

Application: 20250834
Your Reference: EDC/25/0145

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

NO OBJECTION TO GRANT OF PERMISSION TO DEVELOP LAND

To: **Ebbsfleet Development Corporation**
The Observatory
Castle Hill Drive
Castle Hill
Ebbsfleet Valley
Kent
DA10 1EE

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **NO OBJECTION** for development of land situate

at **Land At**
Crete Hall Road
Northfleet
Gravesend
Kent

and being **EDC consultation EDC/25/0145 - Discharge of condition 7 (MVHR) pursuant to reserved matters approval EDC/22/050.**

Referred to in your application dated 19 August 2025.

GRAVESHAM BOROUGH COUNCIL HOWEVER MAKES THE FOLLOWING COMMENTS:-

1 This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/25/0145), and is a consultation in respect of the Discharge of condition 7 (MVHR) pursuant to reserved matters approval EDC/22/050 for WT Henley Building, Land At Crete Hall Road, Northfleet, Gravesend, DA11 9AA.

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

GBC - Environmental Protection

Condition 7 reads as follows:

Prior to first occupation or use of any part of the building, details of the proposed mechanical ventilation heat recovery (MVHR) system(s) serving the community and residential floorspace hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The details shall include air intake and extract vent locations and appearance, dust filtration and

demonstrate how noise/vibration created by the ventilation system (including ductwork) will be adequately controlled between and within properties with regard to BS8233. Notwithstanding details shown on the approved drawings, and unless it is demonstrated to the satisfaction of the Local Planning Authority that it is unfeasible, the air intake and extract vents shall be located at roof level. The approved system(s) shall be installed prior to the floorspace to which it relates first being brought into use or occupied and thereafter maintained in full working order at all times.

Reason - In order to mitigate external noise and air quality to protect residential amenity of the future occupants from industrial noise and associated nuisance dust, in order to protect the commercial viability of safeguarded wharves, to encourage reduced energy usage and to ensure an acceptable standard of visual amenity, in accordance with adopted Gravesham Local Plan Core Strategy Policies CS18 and CS19 and Kent Minerals and Waste Local Plan Policy DM8

It's noted that an acoustic report dated 10.5.25 by Spectrum Acoustic Consultants has been submitted in relation to this condition and to address noise emanating from the MVHR system. As with all EDC application, Environmental Protection will not review technical reports due to resources but expect EDC's consultants to undertake the review and then provide a technical note/summary for our comments.

It's noted that the covering email advises that all units are 'discharging' away from the main road and noisy sites to the north. It is not the discharge that needs to be away from these sources, but the intakes/inlets. The condition requires that the air intakes and extract vents should be located at roof level, but it does not look like this is the case. Clarification is needed in addition to the noise technical note.

The EDC is requested to consider the recommendations from the Borough Council's Environmental Protection Officer.

The EDC is thanked for consulting the Borough Council.

Dated this 5th day of September 2025

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