



Application: 20230637
Your Reference: EDC/23/0104

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 18 (Contamination)** pursuant to outline planning approval **EDC/16/0004**.

Referred to in your application dated 14 June 2023.

GRAVESHAM BOROUGH COUNCIL HOWEVER MAKES THE FOLLOWING COMMENTS:-

CONDITION 18 - CONTAMINATION

This application is an EDC consultation EDC/23/0104: Application for the discharge of condition 18 attached to outline planning permission reference no EDC/16/0004 relating to Contamination.

Condition 18 attached to planning permission reference no. EDC/16/0004 relating to Contamination:

18. No development, including earthworks, shall take place on any particular phase of the development hereby approved until a contaminated land assessment (in accordance with the CLEA guidelines and CLR 11 methodology) and, if necessary, an associated remedial strategy, together with a timetable of works, for that particular phase has been submitted to and approved in writing by the Local Planning Authority for that phase. The scheme shall comprise the following components:

- (a) A desk study detailing previous uses of the site, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors as well as potentially unacceptable risks arising from contamination at the site;
- (b) A site investigation strategy based on the relevant information discovered by the desk study, including relevant soil, soil gas, surface and groundwater sampling, to be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology;
- (c) The results of the site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy, including the need for long term monitoring and maintenance. The works shall be of such a nature so as to render harmless any identified contamination given the proposed end-use of the site and surrounding environment, including any controlled waters.

The development shall be carried out in accordance with the requirements and details of the approved scheme.

Reason - To ensure adequate assessment has been undertaken to confirm whether remediation is required to prevent any adverse effects of soil contamination to the public, environment and underlying protected groundwater.

GBC - Environmental Protection provided the following comments;

As per the consultation arrangements in place with EDC, the Environmental Protection Team will not be commenting on the documents submitted by the applicant to discharge condition 18 relating to contaminated land. Instead, it is expected, as per the arrangement, that EDC employ their own consultants eg Leap, to assess the submission producing a technical note. This service should then be consulted on the content of the Technical Note relating to the application.

Conclusion & Recommendation

The EDC is asked to consider the comments received from other statutory consultees and their own consultants as per consultation arrangements with both Gravesham Borough Council and EDC.

The EDC is thanked for consulting the Borough Council.

Dated this 3rd day of July 2023

Address; Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service