



Delegated Report

Approval of Details Application

Planning Application No: 20240346

Location: Land At Former Northfleet Cement Works The Shore Northfleet
Gravesend

Description: Application for the approval of condition 5 attached to planning permission reference number 20220078 relating to Construction Environmental Management Plan (CEMP).

Applicant: Bellway Homes Limited (Thames Gateway)

Submitted Documents/Plans

Planning Application Form;
Covering Letter; and
Construction Environmental Management Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
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

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS03 – Northfleet Embankment and Swanscombe Peninsula East Opportunity Area
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Design & Development Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on the Highway Network
- T5 – New Accesses onto Highway Network

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 4 – Decision-making
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)

Consultations

GBC – Environmental Protection

The submitted Construction Environmental Management Plan (CEMP) has been reviewed. The CEMP appears to be missing some pages as no plans are shown in the Appendices as detailed in the report. However, the document covers the requirements of the condition in suitable and sufficient detail.

There is no objection to this condition being discharged.

Officer's Analysis

Proposal

This application is for the approval of Condition 5 attached to planning permission reference number 20220078 relating to relating to Construction Environmental Management Plan (CEMP).

Submitted Details

The following information has been submitted to discharge the first part of Conditions 3, Part A of 4 and 6:

Planning Application Form;
Covering Letter; and
Construction Environmental Management Plan.

Condition 5

Code of Construction Practice

5. No development shall take place until a Construction Environmental Management Plan (CEMP) to cover the construction phase of development has been submitted to, and approved in writing, by the Local Planning Authority. The submitted document shall include routing of construction and delivery vehicles to and from site, provision of wheel washing facilities, hours of work, management measures of noise, vibration and dust, and provisions for monitoring and review. The development shall adhere at all times and be carried out in full accordance with the approved CEMP.

Reason: To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity, to protect the amenity of local residents and businesses and protected species in accordance with adopted Gravesham Local Plan Core Strategy Policies CS11, CS12 and CS19.

The submitted Construction Environmental Management Plan (CEMP), is accepted in terms of the measures to control dust and noise and in respect of deliveries, storage of material, dealing with waste etc. and site working hours. It therefore covers the requirements of the condition and is suitable and sufficient detail.

As such, Condition 5 can be discharged.

Conclusion Recommendation

Sufficient information has been submitted to discharge Condition 5 of planning approval 20220078 which relates to the submission of a Construction Environmental Management Plan (CEMP).

Recommendation

ADET - Approval of Details

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	10 th June 2024	Dated:	10th June 2024