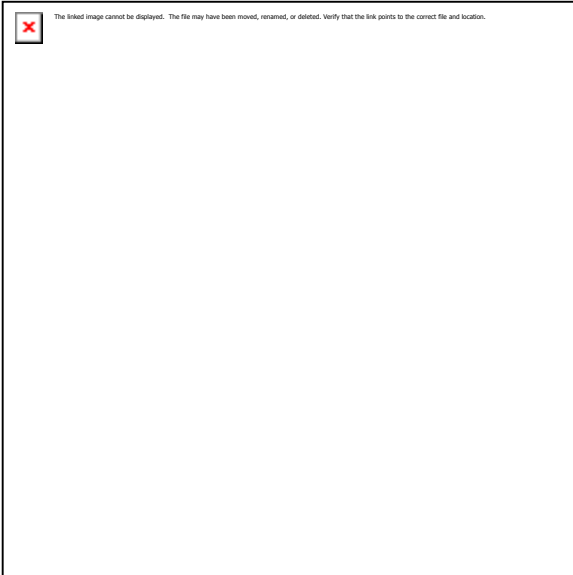




Delegated Report

Planning Application No: 20220857

Location: Former Northfleet Cement Works The Shore Northfleet Gravesend

Description: 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 landscaping and boundary treatments, public art and heritage interpretation including timescales for provision (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/21/0206), and following the submission of additional information, is a re-consultation in respect of the reserved matters application EDC/16/0004 and the creation of a sustainable urban drainage system including relevant details relating to conditions 9 and 15 of that planning permission.

Submitted Documents/Plans

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

Consultation letter dated 4th August 2022.

Relevant Planning History

EDC Consultation EDC/21/0206

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).

(GBC ref. 20220015)

EDC/16/0004: Outline application for a 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 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.

Permission was issued 08 June 2018 and the s106 signed concurrently.

(GBC ref. 20160962; previously when originally submitted to GBC, ref 20090238)

EDC/20/0076:

Application for approval of reserved matters (relating to access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land at Factory Road comprising the erection of 3no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, and ecological mitigation and enhancement strategy (Condition 9), renewable energy, water conservation and carbon reduction technologies (Condition 11), soft landscaping, boundary treatments, and the treatment of public highways and vehicle parking (Condition 15), land re-profiling (Condition 17), measures to protect existing infrastructure (Condition 19), and surface materials (Condition 30) at Land To The Northwest Of Factory Road Northfleet Works The Shore Northfleet Gravesend Kent DA11 9AN.

This application comprised Phase 1a of the development and was approved subject to conditions 18 December 2020 (GBC ref. 20200556).

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.

Permission was issued on 17 December 2020 (GBC refs. 20200557, 20200926 and 20201070).

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).

(GBC refs. 20211018, 20211271)

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.

(GBC ref. 20211227)

Planning Assessment/Comments

This application comprises an Ebbsfleet Development Corporation consultation on application EDC/21/0206, specifically in relation to a SUDs and relevant details for Conditions 9 and 15.

There are no comments in relation to the SUDs details.

Expert advice in relation to these matters will be provided by other consultees, including KCC Flood and Water Management and KCC Biodiversity.

In relation to lighting details, EDC are advised that if there is a possibility of bats in the area, they are given appropriate consideration to ensure their routes, feeding areas and roosts etc. will not be adversely affected.

<https://cdn.bats.org.uk/uploads/pdf/Resources/ilp-guidance-note-8-bats-and-artificial-lighting-compressed.pdf?v=1542109349>

The EDC are respectfully advised that the site has archaeological potential, as such a watching brief will be needed and the applicant should ensure this is followed.

In addition, the loss of mature trees to accommodate changes is disappointing and EDC should ensure that this is revisited once further details of the adjacent phase are known, rather than accepting an overall loss at this stage.

Recommendation

No objections.

The EDC is thanked for consulting the Borough Council.

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	19 th August 2022	Dated:	19th August 2022

Gravesham Borough Council