



Application: 20211337
Your Reference: 21/01811/SCO

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

NO OBJECTION

To: **Thurrock Council**
Civic Offices
New Road
Grays
Essex
RM17 6SL

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 **Berth 40A**
Tilbury Freeport
Tilbury
Essex
RM18 7EH

and being **Thurrock Consultation 21/01811/SCO - Environmental Impact Assessment Scoping pursuant to Part 4 (15) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in relation to a Cementitious Products Manufacturing Facility.**

Referred to in your application dated 26 October 2021.

GRAVESHAM BOROUGH COUNCIL HOWEVER MAKES THE FOLLOWING COMMENTS:-

Thurrock Council 21/01811/SCO (GBC reference 20211337)
Request for comment on an EIA Screening and Scoping Report for:
Cementitious products manufacturing facility within the Port of Tilbury (Tilbury Freeport)

Comments from Gravesham Borough Council

1. The request for a screening and scoping opinion is set out in a document prepared by Heaton's for Aggregate Industries UK Ltd. The proposal is to create a new facility for the import of clinker and other materials which will be ground down and mixed together before storage and dispatch. The intention is to replace a similar facility at Chatham Commercial Dockyard where the lease is coming to an end.
2. The Borough Council would identify air pollution, noise and visual impacts as the main issues from the Gravesham perspective. Impact will come not just from the operation of the site but also from any net change in river traffic accessing the basin

Switchboard 01474 56 44 22
Minicom 01474 33 76 17
Website www.gravesham.gov.uk

INVESTORS
IN PEOPLE

3. The site is located in main basin of the existing Port of Tilbury. It is roughly 1.6 km from Northfleet Embankment East (former Northfleet Cement Works), 1.7 km from Grove Road area, 1.7 km from Northfleet Embankment West and 2.2 km from Gravesend Town Centre. It is also pertinent to note that older development in Northfleet, although further away, is located at significantly higher level than the riverside (30m OD) and therefore looks across the river towards Tilbury.
4. Paragraph 1.4.7 says "Northfleet is characterised by industrial uses with associated jetties and wharfage". Further Gravesend Town Centre has "a mix of commercial and residential uses".
5. The document does not appear to take into account that the environmental assessment of the application will need to consider the future development of the Northfleet Riverside as set out in the Gravesham Local Plan Core Strategy and Ebbsfleet Development Corporation strategy. In the Local Plan there are specific policies for key sites located along the riverside:
 - a. CS03: Northfleet Embankment and Swanscombe Peninsula East Opportunity area
 - b. CS05: Gravesend Town Centre Opportunity Area
6. In particular it should be noted that there is the following applications and consents will need to be taken into account:
 - a. DCO application by London Resort Holdings (PINS ref BC080001) on Swanscombe Peninsula
 - b. EDC/21/0102 Grove Road - live application for 320 dwellings
 - c. EDC/16/0004 Former Northfleet Cement Works part of Northfleet Embankment West - consent for 532 dwellings
 - d. EDC/17/0038 and EDC/19/0049 - Northfleet Embankment East consent for 598 dwellings and a new primary school (now under construction)
7. The planning applications can be viewed on the Ebbsfleet Development Corporation web site, as they are Development Management Authority for those sites. The London Resort DCO is on the Planning Inspectorate Infrastructure web site.
8. The statement at paragraph 1.4.12 about residential development being more than 2km away will therefore be need to be amended and due attention given to the changing nature of the area.
9. Section 6.2 Ecology - the Marine Conservation Zone and newly confirmed SSSI on Swanscombe Peninsula will need to be considered.
10. Section 6.5 Noise - the residential development referred to above will need to be considered.
11. Section 6.6 Air Quality - note that that on the Gravesham side of the river there is the Northfleet Industrial Area AQMA for particulate matter (PM10)
12. Section 6.8 Landscape and Visual Considerations - the information above is also relevant to that analysis.
13. The Council also wants to note a process concern. We corresponded with your officers in late October about the need to consult with the Ebbsfleet Development Corporation as is area of coverage is closest to this site. On 27 October we were advised that they had not been consulted and we provided their planning email address. We understand from the consultee tab for this application that they have now been consulted.

Dated this 15th day of November 2021

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Planning Service

Gravesham Borough Council