

PD14069/JWB/PM/AP

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Gravesham Brough Council,
Planning Department,
Civic Centre
Gravesend
DA12 1AU

FAO Genna Henry

Planning Portal reference: PP-11573046

30 September 2022

Dear Sir / Madam,

**NORTHFLEET HARBOURSIDE – LAND SURROUNDING EBBSFLEET UNITED FOOTBALL CLUB, BOUNDED BY
LOWER ROAD, RAILWAY LINE, GROVE ROAD THE RIVER THAMES**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPLICATION FOR OUTLINE PLANNING PERMISSION

On behalf of our client, Northfleet Central 1 Limited, we hereby submit an application for outline planning permission as follows:

“Outline planning application with all matters reserved, except for the primary means of access, for a 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), Use Class E floorspace including floorspace for retail, food and beverage, office floorspace and flexible Class E floorspace, floorspace for a new multi-use stadium with associated business and leisure facilities, floorspace for a hotel (Use Class C1), floorspace for community uses (Use Class F2) and other sui generis uses, delivery of open space and the realignment of the A226 Galley Hill Road / Stonebridge Road with hard / soft landscaping, car and cycle parking, highways works, infrastructure works, ancillary and associated works.”

The application comprises the following documentation:

Ref.	Document Title	Author
1.	Application Form	Montagu Evans
2.	Ownership Notice List	Montagu Evans
3.	Covering Letter (i.e. This Letter)	Montagu Evans
4.	Site Location Plan	UNS Studios
5.	Parameter Plans	UNS Studios

Ref.	Document Title	Author
6.	Block Plan	UNS Studios
7.	Existing Buildings	C+W O'Brien
8.	Demolition Plan	UNS Studios
9.	Site Sections	UNS Studios
10.	Drawing Schedule	Montagu Evans
11.	Planning Statement including Parameters Report and Affordable Housing Statement	Montagu Evans
12.	Design and Access Statement including Illustrative Masterplan and Landscape and Public Realm Strategy	UNS Studios, C+W O'Brien and HLM
13.	Design Code	UNS Studios, C+W O'Brien and HLM
14.	Environmental Statement Volume 1 (inc. Technical Appendices and Reports)	Trium
15.	Environmental Statement Volume 2 (Town and Visual Impact Assessment)	Trium
16.	Environmental Statement 3 (Technical Appendices)	Trium
17.	Environmental Statement (Non-Technical Summary)	Trium
18.	Minerals Infrastructure Assessment	Wardell Armstrong
19.	Retail Impact Assessment	Montagu Evans
20.	Statement of Community Engagement	Cascade Communications
21.	Financial Viability Assessment (Redacted)	Montagu Evans
22.	Arboricultural Impact Assessment	Schofield Lothian
23.	Energy and Sustainability Statement	Scotch Partners

Financial Viability Appraisal

The Benchmark Land Value (BLV) in the Financial Viability Assessment (FVA) is arrived at using the RICS and NPPF's preferred 'Existing Use Value Plus' methodology. Specifically, the BLV is based upon the Property Cost Estimates for the Compulsory Purchase Order (CPO) process. The CPO figures relied upon cannot be disclosed in the public domain as this would severely prejudice ongoing commercial negotiations with affected parties. For this reason, all references to CPO figures have been redacted from the public version of the FVA. Specifically, Section 7 and Appendix 4 have been redacted.

We highlight that the inclusion of the CPO figures in the full version of the FVA for the use of the Council's preferred viability consultants means it is imperative that this document is treated as strictly private and confidential.

Application procedure

This application has been submitted via the Planning Portal under the reference **PP-11573046**. The application fee of £34,234.20 (including the £32.20 service charge) has been calculated in accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended). The fee has been made via BACS transfer today.

We trust that the enclosed information is sufficient to validate the application. However, please do not hesitate to contact Jon Bradburn (07818 012 452/ jon.bradburn@montagu-evans.co.uk) Polly Mason (020 7312 7403/ polly.mason@montagu-evans.co.uk) or Alex Partridge (07584 154 762 / alex.partridge@montagu-evans.co.uk) if you require any additional information.

Yours faithfully,

Montagu Evans

Montagu Evans LLP