



Delegated Report

Adjoining Authority Consultation Application

Planning Application No:	20250815
Location:	Rectory Cottage Springhead Road Northfleet Gravesend
Description:	EDC Re-Consultation EDC/22/0088 REVISED APPLICATION - Demolition of existing bungalow, garage and associated outbuildings and the redevelopment of the site to include a 5 storey residential building comprising of 14no. apartments, car parking, pedestrian and vehicular access and associated works.
Applicant:	Ebbsfleet Development Corporation
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Ebbsfleet Development Corporation has submitted the following in support of the application:

Consultation letter dated 8 August 2025

Relevant Planning History

Reference	Description	Decision	Decision Date
20221274	EDC Re-consultation - Application for the demolition of a bungalow, a garage, and associated residential outbuildings, and the development of a six-storey, mixed use office and residential building, comprising 4no. offices and 10no. apartments (1no. 1-bedroom flat, 5no. 2-bedroom flats, 4no. 3 bedroom flats), car parking, pedestrian and vehicular access.	Observations sent	22.12.2022

Consultee Comments

GBC Environmental Protection

As with any EDC application, due to resources, we will not provide comments on technical reports submitted. The agreement with EDC is that their own consultants will review the reports and then provide a technical note or summary for our review/comment. Therefore, until this has taken place and EDC's consultants have reviewed the revised reports, there are no comments to make.

GBC Waste

The application mentions that the refuse and recycling provision has been calculated on weekly collections. Gravesham Borough Council operates a fortnightly collection of refuse and recycling and a weekly collection of food waste. Also, there is no provision for food waste on site which will be a legal requirement from April 2027.

The Council's expectations for new developments are detailed below.

Flats

The following provision is required

- Refuse - 1 x 1100ltr bin per 6 flats
- Recycling – 1 x 1100ltr bin per 6 flats with special recycling lid
- Food Waste – 1 x 140ltr bin per 10 flats with an individual 5ltr caddy per flat

Using the above the provision the expected provision would be

- Refuse - 3 x 1100ltr bin
- Recycling – 3 x 1100ltr bin
- Food Waste – 2 x 140ltr bin per 10 flats with an individual 5ltr caddy per flat

The location and access to the bin store appears to be sufficient.

General Information

Gravesham Borough Council operates a fortnightly collection of refuse and recycling and a weekly collection of food waste.

It is the responsibility of the developer to ensure that all the relevant bins and sufficient storage space is provided for each property.

The immediate area outside the bin store should be level with the road, should not include an incline and the installation of a drop kerb where necessary is mandatory. Car parking spaces should not be allocated immediately in front of the access to the bin store.

It is recommended that bin stores are fitted with a lock which is accessed via a key or a key code pad.

It is the developer's responsibility to pay for the bins required for the properties on this development. Further details can be obtained from the Council Waste Management Team.

Collections from sites will not occur until containers are in place. It is the responsibility of the developer to collect and remove any waste at their cost until the Council is satisfied that all waste requirements have been met. All complaints in regard to non-collection due to the fault of the developer will be passed onto to the developer for response.

The Council should be informed at least two weeks prior to collections taking place.

Generally, where appropriate we will not enter private land to collect refuse bins, if we are required to then we will not be responsible for any damage the collection vehicle may cause to the road surface.

For information the Council's refuse collection vehicle information is below.

The Council uses three axle, rear steer 26 tonne collection vehicles.

Width – 2.5m

Overall length – 10.5m

Height – 3.8m

Kerb Turning Circle – 18m

Wall to Wall Turing Circle – 19m

Officer's Analysis

The application comprises an Ebbsfleet Development Corporation consultation on application EDC/22/0088 for the demolition of the existing bungalow, garage and associated outbuildings and the redevelopment of the site to include a 5 storey residential building comprising 14 apartments, car parking, pedestrian and vehicular access and associated works.

The application follows the amendment of the originally submitted plans for a mixed-use office and residential development on the site; the commercial element of the scheme has now been removed from the proposal.

The previous comments on the originally submitted application did not raise an objection, though discussed various issues including the principle of development, the scale of the development, traffic generation, access and parking, impact on the setting of the Grade II* Listed Old Rectory, and impact on biodiversity of the Ebbsfleet Marshes Local Wildlife Site.

These comments should be taken into account in the assessment of this application. Further to the previous submissions, the following point is relevant.

As previously, one of the principle matters to consider is housing need and supply. The Council is not able to demonstrate a five-year housing supply. A 3 year supply has most recently been calculated within the Five Year Housing Land Supply Statement 2024-2029 (dated February 2025), and as the delivery of housing was substantially below that required by the Housing Delivery Test (less than 75%) at 59%, this engages the presumption in favour of sustainable development as set out in the NPPF 2024.

However, notwithstanding the Council's shortages in housing delivery and the consequent weight to be given in favour of the proposed development, it is necessary to assess the proposals against the policies in the NPPF 2024 and established local planning policy taken as a whole.

Expert advice will be provided as necessary by other consultations undertaken by Ebbsfleet Development Corporation, and should include highways, environmental protection, conservation and biodiversity impacts.

Recommendation

No objections.

Ebbsfleet Development Corporation is thanked for consulting the Borough Council.

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	17th September 2025	Dated:	17th September 2025