



Delegated Report

EDC Consultation Application

Planning Application No: 20240763

Location: Former Northfleet Cement Works The Shore Northfleet Gravesend

Description: EDC Re-Consultation EDC/23/0086 - Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north east of College Road (Phase 3A) comprising the erection of 273 no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (condition 11), community facility (condition 14), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).

Applicant: Ebbsfleet Development Corporation

Introduction

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/23/0086), and is a re-consultation in respect of the reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north east of College Road (Phase 3A) comprising the erection of 273 no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (condition 11), community facility (condition 14), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15) of that planning permission.

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Consultation letter dated 19th August 2024.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240689	KCC Consultation - The erection of a silo for storage of pulverised fuel ash (PVA) including outload tower, vehicular access, and drainage infrastructure.	Under Consideration	
20240595	Application for the approval of condition 8 attached to	Under	

	planning permission reference number 20220078 relating to details of the proposed active electric vehicle charging points being submitted (8).	Consideration	
20240707	EDC Consultation EDC/24/0092 - Discharge of Condition 3 (Cycle and Bin Stores) pursuant to reserved matters approval EDC/22/0058.	Observations Sent	20.08.2024
20240711	EDC Consultation EDC/24/0105 - Discharge of Condition 3 (Construction Management Plan) pursuant to planning approval reference no. EDC/22/0120.	Observations Sent	20.08.2024
20240550	EDC Consultation EDC/24/0067 - Use of land for open storage (Use Class B8) and ecological mitigation to form an extension to the adjoining employment land at Church Path Pit.	Withdrawn	06.08.2024
20240573	EDC Re-Consultation EDC/24/0067 - Use of land for open storage (Use Class B8) and ecological mitigation to form an extension to the adjoining employment land at Church Path Pit.	Observations Sent	17.07.2024
20240572	EDC Re-Consultation EDC/23/0096 - Reserved Matters Application (matters relating to access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for the employment land at Church Path Pit comprising the erection of industrial and logistics units (Use Classes E(g)(iii) and/or B2 and/or B8) with ancillary office accommodation, external yard areas, staff and operational vehicle parking, servicing and associated works.	Observations Sent	17.07.2024
20240498	EDC Consultation EDC/24/0057 - Discharge of Condition 4 (Structural Survey of Cliffs) pursuant to planning application EDC/22/0120.	Observations Sent	11.07.2024
20240410	EDC RE CONSULTATION EDC/23/0097 - Reserved Matters Application (matters relating to access, layout, scale, appearance and landscaping) for the erection of industrial and logistics units (Use Classes E (g) (iii) and/or B2 and/or B8) with ancillary office accommodation, open storage areas, staff and operational vehicle parking, servicing and associated works.	Observations Sent	29.05.2024
20240361	EDC Re-Consultation EDC/23/0097 - Reserved Matters Application (matters relating to access, layout, scale, appearance and landscaping) for the erection of industrial and logistics units (Use Classes E (g)(iii) and/or B2 and/or B8) with ancillary office accommodation, open storage areas, staff and operational vehicle parking, servicing and associated works.	Observations Sent	09.05.2024
20240360	EDC Re-Consultation EDC/23/0086 - Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north east of College Road (Phase 3A) comprising the erection of 273 no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces (condition 9), renewable energy,	Observations Sent	09.05.2024

	water conservation and carbon reduction technologies (condition 11), community facility (condition 14), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).		
20240212	EDC Re-Consultation EDC/23/0100 - A Reserved Matters Application pursuant to Condition 2 of Outline Planning Permission (OPP) reference EDC/16/0004 for the creation of Fastrack Bus Road West Route.	Observations Sent	20.03.2024
20231255	EDC Consultation - Erection of a two storey house dwelling (ground floor and lower ground floor).	Withdrawn	04.03.2024
20230823	EDC Re/consultation EDC/21/0222 - Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north and west of Factory Road (Phase 2B) to create a heritage park and playing pitch including public realm together with details relating to site levels, ecological mitigation and enhancement strategy, noise attenuation, details of design and maintenance of public realm (Condition 9), soft landscaping, boundary treatments, furniture and play equipment, lighting strategy, public art and heritage interpretation including timescale's for commissioning and installing public art, provision for heritage interpretation and deployment of artefacts (condition 15).	Withdrawn	26.02.2024
20231161	EDC Consultation EDC/23/0051 - Discharge of Condition 13 (Parking Management Plan) pursuant to reserved matters approval EDC/21/0081.	Observations Sent	15.01.2024
20231163	EDC Consultation EDC/23/0086 - Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north east of College Road (Phase 3A) comprising the erection of 273 no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (condition11), community facility (condition 14), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation(condition 15).	Objections Raised	11.12.2023
20230731	EDC Consultation EDC/23/0086 - Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of Outline Planning Permission reference no. EDC/16/0004 for Land North East of College Road (Phase 3A) comprising the erection of 273 no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces (condition	Observations Sent	17.08.2023

	9), renewable energy, water conservation and carbon reduction technologies (condition 11), community facility (condition 14), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).		
20230718	Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land south of the River Thames (Phase 3B) comprising the erection of 40 no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (Condition 11), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).	Observations Sent	15.08.2023
20230639	EDC Reconsultation - Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land east of College Road (Phase 2) comprising the erection of 130no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (condition 11), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15) and scheme for the re-interpretation of the College Road flint wall (condition 40(ii)).	Observations Sent	12.07.2023
20230638	EDC Consultation - Application for the Partial Discharge of Condition 28 (Vineyard Pit Road Re-Alignment) Attached to Planning Permission Ref: EDC/16/0004.	Observations Sent	04.07.2023
20230637	EDC Consultation - Discharge of condition 18 (Contamination) pursuant to outline planning approval EDC/16/0004.	Observations Sent	03.07.2023
20230528	EDC Consultation - Application for the discharge of condition 7 attached to outline planning permission reference no. EDC/16/0004 relating to a detailed Phasing and Implementation Plan.	Observations Sent	14.06.2023
20230511	Application for the approval of condition 4 attached to planning permission reference number EDC/22/0015 relating to contamination pursuant to reserved matters approval.	No Objections	09.06.2023
20230495	EDC Consultation Letter - Discharge of condition 9 (Street Lighting) pursuant to reserved matters approval EDC/22/0015.	No Objections	31.05.2023

20230375	EDC Consultation - Discharge of Condition 13 (Parking Management Plan) pursuant to reserved matters approval EDC/21/0081.	Observations Sent	04.05.2023
20230374	EDC Consultation - Discharge of Condition 11 (Cycle and Bin Stores) pursuant to reserved matters approval EDC/22/0015.	No Objections	03.05.2023
20230352	Application for approval of condition 11 attached to planning permission reference number 20220078 relating to details of the form, appearance, and materials to be used for the cycle and bin stores to all houses within the development	Approval of Details	09.06.2023
20221268	Application for the approval of condition 5 attached to planning permission reference number 20220226 relating to details of hard and soft landscaping	Approval of Details	28.04.2023
20221222	EDC Consultation - Installation of a 33/11kV primary electricity sub station with associated vehicular access and boundary fencing	Observations Sent	28.11.2022
20221152	Application for approval of condition 6 attached to planning permission reference number 20220226 relating to details of a non-native species removal plan.	Approval of Details	20.12.2022
20221120	EDC Reconsultation - Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land east of College Road (Phase 2) comprising the erection of 133no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (condition 11), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).	Observations Sent	08.12.2022
20221033	EDC Consultation EDC/22/0133 - Reserved Matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land east of Grove Road and west of Granby Road comprising the Fastrack route together with associated infrastructure including details relating to site levels, ecological mitigation and enhancement strategy, and public open space (condition 9), design and maintenance of the public realm (condition 15).	Observations Sent	11.10.2022
20221032	EDC Consultation EDC/22/0132 - Partial discharge of condition 8 attached to planning permission reference number EDC/16/0004, relating to a detailed masterplan for the fastrack route and adjacent land within the non-residential land.	Observations Sent	10.10.2022
20220857	EDC Re-Consultation EDC/21/0206 - Reserved matters pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north and east of College Road to create a Sustainable Urban Drainage System (SuDS) details relating to site levels, ecological mitigation and enhancement strategy, details of design	Observations Sent	19.08.2022

	and maintenance of public realm (Condition 9), surface materials palette, furniture, lighting strategy, soft landscaping and boundary treatments, public art and heritage interpretation including timescales for provision (Condition 15)		
20220844	Highways improvement works including road widening at The Shore/Granby Road to accommodate two-way running of the eastern extent of the Fastrack route.	Pending Consideration	
20220373	EDC Consultation EDC/22/0015 - Application for the erection of 3 dwellings along with hard and soft landscaping, car parking and associated infrastructure.	No Objections	24.02.2023
20220226	Temporary Access and associated landscaping and parking for the sales suite at Northfleet Embankment West site	Permission	05.10.2022
20220078	Erection of 3 dwellings together with associated infrastructure including details relating to parking and landscaping and the reconfiguration of parking to a consented dwelling approved under permission Ref: EDC/21/0081. Former Northfleet Cement Works, The Shore, Northfleet, Gravesend, Kent, DA11 9AN	Permission	24.02.2023
20220529	EDC Consultation EDC/22/0058 - Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land east of College Road (Phase 2) comprising the erection of 133no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy and schedule of public open spaces condition 9), renewable energy, water conservation and carbon reduction technologies (condition 11), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).	Observations Sent	08.06.22
20220015	Reserved matters pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north east of College Road to create a Sustainable Urban Drainage System (SuDS) details relating to site levels, ecological mitigation and enhancement strategy, details of design and maintenance of public realm (condition 9), surface materials palette, furniture, lighting strategy, soft landscaping and boundary treatments, public art and heritage interpretation including timescales for provision (condition 15).	No objections	31.01.2022
20211271	**14 DAY CONSULTATION** EDC Consultation EDC/21/0081 -Reserved matters application (access, layout,scale,appearance and landscaping) Pursuant of condition 2 of outline planning permission reference no. EDC/16/0004 for Land North of Hive Lane (Phase 1B). Comprising the erection of 120 no. dwellings together with associated infrastructure including details relating to finish floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy and schedule of	Observations Sent	02.11.2021

	public open spaces (Condition 9) renewable energy, water conservation and carbon reduction technologies (Condition 11), design and maintenance of the public realm and other areas with public amenity function, provision of, and timetable for installation of public art and heritage interpretation (Condition 15).		
20211227	EDC Consultation EDC/21/0173 - Continued use of land for external storage, vehicle parking and stationing of a welfare cabin in connection with the approved Mixed Aggregates Plant Facility for a temporary period.	Observations Sent	20.10.2021
20211018	** RECONSULTATION DOCUMENT** EDC Consultation EDC/21/0081 -Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north of Hive Lane (Phase 1B) comprising the erection of 122no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces condition 9), renewable energy, water conservation and carbon reduction technologies (Condition 11), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15)	Observations Sent	21.10.2021
20210654	EDC Consultation - EDC/21/0078 - Partial discharge of condition 16 (Construction Environmental Management Plan) relating to development on the residential element of the site pursuant to outline planning permission EDC/16/0004.	Observations Sent	09.06.2021
20210598	EDC Consultation -EDC/21/0086 - Partial discharge of condition 27 (Local Employment and Training Plan) relating to development on the residential element of the site pursuant to outline planning permission EDC/16/0004.	Observations Sent	25.05.2021
20210445	EDC/21/0068 EDC consultation - Partial discharge of condition 45 (Method and measures to minimise vibration), relating to land at Factory Road (Phase 1a) only, pursuant to outline planning permission EDC/16/0004.	Observations Sent	26.04.2021
20210434	EDC Consultation - EDC/21/0067 - Partial discharge of condition 26 (Community Development Strategy) relating to development on the residential land pursuant to outline planning permission EDC/16/0004.	Observations Sent	27.04.2021
20210281	EDC Consultation - EDC/21/0019 - Application for the partial discharge of condition 16 attached to outline permission reference no. EDC/16/0004 relating to a Construction Environmental Management Plan for development on land at Factory Road (Phase 1a) only.	Observations Sent	30.03.2021
20210262	EDC Consultation EDC/21/0031 - Application for the discharge of condition 22 and condition 40 (i) attached to outline permission reference no EDC/16/0004 relating to a programme of building recording for the site and historic building record of the College Road flint boundary wall.	Observations Sent	09.04.2021

20201223	EDC Consultation EDC/20/0083 - *Duplicate* Application for the discharge of condition 7 attached to planning permission reference no. EDC/16/0004 relating to the Phasing and Implementation Plan.	Observations Sent	10.12.2020
20201070	EDC Consultation EDC/20/0080 - Application for the partial discharge of condition 8 attached to planning permission reference no. EDC/16/0004 relating to a detailed Masterplan for the residential land.	Observations Sent	06.11.2020
20201069	EDC Consultation EDC/20/0079 - Application for the discharge of condition 7 attached to outline planning permission reference no. EDC/16/0004 relating to a detailed Phasing and Implementation Plan.	Observations Sent	06.11.2020
20200926	EDC Consultation EDC/20/0080 - Application for the partial discharge of condition 8 attached to planning permission reference no. EDC/16/0004 relating to a detailed Masterplan for the residential land.	Observations Sent	09.10.2020
20200925	EDC Consultation EDC/20/0075 - Application for non-material amendment to outline planning permission reference no. EDC/16/0004 to alter the wording of condition 40 in respect of the College Road flint wall.	Observations Sent	09.10.2020
20200924	EDC Consultation - EDC/20/0077 - Application for non-material amendment to outline planning permission reference no. EDC/16/0004 to allow for the relocation of the community facility involving (i) change to description of development, (ii) changes to the wording of condition 4 to replace the Land Use and Development Framework Parameter Plans and (iii) changes to wording of condition 14.	Observations Sent	09.10.2020
20200923	EDC Consultation - EDC/20/0079 - Application for the discharge of condition 7 attached to outline planning permission reference no. EDC/16/0004 relating to a detailed Phasing and Implementation Plan.	Observations Sent	09.10.2020
20200557	EDC Consultation - EDC/20/0080- Application for the partial discharge of condition 8 attached to planning permission reference no. EDC/16/0004 relating to a detailed Masterplan for the residential land	Observations Sent	07.08.2020
20200556	EDC Consultation - EDC/20/0076 - Application for approval of reserved matters (relating to access, layout, scale, appearance and landscaping) pursuant to outline planning permission reference no. EDC/16/0004 for Phase 1a comprising the erection of 3no. dwellings together with associated infrastructure including details relating to parking, energy and sustainability, finished site and floor levels, noise attenuation and mitigation measures and ecological enhancement.	Observations Sent	31.07.2020
20200531	EDC Consultation EDC/20/0079: Application for the discharge of condition 7 attached to outline planning permission reference no. EDC/16/0004 relating to a detailed Phasing and Implementation Plan.	Observations Sent	31.07.2020
20200534	EDC consultation EDC/20/0078 - Application for a non-material amendment to condition 4 of outline planning permission reference no. EDC/16/0004 to replace the Building Heights Parameter Plan to allow for an increase in the maximum height of buildings in one location within the residential part of the site from 3 storeys to 4 storeys.	Observations Sent	31.07.2020

20200533	EDC consultation EDC/20/0077 - Application for non-material amendment to outline planning permission reference no. EDC/16/0004 to allow for the relocation of the community facility involving (i) change to description of development, (ii) changes to the wording of condition 4 to replace the Land Use and Development Framework Parameter Plans and (iii) changes to wording of condition 14.	Observations Sent	31.08.2020
20200532	EDC consultation EDC/20/0077 - Application for non-material amendment to outline planning permission reference no. EDC/16/0004 to allow for the relocation of the community facility involving (i) change to description of development, (ii) changes to the wording of condition 4 to replace the Land Use and Development Framework Parameter Plans and (iii) changes to wording of condition 14.	Observations Sent	17.07.2020
20200180	EDC Re-consultation EDC/19/0201 - Application for the discharge of condition 6(a) attached to outline permission reference no. EDC/16/0004 relating to a site-wide Heritage Management Plan.	Observations Sent	11.03.2020
20191324	EDC Consultation EDC/19/0201 - Application for the discharge of condition 6(a) attached to outline permission reference no. EDC/16/0004 relating to a site-wide Heritage Management Plan.	Observations Sent	24.01.2020
20191170	EDC Consultation EDC/19/0177 - Request under Section 106A of the Town and Country Planning Act 1990 (as amended) to modify a planning obligation in respect of use of the access tunnels to serve the residential and mixed use areas of the development approved by Outline planning permission reference EDC/16/0004.	Observations Sent	22.11.2019
EDC/16/0004 (GBC ref. 20160962; previously when originally submitted to GBC, ref 20090238)	Outline application for mixed development and comprising: • Up to 532 Homes, related car parking and landscaping (C3); • Up to 46,000 sq. m Employment Floorspace, related car parking, servicing and landscaping (B1/B2/B8); • Mixed Use Neighbourhood Centre comprising mix of: up to 850 sq. m retail/cafe/takeaway floor space (A1/A2/A3/A5); residential uses (C3); community centre (D1) and related car parking and landscaping; • Riverside Food and Drink Uses comprising up to 500 sq. m of pub or food and drink uses (A3/A4); • Public Open Space including riverside promenade, public park with equipped play areas and playing field with shared public/school use, multi-use games area and wildlife corridors; • Fastrack Link to provide a segregated link across the site along with Fastrack stops • Street and Footpath Network to provide access to development and maintain and enhance existing public rights of way, including a bridge link between Hive Lane and Factory Road; • Access Improvement to Grove Road/The Creek and	Permission	08.06.2018 s106 signed concurrently

	The Shore/Crete Hall Road and associated highway improvements; • Supporting Services and Infrastructure including new utilities, enhanced flood defences and providing for access to cliffs and tunnels; • Ground re-grading to create efficient development and open space platforms and to raise land to address flood risk; and • Other Minor Works and development ancillary to the main proposals including the demolition of existing buildings and the retention of tunnels and facing walls adjacent to Lawn Road.		
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External Consultations

Kent Police Designing Out Crime

We have reviewed this application in regard to Crime Prevention Through Environmental Design (CPTED) and in accordance with the National Planning Policy Framework (NPPF).

Applicants/agents should consult us as Designing out Crime Officers (DOCO's) to address CPTED and incorporate Secured By Design (SBD) as appropriate. We use details of the site, relevant crime levels/type and intelligence information to help design out the opportunity for Crime, Fear of Crime, Anti-Social Behaviour (ASB), Nuisance and Conflict.

There is a carbon cost for crime and new developments give an opportunity to address it. Using CPTED along with attaining an SBD award using SBD guidance, policies and academic research would be evidence of the applicants' efforts to design out the opportunity for crime.

We request a condition for this site to follow SBD guidance to address designing out crime to show a clear audit trail for Designing Out Crime, Crime Prevention and Community Safety and to meet our Local Authority statutory duties under Section 17 of the Crime and Disorder Act 1998.

1. Consideration should be given to the provision of informal association spaces for members of the community, particularly young people. These must be subject to surveillance but sited so that residents will not suffer from possible noise pollution, in particular the green spaces surrounding the site, any parking areas/ courts and pedestrian routes. These areas must be well lit and covered by natural surveillance from neighbouring properties.
2. Perimeter, boundary and divisional treatments must be a minimum of 1.8m high. Any alleyways to have secure side gates, which are lockable from both sides, located flush to the front building line.
3. To meet SBD guidance we would strongly recommend the installation of pavements on both sides of the roads to avoid vehicle and pedestrian conflict and promote safer spaces for families. It is now common practice to have some shared vehicle/ pedestrian areas on secondary routes. If pavements cannot be installed in these shared spaces, we strongly recommend traffic calming measures, especially where there is a curvature in the road.
4. Parking - To help address vehicle crime, security should be provided for Motorbikes, Mopeds, Electric bikes and similar. SBD or sold secure ground or wall anchors can help provide this. We advise against the use of parking courts as they can create an opportunity for crime. Where unavoidable, the areas must be covered by natural surveillance from an "active" window e.g. lounge or kitchen and sufficient lighting – the same recommendations apply to on plot parking bays. In addition, we request appropriate signage for visitor bays to avoid conflict and misuse. Undercroft areas can attract crime and therefore, should be finished in a light colour and be well lit. If car ports are unavoidable, we recommend they be lit and painted in a light colour to optimize surveillance opportunities. For car parks, we recommend the Safer Parking Scheme, which follows CPTED guidance from both the police and the British Parking Association.
5. New trees should help protect and enhance security without reducing the opportunity for surveillance or the effectiveness of lighting. Tall slender trees with a crown of above 2m rather than low crowned species

are more suitable than “round shaped” trees with a low crown. New trees should not be planted within parking areas or too close to street lighting. Any hedges should be no higher than 1m, so that they do not obscure vulnerable areas.

6. Lighting - Please note, whilst we are not qualified lighting engineers, any lighting plan should be approved by a professional lighting engineer (e.g. a Member of the ILP), particularly where a lighting condition is imposed, to help avoid conflict and light pollution. Bollard lighting should be avoided, SBD Homes 2019 states: “18.3 Bollard lighting is purely for wayfinding and can be easily obscured. It does not project sufficient light at the right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime. It should be avoided.” Lighting of all roads including main, side roads, cul de sacs and car parking areas should be to BS5489-1:2020 in accordance with SBD and the British Parking Association (BPA) Park Mark Safer Parking Scheme specifications and standards.

7. All external doorsets (a doorset is the door, fabrication, hinges, frame, installation and locks) including folding, sliding or patio doors and individual flat entrance doors to meet PAS 24: 2022 UKAS certified standard, STS 201 or LPS 2081 Security Rating B+. Please note PAS 24 is a minimum-security standard, and communal doors may require a higher standard, such as STS or LPS.

8. Windows on the ground floor or potentially vulnerable e.g. from flat roofs or balconies to meet PAS 24: 2022 UKAS certified standard, STS 204 Issue 6:2016, LPS 1175 Issue 8:2018 Security Rating 1/A1, STS 202 Issue 7:2016 Burglary Rating 1 or LPS 2081 Issue 1.1:2016 Security Rating A. Glazing to be laminated. Toughened glass alone is not suitable for security purposes.

9. We advise on the use of ground/ wall SBD or sold secure anchors within a cycle storage area/ sheds of dwellings to deter bicycle theft.

10. Mail delivery to meet SBD TS008 with a fire guard are strongly recommended for dwellings. For buildings with multiple occupants we recommend TS009 standards. Please note we advise against trade buttons, if mail is to be delivered inside a lobby there must be an airlock/ access-controlled door to prevent access further into the building for anyone other than residents.

11. Bedroom windows on the ground floor require a defensive treatment to deflect loitering, especially second bedrooms often used by children.

12. We recommend “A GUIDE FOR SELECTING FLAT ENTRANCE DOORSETS 2019” for buildings featuring multiple units, any covered access must deflect loitering that can stop residents and their visitors from using it without fearing crime. Entrance doors must be lit and designed to provide no hiding place.

13. For the main communal doors audio/visual door entry systems are required. We strongly advise against trade buttons and timed-release mechanisms, as they permit unlawful access and have previously resulted in issues with Crime and ASB.

14. CCTV is advised for all communal entry points and to cover the mail delivery area.

Further information and SBD PDF guides can be found at <https://www.securedbydesign.com>. We recommend British Transport Police Designing Out Crime Officers be contacted at the earliest opportunity for their specialist advice, due to the site being located close to Ebbsfleet International train station and the accompanying railway line.

If approved, site security is required for the construction phase. There is a duty for the principle contractor “to take reasonable steps to prevent access by unauthorised persons to the construction site” under the Construction (Design and Management) Regulations 2007. The site security should incorporate plant, machinery, supplies, tools and other vehicles and be site specific to geography and site requirements.

We welcome a discussion with the applicant/agent about site specific designing out crime. If the points above are not addressed, they can affect the development and local policing.

This information is provided by Kent Police DOCO's and refers to situational crime prevention. This advice focuses on CPTED and Community Safety with regard to this specific planning application.

Internal Consultations

GBC – Licensing

No comment received.

Planning Assessment/Comments

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/23/0086), and is a re-consultation in respect of the reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north east of College Road (Phase 3A) comprising the erection of 273 no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (condition 11), community facility (condition 14), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15) of that planning permission.

Recommendation

The EDC is requested to consider the comments from the Kent Police Designing Out Crime Officer and any the recommendations from the relevant statutory consultees.

The EDC is thanked for consulting the Borough Council.

Case Officer:	Ms Amanda Cue	Team Leader:	
Signed:	<i>A Cue</i>	Signed:	
Dated:	4 th September 2024	Dated:	