



Application: 20230375
Your Reference: EDC/23/0051

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 Consultation - Discharge of Condition 13 (Parking Management Plan)** pursuant to reserved matters approval EDC/21/0081.

Referred to in your application dated 13 April 2023.

GRAVESHAM BOROUGH COUNCIL HOWEVER MAKES THE FOLLOWING COMMENTS:-

1 Condition 13 - Parking Management Plan

GBC - Highways Officer Comments

The proposal is disappointing as the roads are not being adopted and instead reliance is placed on a private company to enforce restrictions and manage parking permits, which can be a costly business to ensure enforcement is robust.

I note the document appears confusing, on page 3 paragraphs 2.13 and 2.16 are in conflict, one gives 2 hours permit free parking to visitors whilst the other gives 4 hours.

Any areas that are not highway and subject to private enforcement will need to be clearly delineated from the highway, with potentially different surface finishes and independent drainage all of which will need to be agreed with Kent County Council as Highway Authority to ensure there is no confusion in future over who is responsible for what. Gravesham Borough Council as both

Planning and on Streeting Parking Authority should be supplied with appropriate plans that clearly defines the highway and private areas, to simplify enforcement and any future planning issues.

Planning Assessment/Comments

This application comprises an Ebbsfleet Development Corporation consultation on application EDC/21/0081, specifically in relation to the details relating to a Parking Management Plan (condition 13), of that planning permission.

Recommendation

The EDC is requested to consider the recommendations from the Borough Council's Highways Officer and Kent County Council as Highway Authority.

The EDC is thanked for consulting the Borough Council.

Dated this 4th day of May 2023

Address; Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

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Assistant Director (Planning)
Planning Service