



Application: 20230528
Your Reference: EDC/20/0079

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**
Ebbsfleet Development Corporation
The Observatory
Castle Hill Drive Castle Hill
Ebbsfleet 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 - Application for the discharge of condition 7 attached to outline planning permission reference no. EDC/16/0004 relating to a detailed Phasing and Implementation Plan.**

Referred to in your application dated 17 May 2023.

GRAVESHAM BOROUGH COUNCIL HOWEVER MAKES THE FOLLOWING COMMENTS:-

This application is an EDC re-consultation EDC/20/0079: Application for the discharge of condition 7 attached to outline planning permission reference no EDC/16/0004 relating to a detailed Phasing and Implementation Plan.

Condition 7 attached to planning permission reference no. EDC/16/0004 relating to a Phasing and Implementation Plan states:

Prior to or at the same time as a submission of the first Reserved Matters application pursuant to condition 2, a detailed Phasing and Implementation Plan to specifically identify the phases and sequence of development shall be submitted to the Local Planning Authority. The Phasing and Implementation Plan shall thereafter be approved in writing by the Local Planning Authority prior to or at the same time as approval of the first Reserved Matters application. 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.

N.B. For the avoidance of any doubt, any references in this decision notice to a phase shall be as per the phases identified in the Phasing and Implementation Plan approved pursuant to this condition.

Reason: In order to ensure that the development proceeds in an orderly and balanced manner in respect of both the location of and mix of development.

Planning Assessment/Comments

The Borough Council has previously been consulted three times on earlier versions of the Phasing and Implementation Plan for the delivery of built development and infrastructure required pursuant to condition 7 of the outline planning permission granted by the EDC (EDC/16/0004) relating to the mixed development of the former Northfleet Cement works site being brought forward by Northfleet Property LLP and Bellway Homes Limited (Thames Gateway).

The previous comments sent to the EDC in July 2020 were:

There are some concerns at what is seen as the disparity in bringing forward the employment land in relation to the residential development of the site.

There are concerns about the delivery of open space given the lack of open space within that area.

There are concerns with footpaths being delivered per phase and prior to 50th occupation of residential unit within that phase. Footpaths should be delivered before any occupation of the relevant phase.

The whole approach to delivery needs a proper systematic rethink.

For example Phase 1 comes first (next to Hive), then phase 2 (riverside), but they won't potentially put links in between the two until phase 3 (Park Edge) comes forward.

That makes little to no sense, as Phase 2 according to the Building Programme now includes the community facilities etc.

The delivery of the Fastrack in separate sections is also of concern and particularly if there is a further delay in the implementation of the employment land on the site.

Further comments sent in October 2020 were:

The Ebbsfleet Development Corporation (EDC) is advised that the Borough Council comments that there are still some concerns at what is seen as the disparity in bringing forward the employment land in relation to the residential development of the site although it is now noted that amendments have been made to the Phasing and Delivery Programme in response to previous consultation comments in respect of the delivery of Fastrack and open space on the site.

It is however noted that KCC Highways and Transportation still have concerns in relation to delivering the Fastrack route as one link and the timing of and trigger point for its delivery which are supported.

Comments sent in November 2020 were:

The Ebbsfleet Development Corporation (EDC) is advised that the Borough Council has previously commented on two other occasions to the EDC in relation to the Phasing and Implementation Plan on 31 July and 09 October 2020. Those previous comments still remain relevant.

There are still concerns at the disparity in bringing forward the employment land in relation to the residential development of the site with 2025/6 as the start date for building.

The GBC Highways Development Management Officer has commented that:

Fastrack should ideally be delivered in one phase at the start of development so it is there when people move in, much as happened at The Bridge in Dartford. Fastrack needs its own suitably sized corridor which is for its sole use, although other corridors can parallel it such as a cyclist route.

In respect of the delivery of the community building it remains unclear when this will be delivered within the build programme with infrastructure delivery date being indicated as:

Available for handover prior to 50% occupation of the building in which the community facility is included within.

Notwithstanding the latest version of the Phasing and Implementation Plan the previous comments still remain relevant.

Recommendation

The Ebbsfleet Development Corporation (EDC) is advised that the Borough Council has previously commented on three other occasions to the EDC in relation to the Phasing and Implementation Plan, on 31st July 2020, 9th October 2020 and 6th November 2020. Those previous comments still remain relevant.

The revised anticipated start date of 2023/24 in relation to the residential development is an improvement over the previous date of 2025/26, however there are concerns over the lack of anticipated completion date.

The GBC Housing has commented that:

- o The 40 affordable units are not specifically mentioned in the phasing plan, so it is difficult to comment.
- o However, I think that they form the phase 3B on the attached plan.
- o From a GBC Housing perspective, we would want to see the 40 affordable homes delivered as early as possible in the development of phase 2 which has anticipated completion dates of 2024/25
- o A phasing plan for the affordable housing would be very helpful if the developer can provide please.

It is noted that KCC Highways and Transportation still have concerns in relation to delivering the Fastrack route as one link and are unable to support the discharge of condition 7.

In respect of the delivery of the community building it remains unclear when this will be delivered within the build programme with infrastructure delivery date being indicated as:

Available for handover prior to 50% occupation of the building in which the community facility is included within.

The EDC is asked to consider these additional comments and those comments received from other statutory consultees in determining this planning application for the discharge of condition 7 attached to planning permission reference no EDC/16/0004 relating to a Phasing and Implementation Plan.

The EDC is thanked for consulting the Borough Council.

Dated this 14th day of June 2023

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Assistant Director (Planning)
Planning Service