the temporary use has expired. A pedestrian walkway will be provided on right-side of the temporary road to allow for the sales suite to be accessed by foot. The development will result in the temporary removal of 2 parking spaces on College Road.

Trees which surround the proposed temporary access will be retained as per the previously consented scheme. The tree report that was submitted with the previous temporary permission in order to demonstrate appropriate management for the existing trees is submitted again with this application for completeness.

Purpose of the Development

The purpose of the temporary road is to allow for access from College Road to the sales suite.

The location of the sales suite has been chosen due to it's sustainable location. The site is approximately 500m from Northfleet railway station which provides regular services to London Charing Cross, Luton, Rainham (Kent) and Gravesend. The site is 210m from "The Hive" bus stop which can be accessed from the site via footways along High Street and College Road. The bus stop is served by the 3, 34, 306, 480 Sapphire, 490 Sapphire services which reach Bluewater, Dartford, Sevenoaks.

Highways

A Transport Statement prepared by Stantec is submitted for completeness in support of this planning application. The Transport Statement provides an analysis of the 'existing' situation in relation to highways, access arrangements, trip generations, parking, followed by conclusion of findings. Although it is noted the temporary access road has now been in situ for 3 years.

The proposed development previously resulted in the removal of 2 on-street parking spaces. The parking survey undertaken by Stantec confirms that the parking availability along College Road and Warwick Road is sufficient in accommodating the temporary loss of 2 spaces.

The study predicts that trip generation of the site will be low, with the majority of trips being during the weekend when the highway network is less congested, and therefore would have a limited impact. The car park quantum has been designed based on the in depth knowledge of the Bellway's sales team who know the typical use of a sale suite this size. Given that the site will continue to be a temporary use and the people visiting are likely to buy a home within the new development, their vehicle trip would have been considered as part of the wider outline application.

The Statement concludes that the development would not lead to severe impacts on the local highway network and therefore should be approved. It is noted that these conclusions are considered to accurately reflect the scenario since the access road has been in operation.

Restoration of the Site

Once the temporary access is no longer needed, it is proposed that hardstanding will be removed, and the junction which connects to College Road will be restored to its original condition. Once the hardstanding is removed, the site will be appropriately treated to allow it to flourish as green landscaping. It will be ensured that the restoration of the curd and paving of College Road will be compliant with highways standards.

Summary

This application seeks temporary planning permission for a access and associated works serving the Harbour Village sales suite, supporting the ongoing delivery of new homes at the wider Harbour Village site.

The application fee has been submitted under separate cover.

I trust that the enclosed is in order and I look forward to receiving confirmation that the applications have been validated. In the meantime, please feel free to contact me or my colleague Owen Rees-Pellatt (owen.reespellatt@savills.com) in the first instance if you have any queries or would like to discuss the scheme further.

Yours sincerely



Gregory Evans MRTPI
Associate

Enc. As listed