

Northfleet Harbourside

Design & Access
Statement



**Northfleet
Harbourside**



uns
UNSTUDIO



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This Design and Access Statement has been produced by UN Studio for Landmarque Property Group. Northfleet Harbourside has been designed in collaboration with C+W O'Brien Architects and HLM Architects, refer to the list above for the relevant disciplines and responsibilities.

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Executive Summary

This Design and Access Statement has been prepared by UNStudio on behalf of Northfleet Central 1 Ltd in support of an outline planning application for the regeneration of a significant brownfield site in Northfleet.

The development is hereafter referred to as Northfleet Harbourside. This document sets out the site analysis which has been undertaken and the design process which has led to the masterplan proposals forming the basis for the application.

Outline permission is sought with all matters reserved, save for access into and out of the site. Reserved matters approval will be sought for the detailed design of the scheme and internal access arrangements.

This will be prepared in consultation with the community and the Football Club supporters and reflect the detail contained within the accompanying Design Code. The proposal contributes to Council's regeneration priorities and delivers a range of benefits to the local community.



Executive Summary

The Marketplace

The Marketplace will be a high-quality retail experience that works closely with the leisure activities of the stadium. The retailing will provide a destination for both visitors and the local community, with all year round activity. Locating Northfleet's retail attraction right at the heart of the proposal will promote multiple visits from its customers. Northfleet retail will embrace a granular street-scape, of human scale and of immense interest but with measure and a sense of 'identifiable' forms and frontages. The scheme will deliver up to 3,500 residential units distributed between 3 neighbourhoods

The Stadium

At the heart of Northfleet Harbourside lies Northfleet's most treasured cultural link, its football club, will be re-housed in a new stadium.

This multi-functional venue will be capable of hosting a greater supporter base through increased capacity and the ability to host additional events throughout the year.

The Stadium will be capable of hosting major cultural, music and community events for between 10,000-18,000 visitors.



Executive Summary

Boulevard Neighbourhood

The Boulevard neighbourhood is located next to the stadium and is developed around a mixed-use active street. A 300 bed hotel and commercial office spaces are complementing the diverse character of this area. Much of the ground floor of this neighbourhood provides a mix of local community services and food and beverage offerings.

Riverside Neighbourhood

The Riverside neighbourhood is situated adjacent to river Thames where river-front dining options and event spaces will provide a vibrant and attractive waterfront attraction;

Parkland Neighbourhood

The Parkland neighbourhood, located next to the Swanscombe peninsula, will provide a quiet yet diverse residential quarter with direct access to green spaces and local amenities.

The 15-minute City

The new shops, restaurants, coffee shops, and workspaces at Northfleet Harbourside will accommodate a commercial offer that satisfies residents daily needs on-site, allowing them to work locally, creating a 'place' and support the '15-min City' concept. Pathways will contribute to creating a positive public realm and urban environment, helping the community to meet and come together. Extensive and accessible public open spaces will ensure that the upcoming development will be a sustainable place which responds to Nature & Heritage.



Executive Summary

Figures of the Scheme



New EUFC c.8,000 seat stadium, also capable of **hosting events of up to 20,000**, realising c. 50 part time jobs on match days, and ca. 400 on major event days



c.315,000 m² residential built area, representing up to **3,500 residential units**, supporting c.5,500 - c.6,000t local residents



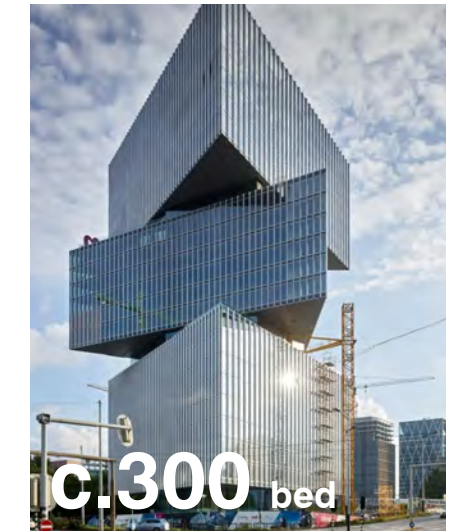
Commercial Space of c. 15,000 m² representing **1 person per 15sqm, equating to ca. 1,100 jobs** with corporate occupiers



Retail space c. **22,500 m²** supporting c. 2 million+ visits p.a. (vs 30million at Bluewater), requiring c. 1,200 full and part time jobs



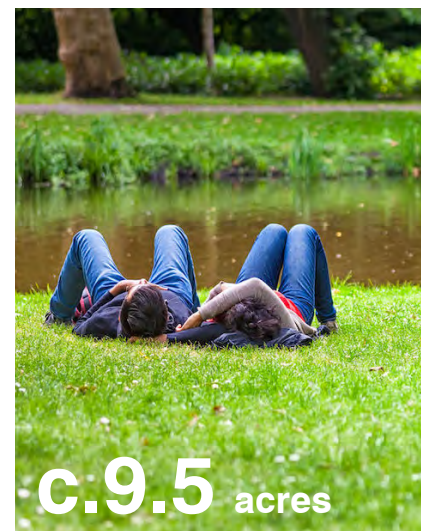
Medical Services facilitating c. **1,500 m²** of 'all medical service' uses – requiring c. **50-60 medical specialist / consultancy jobs**



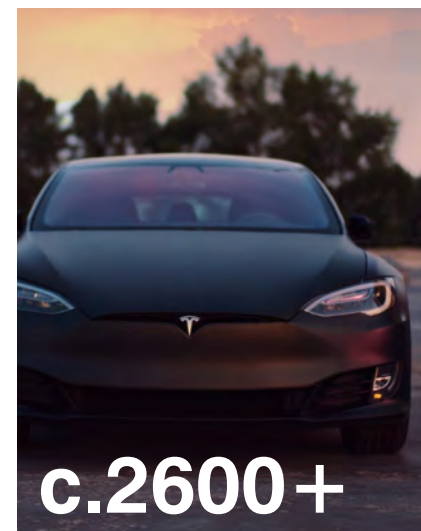
c. 300 Bed Hotel of c. **20,000 m²** supporting local business visits, events, conferences and matches with **60 full and part time jobs**



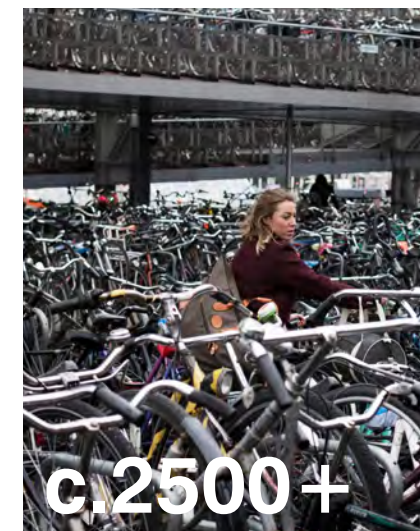
Local retail, medical, community and essential services space supporting **c.7,000 m² and c. 300 retail jobs**



Green Zones (including parklands, green spaces, private gardens, public access pitches and children play space



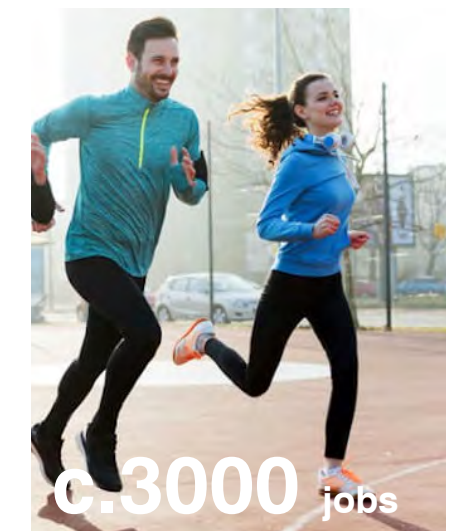
Car parking for both local and visitors of c. **2,600+ spaces**



c.2,500+ bike spaces, associated storage and charging points



Pedestrian access pathways



c. 500-3,000 full and part time jobs across retail, sports health, commercial office, event management, estate management, Food & Beverage & Incubator SME's.



**Northfleet
Harbourside**

1. Introduction

Northfleet Harbourside

1.1. Why is the project coming forward?

A Home for Ebbsfleet FC

At the heart of the project investment in Northfleet Harbourside will secure the future of its historical football club, creating a new Stadium within a broader vibrant mix of commercial and residential precincts. This stadium will be multi-purpose, designed to host a series of events from football, cultural events, music concert and community events.

New Jobs for the Local Community

Northfleet Harbourside will create c. 3000 new jobs in retail, leisure and the services sector, greatly boosting the local economy. Employers will commit to offering opportunities for local people with the availability of training opportunities in retail and hospitality sectors. Small and local businesses will have excellent opportunities for growth in the incubator spaces within the proposed development.

New Retail Centre for Northfleet

The Marketplace Neighbourhood, right at the centre of the development, will put Northfleet on the map as a retail destination. Creating much needed jobs while creating a one of its kind Retail/ Stadium experience.



1.1. Why is the project coming forward?

The need for Local Services

From an extensive period of public consultation we know Northfleet needs investment in key local community services including healthcare, childcare, community spaces and sports facilities.

Northfleet lacks in essential public services, from doctors surgeries to local supermarkets. The Northfleet Harbourside Development proposes to create space to deliver these much needed new, modern and accessible local services within the ground floor of the development.

This development will ensure the long term provision of high quality locally accessible services while creating new jobs within borough of Gravesham.

Respecting History

The industrial history of the site will form the driver for the material design of the project. Taking cues from the local industrial history the project will be designed in a way that mirrors a true understanding of the local and historical architecture of the community.

Residential Needs

There is a growing demand within the borough to provide high-quality, sustainable and energy-efficient homes for the many different dwelling typologies. Northfleet Harbourside will provide 3500 new homes for the area, including affordable homes to meet local needs.

The current site greatly lacks in open, public and landscaped green spaces. These 3500 new homes will all be designed around and within an impressive public realm green space, accessible to all, this space will provide much needed parklands, green spaces, seating areas and children play spaces. This proposed green play place will increase the current green zone by c. 350%.

Understanding the current challenges of the site, such as air-quality, noise and antisocial behaviour this new public realm will create much needed open green for children and young adults in a safe, sustainable and active environment.



1.2. Planning Policy Context

Statutory Development Plans

The project is also coming forward in reaction to The Statutory Development Plans for the site, which consist of;

1. Gravesham Local Plan First Review Saved Policies (1994)
2. Gravesham Local Plan Core Strategy (2014)
3. Kent Minerals and Waste Local Plan 2013 – 2030 (2016, revised 2020).

The Core Strategy Spatial Vision for Gravesham seeks that by 2028, Gravesham will have regenerated itself from dominate heavy riverside industry to offer a more diverse range of employment, housing and support facilities that respects the unique built, historic and natural environment. The proposed development at Northfleet Harbourside presents an opportunity to build on this Spatial Vision for 2028.

The policies which specifically relevant to Northfleet Harbourside are;

- It is within the Northfleet Embankment and Swanscombe Peninsula East Opportunity Area
- The site is partially within Crossrail and High Speed 1 Safeguarding Areas
- The site is partially within Highways Safeguarding area
- Part of the site is identified as Robins Wharf, an area to be safeguarded (Safeguarded

Wharves and Rail Depots), both for Brett and Aggregate Land

- The site is within a Mineral Safeguarding Area (Sub-Alluvial River Terrace Deposits)
- The site falls within Gravesham Borough Council Urban Boundary / Village Confines
- The site falls within the Gravesham Borough Council Land Allocations.

The National Planning Policy Framework (NPPF)

Published in March 2012 and revised in July 2018, February 2019 and July 2021.

The NPPF sets out the Government's approach to planning matters, and is a material consideration in the determination of planning applications. High quality and inclusive design which is delivered through mixed and integrated developments with well planned public spaces is encouraged at all policy levels. The NPPF notes that good design is fundamental to the planning process and in achieving sustainable development, and should contribute to creating better places in which to live and work. Some key expectations set out are that developments;

1. Will function well and add to the overall quality of the area, not just for the short term

2. but over the lifetime of the development
2. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
3. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)
4. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit
5. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks
6. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder do not undermine the quality of life or community cohesion and resilience.

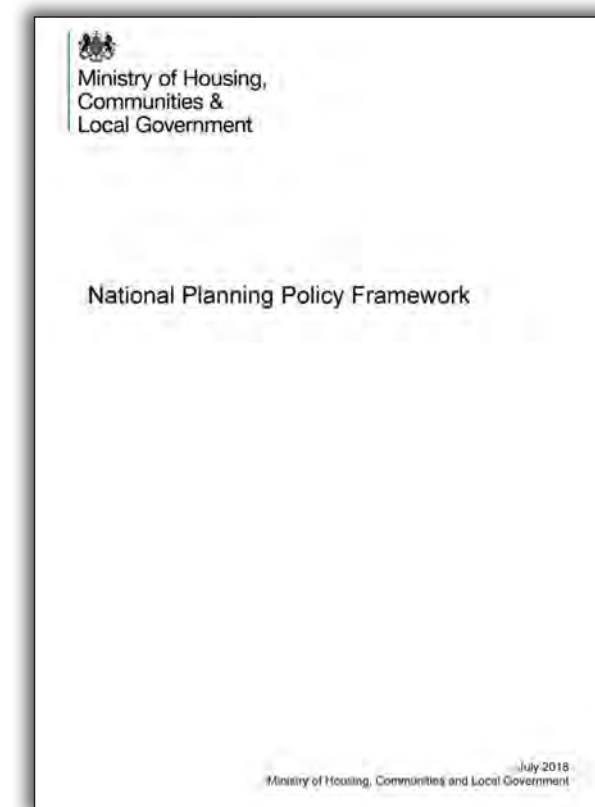
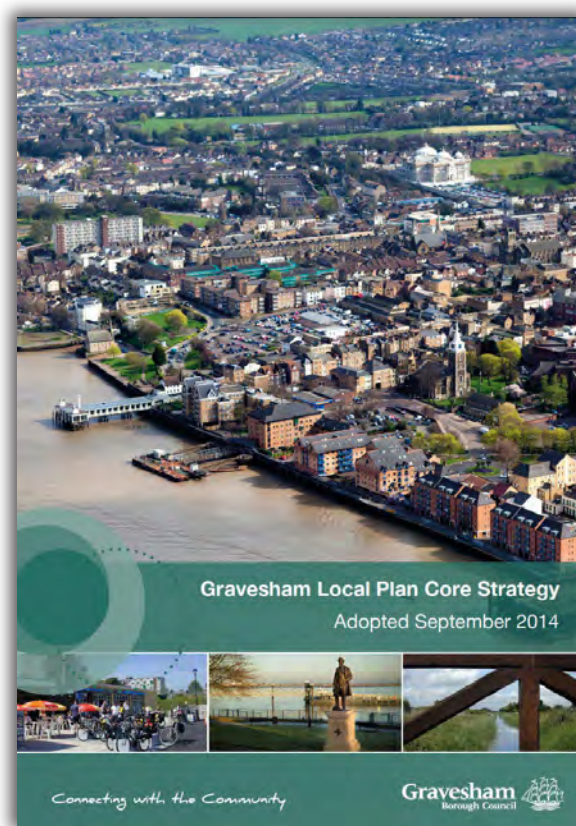
Supplementary Planning Guidance (SPG)

There are a number of guidance documents which provide extra guidance on policies within the local plan. Kent Council has produces a number of documents which are relevant to the Northfleet Harbourside development.

- Kent Design Guide (SPG 5, published December 2005, adopted July 2006 – except Supplementary Planning Guidance on residential parking);
- KCC Guide to Development Contributions and the Provision of Community Infrastructure (2007);
- Kent Vehicle Parking

Standards (SPG 4 published in 2003 and adopted in 2006);

- Vehicle Accesses on Classified Highways (SPG 6 November 1992);
- GBC Residential Layout Guidelines, SPG2, including Housing Standards Policy Statement October 2015, adopted February 1996 – amended June 2020 to combine the 2015 Statement;
- Technical Housing Standards: Nationally Described Space Standards, March 2015;
- National Design Guide, Ministry of Housing, Communities and Local Government, October 2019, updated January 2021.



1.3. How to read this Document?

Design & Access Statement

The document should be read primarily in conjunction with the Design Code document, which gives guidance over the design of the proposed masterplan development and the public realm. This document explains how the design of the proposal has emerged and the ambitions, aspirations and objectives of the proposal in relation to the design of the development and the public realm.

An illustrative masterplan has been produced to demonstrate how the scheme's vision could be delivered within the design parameters. This is referred to in the application documents as the Illustrative Masterplan; this scheme is only illustrative, and the actual detail of each part of the proposed Development to be built will come forward only when Reserved Matters applications are made.

Design Code

A set of **Design Codes** that establish standards for how buildings will be formed, give form to streets and enclose public spaces support the Design and Access Statement and the Parameter Plans. The document is also used to ensure that high quality architecture and public realm design is delivered whilst providing sufficient flexibility to allow architectural interpretation to take place.

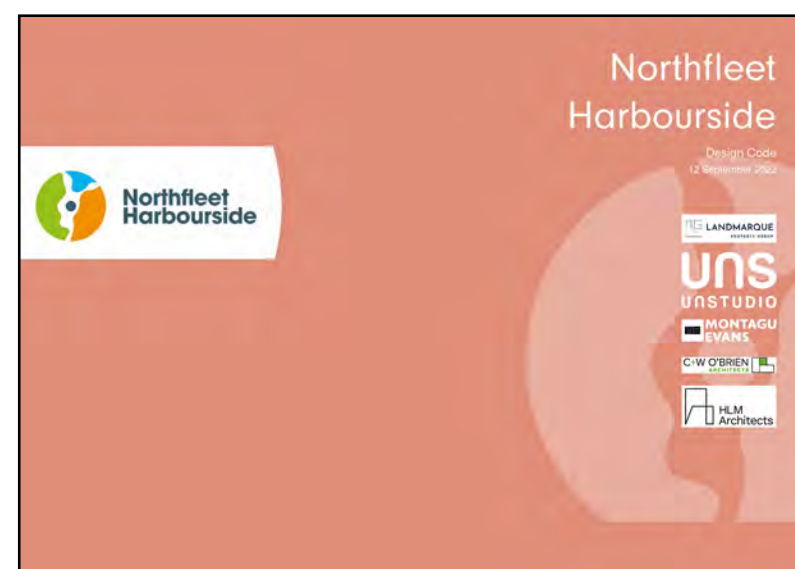
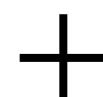
The Design Code should be read together and specifically in conjunction with the Parameter Plans; and with reference to all other documents forming part of the Northfleet Harbourside Outline Planning Application, particularly the Design and Access Statement.

Parameter Plans

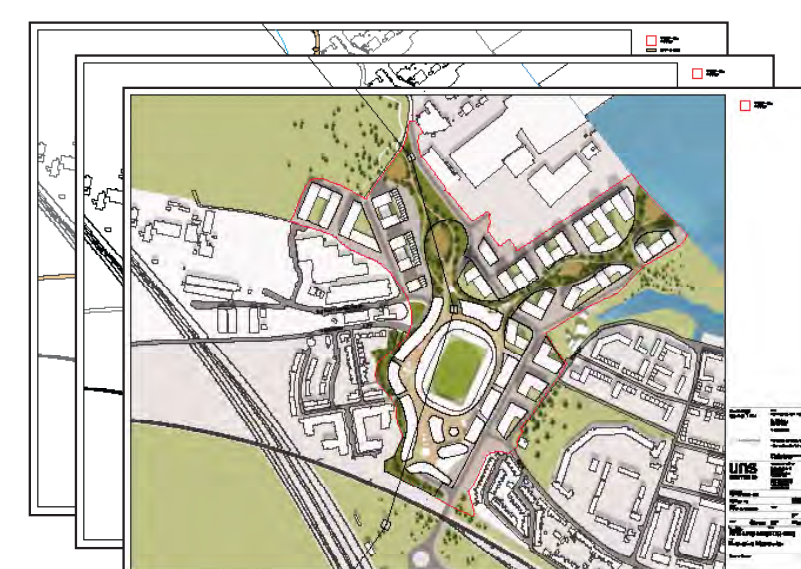
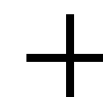
The Parameter Plans (NFH-UNS-MAST-DR-1001 - 1018 inclusive) set out the design parameters which will guide the overall layout, provision of open space, form and scale of development. The plans show the outlines and geometry of development parcels, routes and open spaces, according to defined limits of deviation. The parameter plans represent a distillation of the design principles inherent in the masterplan developed for the site.



Design & Access Statement



Design Code



Parameter Plans



**Northfleet
Harbourside**

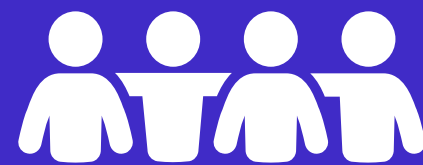
2. The Vision

Northfleet Harbourside

2.1. Northfleet Harbourside Objectives



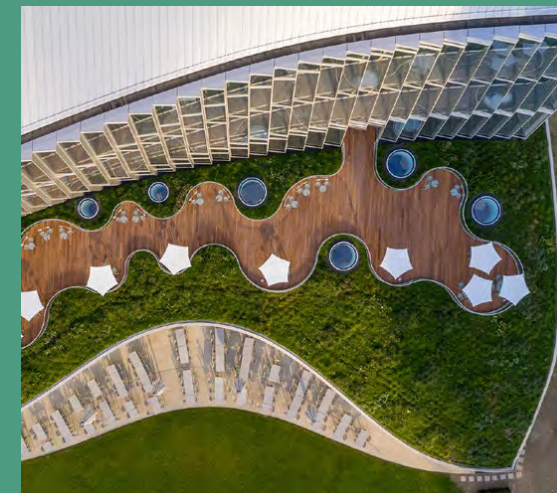
1. Football Club



2. New Community



3. Accessibility Connectivity



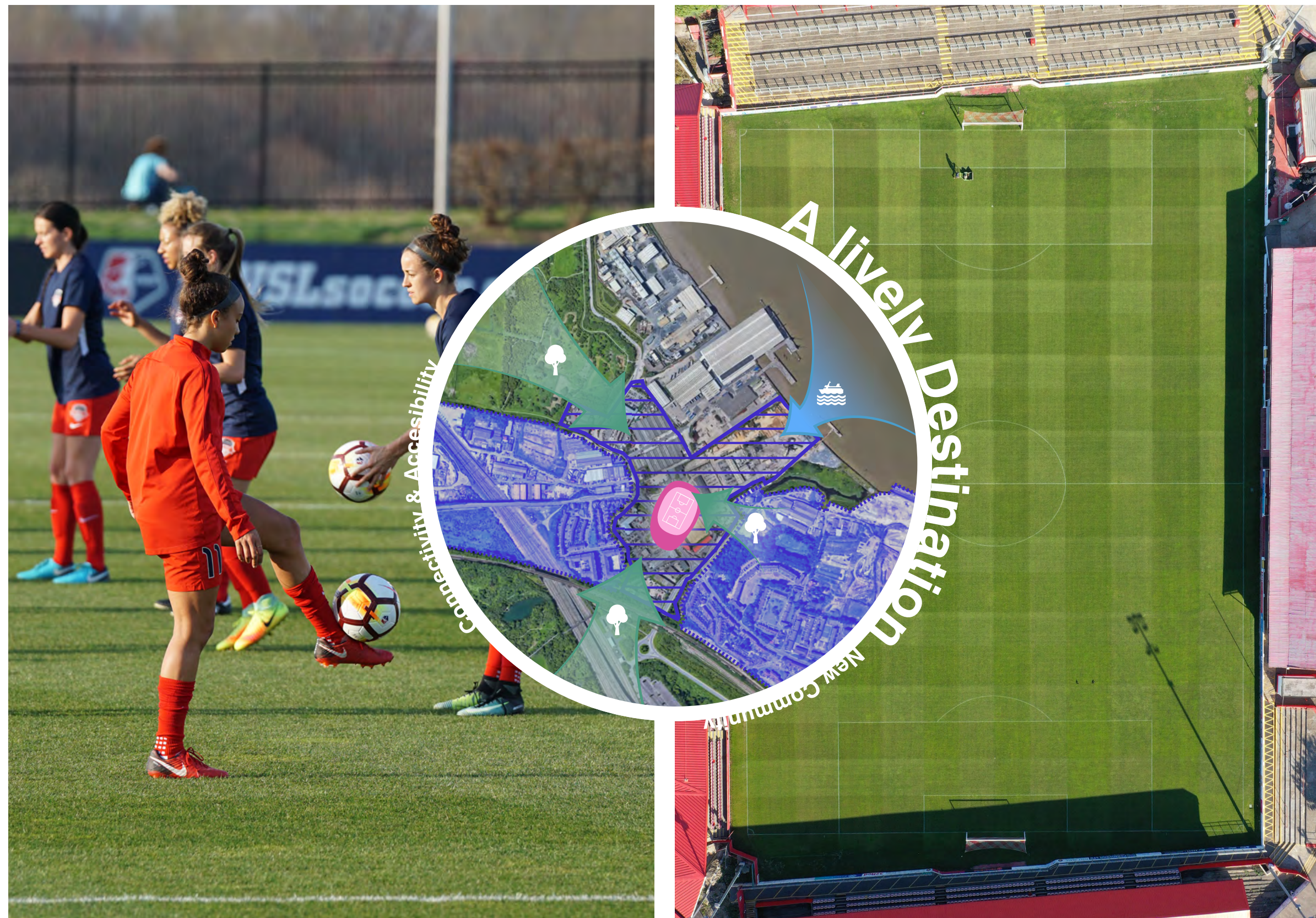
2.1.1 Northfleet Harbourside Objectives

Stadium as a Pivot Point

One of the main objectives of Northfleet Harbourside is to re-imagine the football club as a stimulus for regeneration.

The goal is to introduce attractors for people to gather, celebrate and create shared experiences and to offer an integrated destination that provides for visitors and gives back to the community.

This proposal aspires to bring a contemporary vision that binds sports, commerce, culture, innovation and community.



2.1.2 Northfleet Harbourside Objectives

A New Community Based on Healthy Living

Another objective of the proposal is to introduce a new community based on healthy living.

This can be achieved by building an inspiring and innovative community, by attracting community-centric companies and entrepreneurs and by creating a liveable public life.

Healthy Cities offer inclusive neighbourhoods, walk-able quarters, quality health care and safe public spaces for socializing and playing to cater to the holistic well-being of its residents.



2.1.3 Northfleet Harbourside Objectives

Accessibility / Connectivity with Existing Neighbourhoods, Nature & Waterfront.

Northfleet Harbourside is focused on being connected with existing neighbourhoods, with nature and with the waterfront.

Public green space makes room for play, social interaction, creativity, economic activities and entertainment.

Investments in green spaces and sustainability become the pillars for creating liveable and attractive places.



2.2 Placemaking Vision

Vision Pillars

Six key Vision Pillars come together to create a comprehensive placemaking vision for Northfleet Harbourside. The Pillars take into account all of the key aspects required for the creation of a sustainable new neighbourhood; active travel and transport, the creation of a welcoming and engaged community, green and blue infrastructure, addressing the climate emergency, recognising the heritage of the area and providing a broad mix of homes.



Connective Placemaking

A permeable, well connected network of active travel connections and easy access to public transport



A Welcoming Community

Centred around the new home of Ebbsfleet United FC, Northfleet Harbourside has community at its heart. The new development connects in with existing neighbourhoods and provides them with new facilities such as health care and community meeting spaces.



A New Green Northfleet

Two new parkland areas, publicly accessible river and harbour frontages, as well as numerous pocket parks and public squares. Northfleet Harbour presents new outdoor amenities for new residents.



Sustainable Masterplanning

Homes and commercial buildings with low energy requirements and producing their own energy through renewable sources.



A Strong Future Built on the Past

The proud heritage of the area is to be captured and used as inspiration for the architecture and landscape of Northfleet Harbourside - referencing both the maritime and industrial legacy of the neighbourhood.



A Rich Mix of Uses

A strong connection between the proposed masterplan program and diverse public realm.

2.3 Main Program Components

Stadium & Football Club

The proposed development seeks to create a new multi-purpose day/night 8,000 capacity stadium. The proposed space will play host to a series of major cultural, music and community events.



Housing

The residential proposal aims to provide up to 3,500 new homes for the local area, designed to exceptional standards with an emphasis on security, safety and visual connectivity.



Retail

The proposed development will strive to celebrate and elevate the retail experience for occupants and visitors by providing up to 22,500 m² of retail stores along an attractive external public route.



Office

The development will provide two key commercial blocks promoting high quality work space, flexibility and sustainable future-proofing.



Community

Community and cultural spaces are intended to form a central anchor point for the proposed development. Seminars, workshops and market events could be hosted on-site.



Health & Medical

The development proposes more than 1500 m² of health programme, this programme allows for the provision high quality local health and medical amenities.



Hotel

The proposed development seeks to provide a hotel which would provide accommodation for shoppers, commercial and recreational visitors.



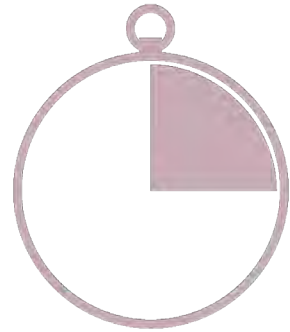
Neighborhood Amenities

The development proposes to provide approx. 2,600 m² of local amenities space such as medical, nursery, retail and F&B, strategically located amongst the residential programmes.



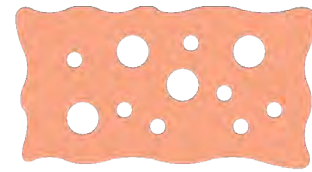
2.4 Building a Sustainable Community

How to Build a Sustainable Community - The 15-min city



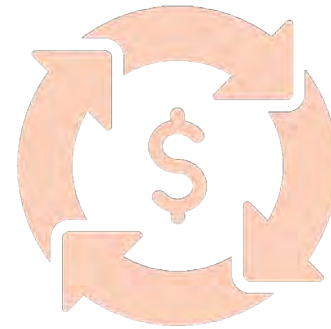
01. The 15-min model

The 15-minute city concept is perhaps one of the most important parts of making a sustainable city. Essentially everything you will need in your day to day life should be around a 15-minute walk from your house.



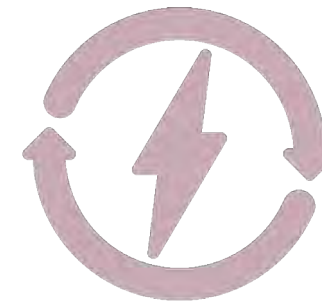
02. Sponge cities

The concept behind 'sponge cities' is allowing water to flow naturally instead of obstructing its flow with man-made materials. Creating permeable pavements, having more vegetation, and introducing natural flood barriers are just some of the ways to create a sponge city.



03. Circular economy

The circular economy aims to keep resources in use and create nearly no waste. Achieving this will require global co-operation since it requires a system change. The circular economy is a sustainable economy and will fix many of our current problems.



04. Renewable energy

Turning our backs on fossil fuels is another big priority. In the near future, all our energy should come from renewables. Besides, fossil fuels are a finite source. Renewable energy, as the name suggests, never runs out. In addition, it doesn't contribute to the climate crisis.



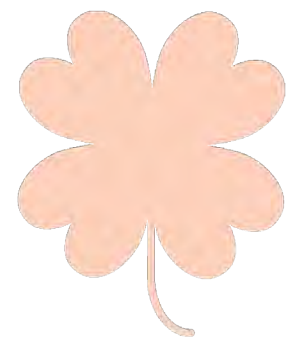
05. Green buildings

Buildings should all be highly efficient to use the least amount of energy, be carbon zero, and be covered in vegetation. Good ventilation and insulation is also another part of green buildings. Rather than digging up new materials, buildings should be built with recycled materials.



06. Self-sufficient

Cities should become self-sufficient meaning they should make (nearly) everything they need. This includes creating a lot of their own food, catching their own water, and producing their own energy. Self-sufficiency should be the target of all future cities.



07. Vegetation

Cities should be covered by greenery. Trees and plants should be everywhere. We must integrate as much nature into our lives as possible. With green roofs, parks, urban forests we can once again reconnect to nature.



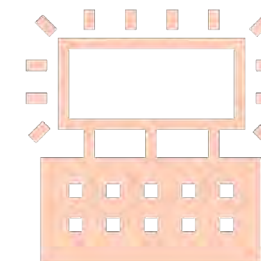
08. Waste management

Waste management needs to quickly improve, especially in developing countries because it's polluting nature and destroying ecosystems.



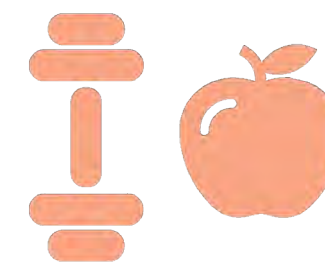
09. Climate-resilient

The effects of climate change are inevitable. Cities must become resilient to what is coming. Some cities will need to find a solution to overheating, others to flooding, and some to droughts.



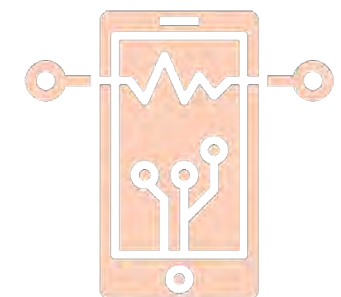
10. Reduce light pollution

Light pollution is an underrated problem. It affects wildlife more than you think. Reducing light pollution will be tricky, but not impossible, the most obvious way is to switch off any lights at night that are not being used, including decorative lights.



11. Healthy environment

A healthy environment is another important feature when designing a sustainable city. It must not compromise the health of its citizens. This can be done by adding green spaces, reducing the number of cars on the road, and creating outdoor activities for everyone.



12. Smart technology

Technology has come a long way. It's only logical to use it to our advantage and use it to make cities better. By using smart technology, we could connect the city and its people even more.

2.5 Sustainability & Energy

Framework Sustainability and Energy Statement

Overview

A Framework Sustainability & Energy Strategy has been developed for the Masterplan of Northfleet Harbourside in accordance with the sustainability objectives and aspirations of the Applicant and Gravesham Borough Council. The strategy sets out the high level approaches to achieving a Net Zero Carbon community and underpin the Masterplan’s response to climate change and resource management.

Key opportunities for implementing sustainability measures and solutions appropriate to the Masterplan have been identified and these align with the UN Sustainable Development Goals.

To further assist and secure an advanced sustainability performance across the Site, a number of accreditations and approaches have been considered. These include, but are not limited to, the standards set out in the table *Table 01*.

Subsequently, the Masterplan demonstrates the following sustainability performance indicators, these indicators are proposed at an outline, site-wide level with the intention of being further developed as the scheme detail is designed. It is anticipated that Northfleet Harbourside will achieve the sustainability aspirations of the Applicant and the Local Authority

- A new sustainable community that is designed to be resilient and adaptable to future climate change.
- A Net Zero Carbon community that adopts a whole life carbon approach to reducing its carbon impact.
- A built environment that maximises the opportunities for onsite renewable energy generation.
- A vibrant commercial offering that demonstrates environmental and social responsibility by attaining BREEAM ‘Excellent’ certification as a minimum.
- A community that puts the health and wellbeing of site occupants, users, and visitors at its heart by aligning with, and potentially being certified under, the WELL standard.
- A new environment that supports nature and habitat creation whilst providing public spaces for recreation, leisure, and play.
- A robust and resilient digital economy and community through application of the principles of WiredScore, with the potential for formal certification.
- A community that lives and works ‘smart’ to drive resource and cost efficiency.



UN Sustainability Goals

Standard/ Approach	Minimum Targets	Aspiration
Net Zero Carbon – regulated emissions	45% improvement over Building Regulations Part L	Zero Carbon i.e. all emissions offset onsite or through carbon offsetting
Net Zero Carbon – whole life carbon	Design in accordance with LETI NZC Climate Emergency Design Guide.Consider both embodied carbon and operational energy use	Achieve LETI targets and KPI where practicable, including a zero carbon balance
BREEAM	Excellent certification	Outstanding certification
WELL	Adopt key principles to deliver a healthy community and buildings	Achieve formal certification
WiredScore	Adopt key principles to deliver a strong digital economy	Achieve formal certification
SmartScore	Adopt key principles to deliver intelligent buildings and homes, potentially supported by a smart/micro grid	Achieve formal certification

Table 01.

2.5.1 Sustainability & Energy

Energy & Policy Framework

Overview

The project team in consultation with an Energy Services Company (ESCo) have identified three potential strategy options for supplying fossil fuel free, low carbon (potentially zero carbon) heating and cooling to Northfleet Harbourside. These are set out in the table below.

At this outline stage the Applicant and project team's preferred strategies are Options 1 or Option 2. Each option will be explored and appraised in detail at the next stage of design. Several factors will be taken into consideration including spatial constraints, visual amenity, technical feasibility, contribution to reducing carbon, and cost-benefit to future site users and occupiers.

Policy & Sustainability

The Masterplan and the sustainability strategy have been developed giving due consideration to local, regional and national planning policy.

The National Planning Policy Framework (NPPF)

High quality and inclusive design which is delivered through mixed and integrated developments with well planned public spaces is encouraged at all policy levels. The NPPF notes that good design is fundamental to the planning process and in achieving sustainable development and should contribute to creating better places in which to live and work.

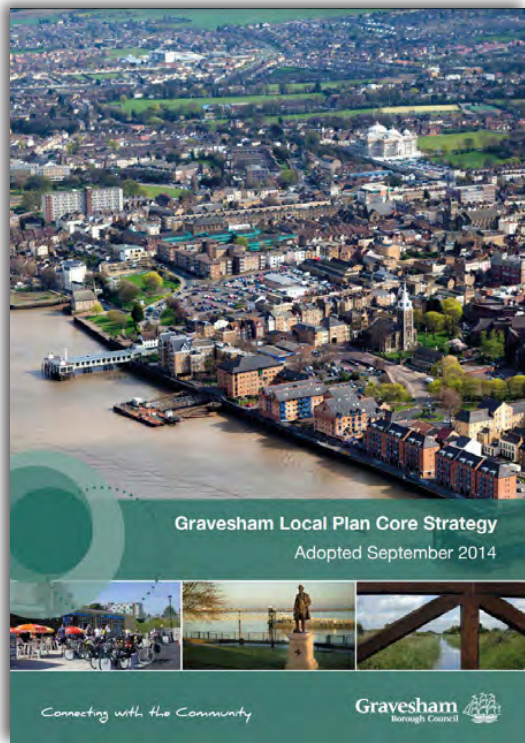
Gravesham Local Plan Core Strategy (2014)

Policy CS01: Sustainable Development

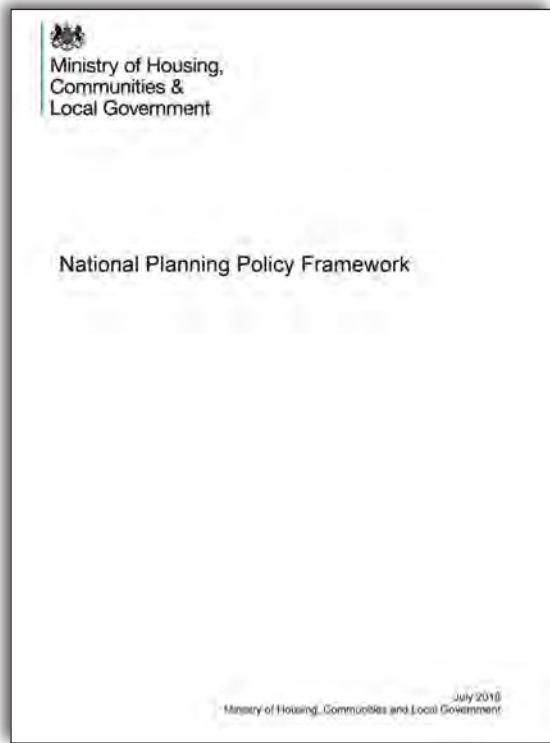
It will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy CS18: Climate Change and specific narrative on Carbon Reduction

- The Core Strategy seeks to reduce greenhouse gas emissions
- Respond to the challenges of climate change, by minimising the risk of flooding
- To help increase the use and supply of renewable and low carbon energy
- Zero carbon will be achieved through a combination of: fabric energy efficiency which will require that new homes are sufficiently well insulated and adequately air tight.
- The Council also supports proposals for stand-alone decentralised, renewable or low carbon energy development
- The Council recognises the positive impact that contemporary, innovative design solutions can have in appropriate locations



Gravesham Local Plan Core Strategy 2014



National Policy Framework July 2018

Option	Strategy	Technologies
Option 01	Single centralised energy centre serving whole site via District Heat Network	Hybrid. ASHP-led with contribution from GSHPs (if viable). PV could provide power-requirements to enable a zero carbon strategy.
Option 02	Each phase served by its own energy centre(s) with dedicated District Heat Network	Hybrid. ASHP-led with contribution from GSHPs (if viable). PV could provide power-requirements to enable a zero carbon strategy.
Option 03	Decentralised strategy where each building is served via a local heating/cooling plantroom dedicated to that building. No District Heat Network; building served via internal distribution pipework.	ASHPs based on the roof and/or GSHPs (if viable). PV could provide power-requirements to enable a zero carbon strategy

Table 01.



**Northfleet
Harbourside**

3. Site context & Analysis

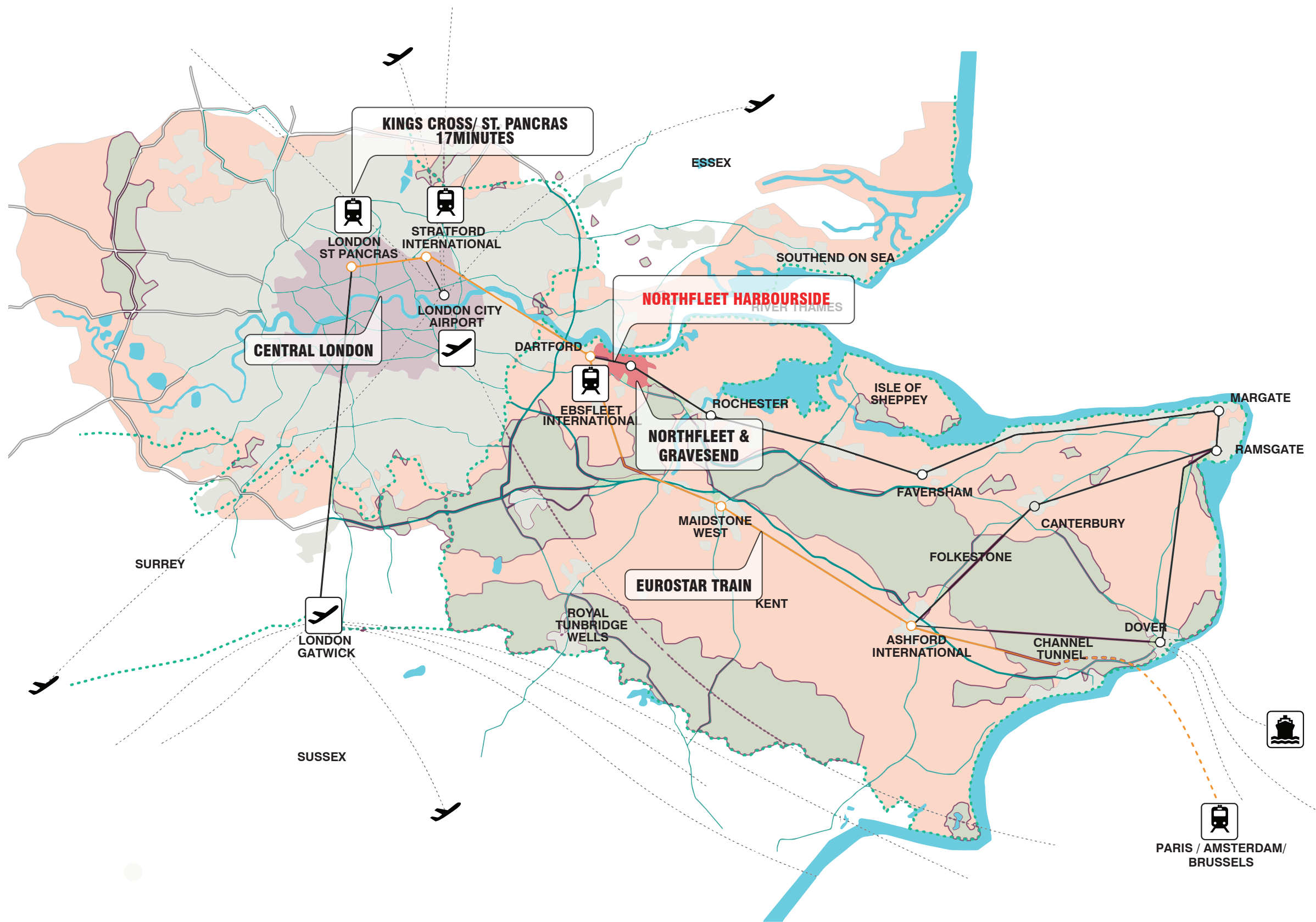
Northfleet Harbourside

3.1 Wider Context

Northfleet forms part of the urban area of Gravesham, Kent, located 2.5 km from Gravesend and within a circa. 17-minute rail journey from central London. The River Thames is a significant presence, forming one of the key boundaries of the site and offering future opportunities for sustainable travel.

With its name derived from being situated on the northern reach of what was once called the River Fleet (now, River Ebbsfleet), employment uses have been of historical importance with focus on cement and river trade. Since 1946, Ebbsfleet United have been at the heart of the area and a constant focus for the community.

The site is located immediately west of Gravesend, and on the border with the Borough of Dartford. Northfleet has its own railway station on the North Kent Line, and is located to the north of Ebbsfleet International railway station.

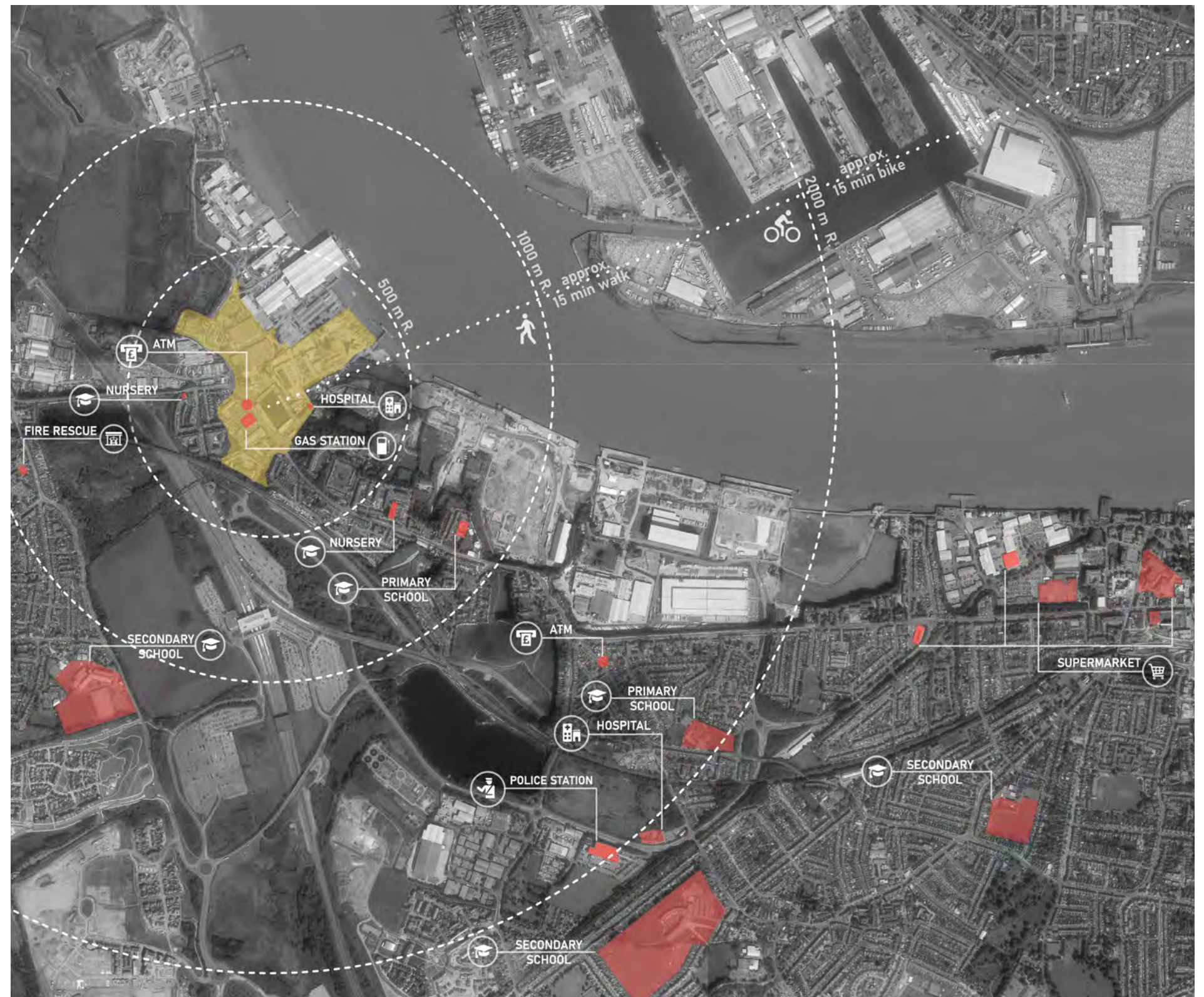
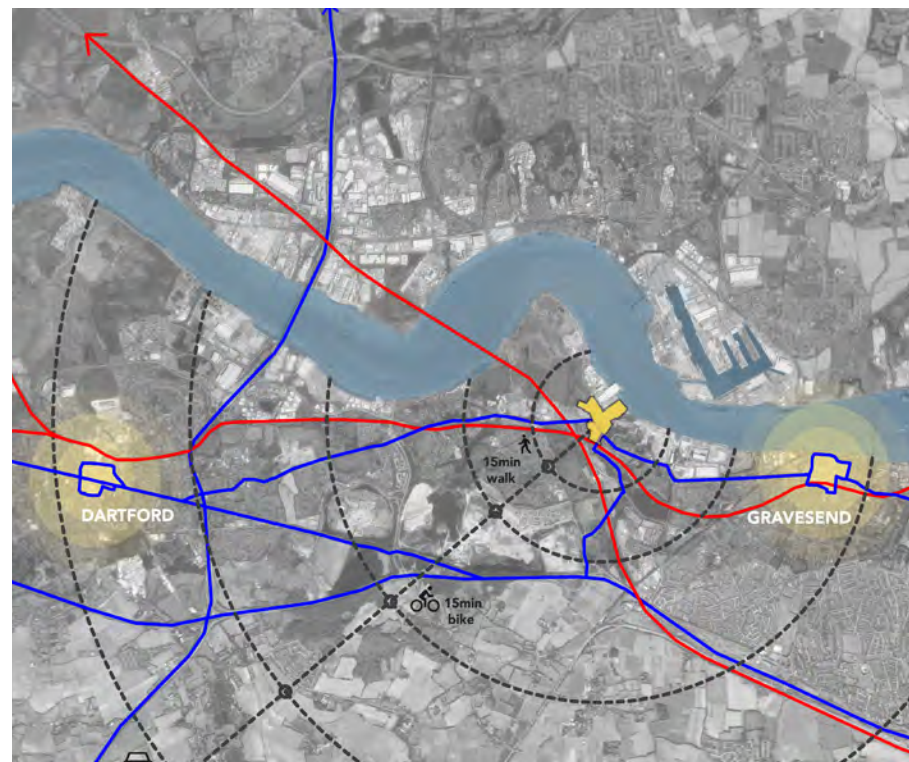


3.2 Local Context and Accessibility

The site is located on the River Thames in Northfleet, Kent a short walk away from Ebbsfleet international train station providing high speed trains to London and beyond.

Northfleet High Street and train station lies to the South East of the site providing basic local amenities whilst larger shops and facilities can be found in the neighbouring towns of Gravesend.

The site is adjacent to the Swanscombe Peninsula SSSI, but the site itself is not subject to any environmental or habitat designations.



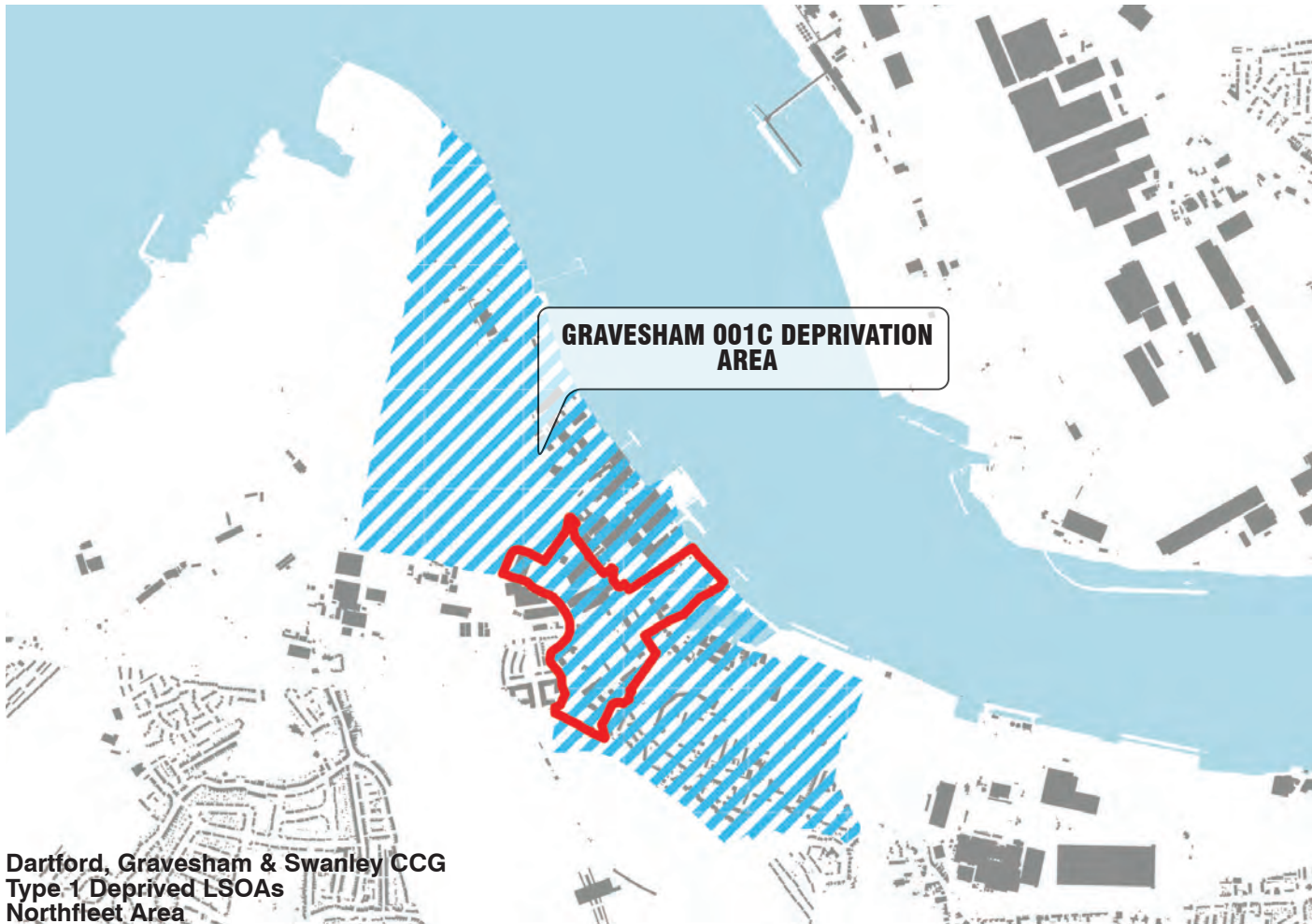
3.3 Social & Demographic Context

The site at Northfleet Harbourside sits within an area of deprivation.

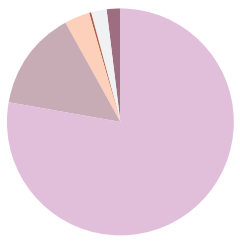
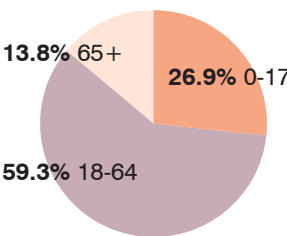
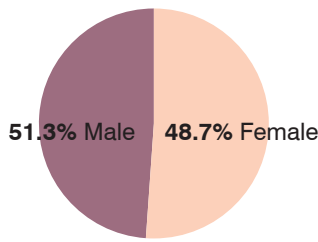
Deprivation is prevalent in the areas around Northfleet such as Dartford, Swanscombe, Gravesend and Swanley. 13 Lower-layer Super Output Area (LSOA), feature in the most deprived decile in Kent. A key opportunity to focus on includes 'Education and Employment opportunities for young people', this area of deprivation is also characterised by low levels of well-being

Northfleet Harbourside development has the opportunity to provide excellent job opportunities for young people, local health amenities and services for the existing local community providing an opportunity to raise the levels of well-being within Northfleet.

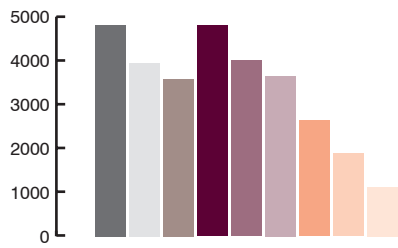
Ref: Dartford, Gravesham and Swanley CCG Mind the Gap summary - Kent County Council



Demographic Context



White	21,838
Asian	3,592
Black	1,023
Arab	23
Mixed/multiple	629
Other	523



0-9 years	4,800
10-19 years	3,935
20-29 years	3,572
30-39 years	4,778
40-49 years	3,997
50-59 years	3,642
60-69 years	2,621
70-79 years	1,874
80+ years	1,120

Ref: UK Office for National Statistics
All population figures and depicted boundaries are based on output areas officially assigned to the 2011 built-up areas.



3.4 The Application Site

The Northfleet Harbourside site is predominantly used for industrial facilities with Ebbsfleet United FC's ground at its centre and assorted residential and industrial developments at its borders.

The site benefits from access to significant landscape assets; frontage overlooking the River Thames and Robin's creek; as well as footpath connections to The Swanscombe Marshes. Ebbsfleet International Train Station and Northfleet station are a short walk from the site providing convenient links to central London and beyond.

