



Delegated Report

Planning Application

Planning Application No: 20240746

Location: Prepworld Unit K Springhead Enterprise Park Northfleet

Description: Installation of a trade effluent balancing plant.

Applicant: Simon Jankowski, PrepWorld

Site Visit Date: 16 October 2024

Submitted Documents/Plans

Application for Planning Permission form;
Drawing no. Effluent-007 rev. A1 red and blue site boundary plan;
Drawing no. Effluent-008 rev. A1 Existing and proposed elevations;
Drawing no. Effluent-009 rev. A1 Existing and proposed layouts;
Drawing no. Effluent-010 rev. A1 Existing and proposed lorry parking;
Supporting statement; and
Email from the agent received 10 October 2024.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220426	Erection of a South elevation non illuminated building mounted sign, east elevation Illuminated building mounted sign with Totem and North elevation non illuminated building mounted sign and Totem	Consent Granted	23.06.2022
20210671	Erection of internal fence and turnstiles to staff entrance, remove existing fence and kerbs to redundant HGV trailer parking area, apply markings to redundant HGV trailer parking area to allow use as additional car parking and apply road markings to set out new accessible parking spaces and new EV charging spaces.	Permitted	21.10.2021
19990326	Erection of single storey extension to warehouse to form covered loading bay and single storey extension to cold store to form covered raise pallet store.	Permitted	19.07.1999
19910746	Erection of warehouse extension on the north elevation to form cold store and truck charging bay and formation and laying out of additional lorry and car parking spaces.	Permitted	02.07.1992
19840052	Section 53 determination as to whether planning permission is required for the erection of a warehouse including a three storey office toilet and canteen block with provision for nineteen lorry and 101 car parking spaces	Certificate Granted	25.01.1984

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS06 – Ebbsfleet (Gravesham) Opportunity Area
- CS07 – Economy Employment and Skills
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on Highway Network
- P3 – Vehicle Parking Standards
- TC7 – Other Archaeological Sites

Paragraph 33 of the NPPF (2023) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG 4 – KCC Parking Standards (2006)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

GBC Environmental Protection Team (Regulatory Services)

This premises is on an industrial estate and its location is such that there are no residential dwellings nearby. The closest are on Springhead Parkway c.125m from the factory. The factory building itself will act as a barrier/screen between the proposed effluent balancing plant. Although no specific plant details have been provided, the pump and drum screen are cited as having noise levels of approximately 60dB each. Cumulatively this will be c. 63dB. The closest buildings are opposite with their boundary being c.30m from the proposed plant. With noise drop off over distance, the noise levels are not calculated to be at a level where there will be any disturbance or change to the existing background levels likely to occur in this area.

The application details advise that there shouldn't be any odour being a closed system and continuously operating so residue will not remain in the tanks for long periods of time before being discharged to the public sewer.

Based on this, there is no objection to this application and no conditions to recommend.

GBC - Service Manager (Property & Regulatory Services)

No objection.

Environment Agency

No objections subject to the following comments.

Groundwater and Contaminated Land:

The proposed development is situated within a particularly sensitive groundwater area because the proposed development site is:

- within a Source Protection Zone 1 (SPZ1) which is designed to protect groundwater abstractions used for drinking water supply or food production purposes and;
- is located upon the Chalk principal aquifer, which is a groundwater resources that is critical to existing or future public water supplies.

It is understood from the Context section of the Supporting Statement dated 15/08/2024 that a balancing tank system is to be implemented to improve the quality of the existing trade effluent as a requirement from Southern Water.

The Supporting Statement dated 15/08/2024, also outlines within the Proposal section that the development is to include "Installation of 2 No self bunded above ground balancing tanks" and "1 No self bunded above ground pH correction tank". From the Noise and Odour section it is understood that "the proposed installation has been designed so that balancing and blending of effluent occurs on a continuous basis and that no effluent is stored on site". It is also understood from the Location section that "the location of the proposed works is in front of redundant loading docks and that these are not used by the applicant".

We recommend that the applicant follows CIRIA 736 as good practice for the design and operation of containment infrastructure.

Given the information provided we would have no further comments to provide with regards to this application.

Southern Water

Southern Water has examined the documents which have been presented as evidence and can confirm the following point.

This permit is outside our Total Control Zone so it will not pose an issue to any of our groundwater abstractions. However, you will need to apply for a Trade Effluent Licence.

Trade effluent is any liquid waste (effluent) discharged into our sewers from a business or industrial process. This includes any waste water derived from a production process or from washing down or cooling activities including wastes from public funded activities such as municipal landfills. This can be best described as anything other than domestic sewage (toilet, bath or sink waste) or uncontaminated surface water and roof drainage (rainwater). <https://www.southernwater.co.uk/retail/trade-effluent-retailer>

The Trade Effluent application process for non-household (NHH) customers has changed since April 2017. This was a government decision to open the Market to competition.

In order to apply for a consent, you will need to engage a Retailer and submit the application through them.

Southern Water (SWS) is still the owner of assets (Wholesaler), but all administrative or billing matters are conducted by the Retailer of your choice.

Attached is a link to the Open Water website that lists Retailers available. Please note that not all Retailers will provide a Trade Effluent service. www.open-water.org.uk/for-customers/find-a-retailer/suppliers/english-water-and-wastewater-retailers

Once we have received an application via your appointed water retailer, we have 2 months to issue a consent or refuse the application. Any requirement to discharge directly to the environment will require a permit/consent from the Environment Agency.

Ebbsfleet Development Corporation

No response received.

Neighbouring properties

The application was publicised by a site notice and to 25 neighbouring properties by letter. No representations have been received. The overall consultation period expired on 11 October 2024.

Officer's Analysis

Principle of Development

The application site is located in Ebbsfleet (Gravesham) Opportunity Area and as such, Policy CS06 of the Gravesham Local Plan Core Strategy (2014) is relevant. In relation to Springhead Enterprise Park, the policy states that its employment use will be retained and support will be given to proposals which increase its employment potential and make it more responsive to the market.

Policy CS07 of the Gravesham Local Plan Core Strategy (2014) is also relevant. This policy sets out that the Council will support the refurbishment and upgrading of existing industrial and commercial premises.

The proposed development would improve the facilities at an existing industrial unit within the enterprise park, which would be beneficial to the local economy and as such, the proposal would be in line with Policies CS06 and CS07 of the Gravesham Local Plan Core Strategy (2014) and be acceptable in principle.

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

The application site has an industrial appearance, with some existing external plant located in close proximity to the proposed development. Although it is noted that the existing plant does not appear to have the benefit of planning permission. Planting on the site boundary would screen some of the proposal from public view.

Overall, it is considered that the proposal would not look out of character with the existing building or the surrounding area and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers and to avoid adverse environmental impacts from pollution, including noise, air, odour and light pollution.

The closest residential properties to the application site are located at nos. 36 to 72 Lister Drive; nos. 16 to 32 Wellesley Corner (to the south) and nos. 207 to 227 Springhead Parkway (to the west). To the north and east of the site are various commercial properties and Northfleet Wastewater Treatment Works. To the south west is Springhead Park Primary School.

The proposed development would have the potential to cause adverse noise and odour impacts to the occupiers of surrounding properties and in this regard, the comments of the GBC Environmental Protection Team (Regulatory Services) are relevant. It is noted that they raise no objection and state that, due to the drop off over distance, the proposed noise levels would not cause any disturbance or change to the existing background levels in the surrounding area. They also state that, due to the proposal being a closed system

and continuously operating, there would be no adverse odour impacts.

Due to the distance between the proposed development and the closest residential units, there would be no adverse overshadowing or overbearing impacts to any residential occupiers.

Overall, it is considered that the proposed development would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Parking and Highways

The proposed development would be located on land that has previously been used for lorry access/parking at the application site and is subject to a planning condition that precludes the loss of these uses. However, the applicant has clarified that the loading bays affected by the proposal are not currently accessible because the area behind them is used to bulk store packaging materials. The loss of potential parking/manoeuvring provision for lorries has also been justified by the applicant, who has set out that there are always spare goods in and out bays and that HGV movements at the site are relatively small in number and managed to avoid waiting (due to the perishable nature of the product). Lastly the applicant has highlighted that the proposed development is entirely above ground and therefore is easily removable should a future occupier require access to the affected loading bays.

Overall, it is considered that the proposed development would not adversely impact upon existing or future HGV parking or access arrangements at the application site and therefore, there would be no adverse impacts to highway safety. As such, the proposal would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review (1994).

Groundwater and Water Quality Issues

Policy CS19 of the Gravesham Local Plan Core Strategy (2014) requires new development to avoid adverse environmental impacts from pollution and to not harm the water environment.

The application site is situated within a particularly sensitive groundwater area (Groundwater Source Protection Zone 1). However, the Environment Agency and Southern Water do not object to the proposed development. They both provide information and guidance for the applicant, which can be brought to his attention using informatives attached to any planning permission granted.

The proposed development would improve the quality of the waste water produced by the application premises, which would be beneficial to the local environment and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Ecology and Biodiversity

Biodiversity Net Gain (BNG) is a mandatory requirement for all new development and proposals must deliver a BNG of at least 10% unless they are exempt. In this instance, the proposed development is below the threshold. This is because the application site is located entirely on a concrete surface and as such, it would not impact upon any existing habitat. Therefore, the proposal is exempt from BNG.

Any Other Material Planning Considerations

The application site is located in an Area of Archaeological Potential (with high palaeolithic potential and multi-period background potential). However, as the proposed development is within the confines of an existing industrial unit and no groundworks would occur, then it is considered that there would be no adverse impacts to archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

Suggested conditions

Time Limit

Development in accordance with the approved plans

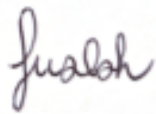
Conclusion

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Recommendation

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	30th October 2024	Dated:	31 October 2024