



Delegated Report

Planning Application

Planning Application No: 20221032

Location: Former Northfleet Cement Works The Shore Northfleet Gravesend

Description: 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.

Applicant: Ebbsfleet Development Corporation

Introduction

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/22/0132) and is a consultation in respect of the 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.

Submitted Documents/Plans

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

Consultation letter dated 22 September 2022.

Relevant Planning History

Reference	Description	Decision	Decision Date
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).	Pending Consideration	
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 and maintenance of public realm (Condition 9), surface materials palette, furniture, lighting strategy, soft	Observations Sent	19.08.2022

	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	
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	08.06.2022
20220226	Temporary Access and associated landscaping and parking for the sales suite at Northfleet Embankment West site	Permission	05.10.22
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	Pending Consideration	
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 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	Observations Sent	02.11.2021

	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	Observations Sent	31.08.2020

	4 to replace the Land Use and Development Framework Parameter Plans and (iii) changes to wording of condition 14.		
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 planning 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 planning 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 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	Permission	08.06.2018 s106 signed concurrently

	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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Internal Consultations

GBC – Highways Officer

This submission seems to broadly reflect the initial proposals for the Fastrack corridor, it was always known to be a constrained route and compromises would have to be made. The matter is primarily for Kent County Council to comment on, as the Fastrack Corridor will it is assumed be adopted by them. The important thing is that the route is provided even if it has to be shared at times with the adjacent commercial properties which are unlikely to have any significant impact on the reliability or frequency of the bus service.

Planning Assessment/Comments

This application comprises an Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/22/0132) and is a consultation in respect of the 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.

Introduction

Condition 8 attached to planning permission reference no. EDC/16/0004 relating to a detailed Masterplan states:

Prior to submission of any Reserved Matters applications pursuant to condition 2, a detailed Masterplan(s) for the site based on the approved drawings listed in condition 4, the documents approved pursuant to condition 6 and consistent with the phases of development, shall be submitted to and approved in writing by the Local Planning Authority. The detailed Masterplan(s) shall be submitted for the whole site or for a defined part of the site to be approved in writing by the Local Planning Authority, based on the phases to be approved pursuant to condition 7. The detailed Masterplan(s) shall be based on a 1:1250 scale plan(s) and shall be supported by a written statement. Any replacement Masterplan(s) which shall from time to time be produced shall also be submitted to and approved in writing by the Local Planning Authority. It shall include consideration of and detail of the following matters:

Land Uses

- (a) Land use disposition including floor space areas
- (b) Broad mix and type of housing, including approximate density and indicative distribution of affordable housing
- (c) Response to environmental constraints, including noise
- (d) Location of neighbourhood centre, including the community centre

Open Spaces

- (e) Indicative locations of all areas of public open space, comprising not less than 3.5 hectares to include, but not limited to, a riverside promenade, a junior playing pitch, a mixed use games area, a heritage park and a combined locally equipped area of play and neighbourhood equipped area of play
- (f) Biodiversity measures consistent with the Outline Ecological Mitigation and Enhancement Strategy

Form of Development

- (g) Form of development and design
- (h) Unifying elements of design
- (i) Integration (through design) between the residential and employment land

- (j) Building heights consistent with the outline parameters
- (k) Architectural style and treatment of the buildings
- (l) Building materials palette including incorporation of flood resilient and resistant materials where appropriate
- (m) Location of landmark buildings and creation of vistas through the site to and from the River Thames
- (n) Cross sections and perspectives of key streets, buildings and open spaces
- (o) Building and renewable energy technologies

Access and Car Parking

- (p) Principal routes (vehicular, public transport, pedestrian and cycle) and connections to surrounding area, including public footpaths
- (q) Dimensions and alignment of Fastrack bus corridor
- (r) Access and car parking, including emergency access from Church Path Pit

Public Realm

- (s) Locations of public art
- (t) External lighting and riparian life-saving equipment
- (u) Surface materials palette and street furniture, including signage
- (v) Hard and soft landscaping
- (w) Treatment of frontages

Levels

- (x) Land forming and finished levels
- (y) Water management and drainage

Archaeology/Historic Environment

- (z) Identification of areas of archaeological importance and those areas where remains are to be preserved in situ.

The details submitted pursuant to condition 2 for any part or phase of the development shall generally accord with the detailed Masterplan relevant at the time of submission.

Reason - To ensure that the development is properly master planned and the development layout and public realm is in accordance with the principles of Kent Design and pursuant to Gravesham Local Plan Core Strategy Policy CS19. To ensure that the development is of a high quality and to ensure satisfactory standards of accommodation, development layout and public realm in accordance with the principles of Kent Design and adopted Gravesham Local Plan Core Strategy Policy CS19.

Note: For the avoidance of doubt the overall Masterplan accompanying this outline planning application was submitted for illustrative purposes only.

The application site lies within the Northfleet Embankment and Swanscombe Peninsula East Opportunity Area where policy CS03 of the Gravesham Local Plan Core Strategy is relevant and seeks to secure major regeneration proposals that will bring forward benefits for the Borough through the provision of new housing and jobs while securing environmental improvements especially in air quality and a high standard of design.

The Borough Council has been previously consulted three times in respect of the detailed Masterplan for the residential land in June/July 2020 (GBC ref 2020557) and comments were sent to the EDC on 07 August 2020, in September 2020 (GBC ref 2020926) and comments were sent on 09 October 2020 and in October 2020 (GBC ref 20201070) and comments were sent on 06 November 2020.

Comments had also been sent informally to the EDC on 15 May 2020 in response to the earlier draft of the BPTW Detailed Masterplan - Residential Scheme Written Statement dated March 2020.

The previous comments were quite lengthy and it is not intended to repeat those here in this report. The previous comments sent would still apply.

Additional comments have been received as a result of consultations with GBC Highways. It is recommended that the EDC be advised of the latest consultation comments.

Recommendation

The Ebbsfleet Development Corporation (EDC) is advised that the Borough Council has been previously consulted three times in respect of the detailed Masterplan for the residential land in June/July 2020 (GBC ref 2020557) and comments were sent to the EDC on 07 August 2020, in September 2020 (GBC ref 2020926) and comments were sent on 09 October 2020 and in October 2020 (GBC ref 20201070) and comments were sent on 06 November 2020.

Comments had also been sent informally to the EDC on 15 May 2020 in response to the earlier draft of the BPTW Detailed Masterplan - Residential Scheme Written Statement dated March 2020.

It is not intended to repeat those previous consultation comments which were quite lengthy but it is requested that the EDC fully take on board the Borough Council's previous comments and concerns in relation to the Masterplan.

In respect of the revised documents the subject of this further consultation the EDC is advised that in response to internal consultation it has received the following response:

GBC Highways Development Management Officer

This submission seems to broadly reflect the initial proposals for the Fastrack corridor, it was always known to be a constrained route and compromises would have to be made. The matter is primarily for Kent County Council to comment on, as the Fastrack Corridor will it is assumed be adopted by them. The important thing is that the route is provided even if it has to be shared at times with the adjacent commercial properties which are unlikely to have any significant impact on the reliability or frequency of the bus service.

The EDC is asked to consider these additional comments in determining this planning 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.

The EDC is thanked for consulting the Borough Council.

Case Officer:	Mrs Amanda Grout	Team Leader:	Miss Faye Hobbs
Signed:	A Grout	Signed:	
Dated:	6 th October 2022	Dated:	07 October 2022