



Ebbfleet
DEVELOPMENT CORPORATION



RESIDENT'S PLANNING GUIDE

HARBOUR VILLAGE, NORTHFLEET



Introduction

This guide is for residents of Harbour Village to provide an overview of the development and specific planning matters, as well as how it relates to the wider Ebbsfleet Garden City.



Figure 1: Harbour Village Masterplan Planning Layout

Harbour Village Overview

A summary of the approved development at Harbour Village is provided below:

- 567 houses including a mix of private and affordable properties with a mix of high-density apartments and lower density family homes.
- A community facility.
- Public open space including a riverside promenade and park based around a sustainable drainage area, an equipped play park, general open amenity space and wildlife corridors.
- A heritage park and formal playing pitch, connected to the residential development by a new pedestrian and cycle bridge.
- A new tree lined road to provide access and facilitate a planned new Fastrack bus route through the site.
- Public rights of way improvements and shared cycle route.
- A mix of private and visitor car parking spaces and cycle parking spaces.

The residential developer for Harbour Village is Bellway Homes Limited. Please refer to legal and estate charge documents for your property in respect of the management company responsibilities for estate maintenance.

Additional Background Information

Harbour Village is part of the wider site known as Northfleet Embankment West which is some 31 hectares in area and one of two key development sites on the Northfleet riverfront on the south bank of the River Thames. The corresponding site is Northfleet Embankment East which comprises residential, employment, community and educational uses. Northfleet Riverside will re-connect the existing communities with the River Thames providing a range of high quality housing, jobs and recreational places.

Northfleet Embankment West is a former industrial site, previously used for a range of activities including cement manufacture. Outline Planning Permission was granted across the whole 31-hectare site for up to 46,000 sqm of employment floorspace as well as residential development and public open space. Northfleet Harbour (also known as Robin's Creek) is a historic harbour located where the River Ebbsfleet joins the River Thames to the west of the site. The harbour area includes a scheduled monument (Aspdin's Kiln) considered to be the oldest Portland cement kiln in the world.

Ebbsfleet Development Corporation (EDC)

Ebbsfleet Development Corporation (EDC) is an organisation created in 2015 to speed up and oversee the delivery of up to 15,000 homes and create a 21st Century Garden City in North Kent. This includes using public funds to deliver facilities that would support the Garden City such as private infrastructure (electricity, water, etc) as well as public infrastructure (roads, schools etc).

The Corporation is also the Local Planning Authority and so the majority of applications for planning permission within the Garden City Area, which would previously have been made to the Borough Councils of Dartford and Gravesham, now need to be made to the Planning Team.

The Corporation has produced the Ebbsfleet Implementation Framework, which sets out our vision for the Garden City. Further information, including copies of the full and summary versions of the Framework, is available from the following page of the website: www.ebbsfleetgardencity.org.uk/who-we-are/.



Other Website Links

- A new page for our growing communities with items like the popular blog, the community investment fund, Edible Ebbsfleet and creative ideas fund can be found here: **www.ebbsfleetgardencity.org.uk/your-community**
- A new events page listing things that are going on in the Garden City and beyond can be found here: **www.ebbsfleetgardencity.org.uk/whats-on**
- The news section continues to grow and is updated almost daily. Details available here: **www.ebbsfleetgardencity.org.uk/news**
- There is also a parks section on the website, showing what we're working on across the EDC: **www.ebbsfleetgardencity.org.uk/your-community/parks/**

Harbour Village Planning History

All planning applications for this site are made to the EDC Planning Team and can be viewed by the public from the following page: **<http://applications.ebbsfleetdc.org.uk/online-applications/>**. On the page, the search tool can be used to find planning applications through a keyword, reference number, postcode or a single line of address.

A list of reference numbers of the principal planning applications associated with Harbour Village are provided below:

- EDC/16/0004 – Outline Permission – approval of mixed use development for residential, employment and community uses, including public open space and highway works.
- EDC/20/0076 – Reserved Matters approval for 3 dwellings (Phase 1A)
- EDC/21/0081 - Reserved Matters approval for 121 dwellings, including equipped play park (Phase 1B)
- EDC/22/0015 – Erection of 3 dwellings.
- EDC/22/0058 - Reserved Matters approval for 130 dwellings (Phase 2)
- EDC/21/0222 - Reserved Matters approval for heritage park and playing pitch (Phase 2B)
- EDC/21/0206 - Reserved Matters approval for a sustainable drainage system and associated public realm (Phase 2C)
- EDC/22/0120 – Construction of a pedestrian and cycle bridge.

The following plan includes an overview of the whole Northfleet Embankment West site and includes annotations of the individual phases at Harbour Village to which the above planning application references relate. Please note that, at the date of publication of this guide, planning approval has not been granted for all phases of Harbour Village.

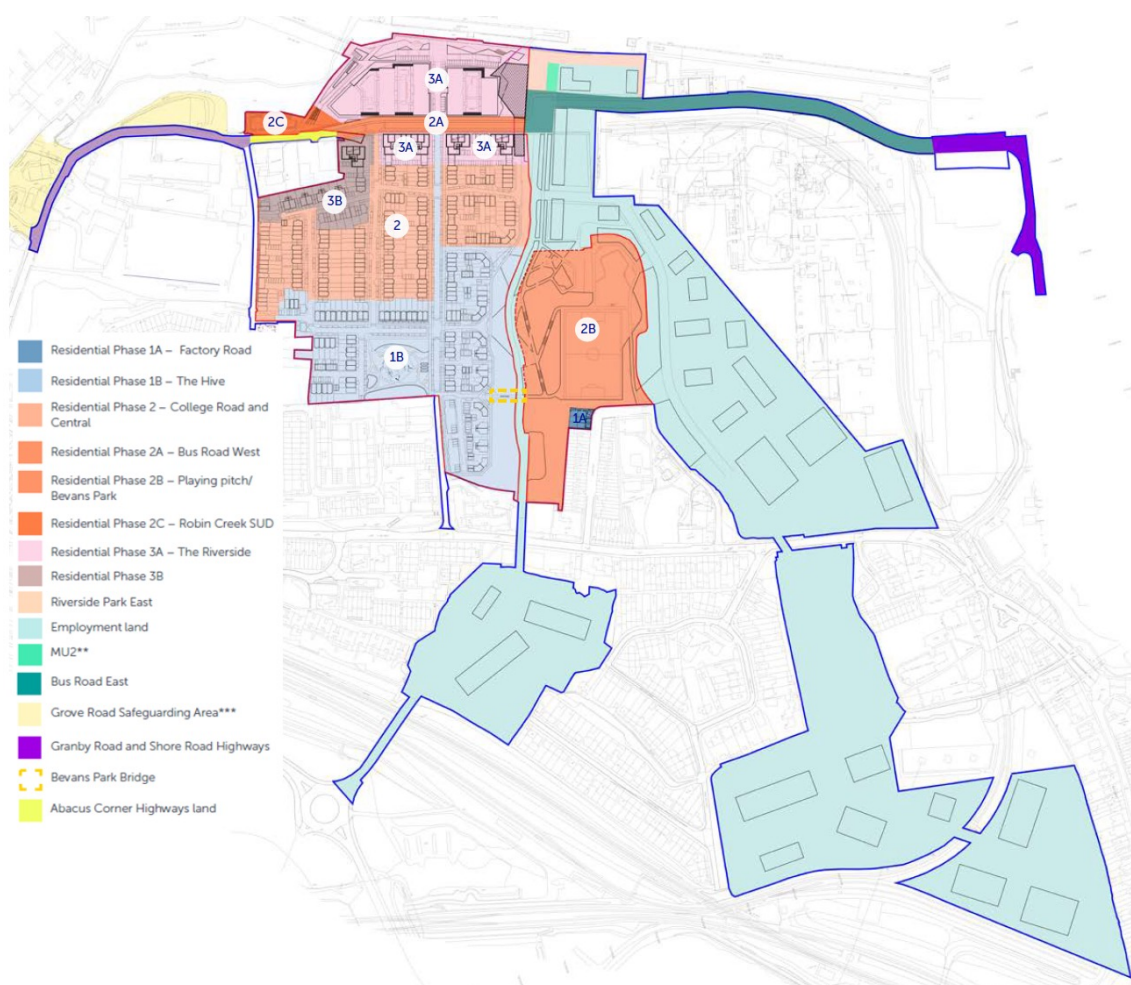


Figure 2: Full details of the site's planning history are available on the Ebbsfleet Garden City website.

Householder Planning Applications

When Planning Permission is required

Planning permission is required for development of land, which is defined in the *Town and Country Planning Act 1990 (as amended)* as:

- Building, Mining, Engineering Works or other Operations; or
- Material Changes of Use



When Planning Permission is not required

The following are some examples of works that do not constitute 'development' and therefore do not usually require planning permission:

- Works which would affect only the interior of your home (excluding change of use)
- Ancillary (secondary) use of your home/garden/outbuilding for a purpose which does not change its primary use as a home for a single household (for example a home office or studio within a spare room) and would not involve any works to the exterior of your home, garden or outbuildings, nor additional outbuildings.
- Like-for-like replacement of doors and windows within the existing openings for a similar design, material and colour. Please note that this only applies to houses, not apartments nor flat over garage units/ coach houses.

Permitted Development Rights

Secondary legislation allows certain development to proceed without applying for planning permission, subject to falling within the limits and conditions specified in the following legislation. This is often called 'Permitted Development', which is set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - referred to in this document as the GPDO.

Further information on permitted development rights is available from the following independent links:

- <https://www.planningportal.co.uk>
- <https://www.gov.uk/government/publications/permitted-developmentrights-for-householders-technical-guidance>

Permitted Development Rights at Harbour Village

The site layout and design of properties within each phase of Harbour Village were carefully considered, for example the size of gardens, positions of windows facing towards other properties, and the appearance that properties have on the street.

To protect living conditions of residents and the appearance of the development as a whole, some permitted development rights for Harbour Village were removed when planning permission was granted. The table below provides a summary of the main permitted development rights for houses at Harbour Village, indicating which rights remain and which have been removed, together with advice on applications for planning permission.

Please note that this table only applies to houses. Apartments and flat over garage units/coach houses do not benefit from permitted development rights.

Part 1 Class A - Enlargement, Improvement or Alterations

Description	Covers enlargement, improvement or alterations to a house such as rear or side extensions, conservatories or amendments to existing external features such as entrance canopies, windows and doors.
General Advice	<p>Permitted Development rights in Class A are restricted for the following:</p> <ul style="list-style-type: none"> • No additional window, door or other form of opening shall be formed. This is to safeguard neighbouring amenity and maintain a good standard of design and private external amenity areas. • No alterations to parking or garaging spaces (garage conversions). This is to ensure sufficient off-street car parking provision to serve the development. <p>All parking spaces across Harbour Village are restricted for use for parking cars and vehicles and for no other purpose, and no works can take place that may prevent the use and access to the vehicle parking spaces without first obtaining planning permission.</p> <p>General permitted development rights therefore apply for other enlargements or alterations to all the houses, subject to falling within the limits and conditions specified in the GPDO.</p>



Part 1 Class B - Additions to Roofs

Description	Covers additions or alterations to roofs which enlarge the house such as loft conversions involving dormer windows.
General Advice	<p>Permitted Development rights in Class B have been removed so planning permission will be required for such works.</p> <p>Dormer Windows</p> <p>Proposals for dormer windows should preserve the character of the property, be sympathetic to the host dwelling and protect amenity of adjoining properties. Materials used externally should be similar in appearance to those of the main property. Front dormer windows are unlikely to be considered appropriate in locations where they are not present on other nearby properties.</p>

Part 1 Class C - Alterations to Roofs

Description	Covers other alterations to roofs which do not enlarge the house such as re-roofing or the installation of roof lights/windows.
General Advice	<p>Permitted Development rights in Class C have not been removed so planning permission will not be required for any such works, subject to falling within the limits and conditions specified in the GPDO.</p>

Part 1 Class D - Porches

Description	Covers building a porch outside an external door.
General Advice	<p>Permitted Development rights in Class D have been removed so planning permission will be required for such works on all properties.</p> <p>Porches</p> <p>Proposals for porches should preserve the character of the property, be sympathetic to the host dwelling and protect amenity of adjoining properties. Materials used externally should be similar in appearance to those of the main property.</p>

Part 1 Class E - Outbuildings

Description Covers the provision of buildings and other development within the curtilage of the house.

General Advice Permitted Development Rights in Class E **have not been removed** so planning permission will not be required for such works, subject to falling within the limits and conditions specified in the GPDO.

Larger Outbuildings

Should you wish to construct an outbuilding beyond the limits and conditions allowed for in the GPDO, planning permission will be required. Planning applications for larger outbuildings will be considered on their own merits but shall generally be expected to be sympathetic to the main dwelling house and garden in terms of size, height and scale. The design of outbuildings should also avoid impacting on neighbouring properties in terms of overlooking or overshadowing and should not have an overbearing visual impact on neighbouring properties or the street scene.

Part 1 Class F - Hard Surfaces

Description Covers the provision of hard surfaces such as paving or tarmac within the curtilage of the house.

General Advice Permitted Development rights in Class F **are restricted** so planning permission will be required for the following:

- No additional hard surface for the purpose of parking a motor car. This is to maintain a good standard of design and maintain the character of the development.

Replacement Hard Surfaces

Proposals would be expected to match material of the existing hard surface and relate to those of neighbouring properties.

Soft Landscaping

The soft landscaping around your home, particularly at the fronts, will often form part of the approved design of Harbour Village and is required to be retained for at least 5 years following planting. It has been designed to provide a good quality public realm, screen car parking, and also to attenuate surface water. Should you wish to remove or alter this soft landscaping, we recommend contacting us with details of the changes you wish to undertake. We can then provide comments and guidance on whether planning permission would be required.

It is relevant to note that while planning permission may not be required, changes to the soft landscaping may require separate covenant approval from the Estate Management Company.



Part 1 Class G

Description Covers the installation, alteration, or replacement of a chimney, flue or soil and vent pipe.

General Advice Permitted Development rights in Class E **have been removed** so planning permission will be required for such works on all properties.

Part 1 Class H

Description Covers the installation, alteration, or replacement of microwave antenna such as satellite dishes and TV aerials.

General Advice Permitted Development rights in Class H **have been removed** so planning permission will be required for such works on all properties.

Part 2 Class A - Gates, Fences, Walls etc

Description Covers the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

General Advice Permitted Development rights in Class A **have been removed** so planning permission will be required for such works on all properties.

Part 2 Class B - Means of Access to a Highway

Description Covers construction of a means of access to a highway, such as a dropped kerb between a property and a road.

General Advice Permitted Development rights in Class B **have been removed** so planning permission will be required for such works on all properties.

Part 2 Classes C, D, E and F

Description	Covers Exterior Painting (Class C), Electric Vehicle Charging points (Classes D and E) and CCTV Cameras (Class F).
General Advice	Permitted Development rights in Classes C, D, E and F have not been removed so planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO.

Please note that the following permitted development rights under Part 14 are, in some cases, are applicable to both houses and apartments.

Part 14 Class A – Solar Equipment (Building Mounted)

Description	Covers the installation or alteration etc of solar equipment on domestic premises.
General Advice	Permitted Development rights in Class A have not been removed so planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO.

Part 14 Class B – Solar Equipment (Stand-Alone)

Description	Covers the installation of alteration etc of stand-alone solar equipment within the curtilage of domestic premises.
General Advice	Permitted development rights in Class B have not been removed so planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO.





Part 14 Class C and D – Heat Pumps (Ground/Water Source)

Description Covers the installation and alteration etc of ground source heat pumps (Class C) and water source heat pumps (Class D) within the curtilage of domestic premises.

General Advice Permitted development rights in Class C and D **have not been removed** so planning permission is not required for such works subject to falling within the limits and conditions specified in the GDPO.

Part 14 Class E and F – Flues

Description Covers the installation, alteration or replacement of a flue for biomass heating system (Class E) or installation or alteration etc of a flue for combined heat and power (Class F) on domestic premises.

General Advice Permitted development rights in Classes E and F **have not been removed**, so planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO.

Part 14 Class G – Heat Pumps (Air Source)

Description Covers the installation or alteration etc of air source heat pumps on domestic premises.

General Advice Permitted Development rights in Class G **have not been removed**, so planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO.

Part 14 Class H – Wind Turbine (Building Mounted)

Description Covers the installation or alteration etc of a wind turbine on a domestic premises.

General Advice Permitted development rights in Class H **have not been removed**, so planning permission is not required for such works, subject to falling within the limits and conditions specified in the GPDO.

Part 14 Class I – Wind Turbine (Stand-Alone)

Description	Covers the installation or alteration etc of a stand-alone wind turbine within the curtilage of domestic premises.
General Advice	Permitted development rights in Class I have not been removed , so planning permission is not required, subject to falling within the limits and conditions specified in the GDPO.

The GPDO limitations and conditions referred to above are as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The latest version of this legislation, which is revised from time to time, is available to view online via <https://www.legislation.gov.uk/>

Further Information

Pre-Application Advice

EDC encourages pre-application discussions where we can advise whether proposed changes to your home would likely be approved and the documentation that you would need to submit. Advice given is an officer opinion and does not confirm that a proposal would be approved at application stage, however, it can help to resolve issues and simplify processing of your application later.

Our pre-application service is currently offered free of charge. If you would like to discuss proposed changes to your home before making an application, please contact a member of the EDC Planning Team on: Tel: 0303 444 8832 or email edcplanning@ebbsfleetdc.org.uk.

Depending on the nature of your proposal we may need further information and drawings to advise you fully, and ask you to complete a pre-application request form, which is available from the following web page and under the 'The Planning Application Process' heading: **Planning and Design - Ebbsfleet Garden City**.

Submitting a Planning Application to EDC

Further information on submitting a planning application is available from the following page and under the 'The Planning Application Process' heading: **Planning and Design - Ebbsfleet Garden City**.

Register for updates on Planning Applications

You can register to receive updates on planning applications within the EDC area from the following page: <http://applications.ebbsfleetdc.org.uk/online-applications/>

Lawful Development Certificates

The EDC Planning Team can provide an informal officer opinion on whether a proposal falls within permitted development rights, or if it would require planning permission. This does not however provide immunity from enforcement action by EDC if the proposal is carried out and later considered to require planning permission.

To formally confirm whether your proposal falls within permitted development rights and therefore does not require planning permission, an application can be made for a 'Lawful Development Certificate'. This service is provided by Gravesham Borough Council for the Harbour Village site. Further information and details of how to apply for a Lawful Development Certificate are available from the following page: <https://www.gravesham.gov.uk/home/planning-and-building/do-i-need-planning-permission/overview>.

Building Regulations

Please note that this guide does not cover Building Regulations, and separate Building Regulations Approval may be required for some works. Further information on Building Regulations is available from Gravesham Borough Council on the following page:

<https://www.gravesham.gov.uk/home/planning-and-building/buildingregulations/overview>.

Further Information

If you would like further advice on planning matters within the EDC area, please contact the Planning Team: on **0303 444 8832** or email edcplanning@ebbsfleetdc.org.uk.



Important Note

This guide is intended to provide general advice. It should not be relied upon, or taken to be, a full interpretation of the law. EDC are also not responsible for the content of external website links.



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