



Delegated Report

EDC Consultation Application

Planning Application No: 20230797

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

Description: EDC 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 yards areas, staff and operational vehicle parking, servicing and associated works.

Applicant: Ebbsfleet Development Corporation

Introduction

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/23/0096), and is a consultation in respect of the 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 yards areas, staff and operational vehicle parking, servicing and associated works.

Submitted Documents/Plans

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

Consultation letter dated 24 July 2023.

Relevant Planning History

Reference	Description	Decision	Decision Date
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,	Under Consideration	

	provision for heritage interpretation and deployment of artefacts (condition 15).		
20230798	EDC Consultation EDC/23/0097 - 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 the Triangle Site and Vineyard 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.	Under Consideration	
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 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).	Under Consideration	
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).	Under Consideration	
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	Observations Sent	12.07.2023

	(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)).		
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,	Observations Sent	08.12.2022

	provision of and timetable for installation of public art and heritage interpretation (condition 15).		
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 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)	Observations Sent	19.08.2022
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,	Observations Sent	08.06.22

	provision of and timetable for installation of public art and heritage interpretation (condition 15).		
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 and heritage interpretation (Condition 15).	Observations Sent	02.11.2021
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)	Observations Sent	25.05.2021

	relating to development on the residential element of the site pursuant to outline planning permission EDC/16/0004.		
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 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	08.06.2018 s106 signed concurrently
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Internal Consultations

GBC – Highways Officer

1. The plan on page 15 of the Design and Access Statement giving walking distances is totally inaccurate, as the crow flies is not representative, when there are cliff, railway embankments and lakes in the way.
2. Are additional pedestrian and cycle links being provided or does everyone have to negotiate the tunnel, which would be a deterrent to walking and cycling and distorts the walking and cycling distances significantly?
3. It is concerning that the Transport Statement states in its Trip Generation section, that 884 vehicles arrive in the am peak period with some 252 departing leaving a difference all types of vehicles of 632 which have to be accommodated on site somewhere, whilst these vehicles are not all cars, it does suggest the level of car parking provision is totally inadequate. (Note in the PM peak 795 vehicles depart the site whilst only 232 arrive, meaning 463 vehicles of all types were on site before the peak period.

There may be other issues that a more detailed study will highlight, but for now I consider the application is not representative of the true situation and should be revised to reflect that the only access is the tunnel and a parking accumulation study should be undertaken due to the substantial difference between arrivals and departures.

GBC – Conservation

No comments received.

GBC – Environmental Protection

We would not ordinarily comment on these specific matters however I have looked at the EDC planning portal to see if there are any relevant documents for us and I note that there is a Noise Impact Assessment and an Air Quality Technical Note both by Stantec and both dated May 2023. There is no Technical Note for the Noise Impact Assessment.

I do not know whether it is appropriate for us to comment at this stage in the planning process however as, on reading the two reports, we are concerned about the potential dust and unknown impact on the nearby residents I have made the following comments:

Air Quality

The application documentation includes a Technical Note by Stantec Job no 332610141 Note no. AQ08.2 May 2023 commissioned by the applicant. It is disappointing that EDC, the LPA have not engaged their own consultants to review this Technical Note with their own consultants producing a Technical Note for submission to GBC for comment.

The Technical Note covers the following:

Existing air quality - *The Technical Note confirms that the existing air quality is likely to be the same as when the original Environmental Statement was drafted and that it remains acceptable for the proposed development. This is accepted.*

Construction dust - *It advises that that the potential impacts from the construction dust associated with this development are not considered to be significantly different to those detailed in the original ES and that a Construction and Environmental Management Plan (CEMP) will per prepared by the application for approval in relation to construction of the development. The Technical note lists mitigation measures in point 3.1 that will be incorporated into the CEMP. This is accepted and we expect the mitigation measures to be required by condition.*

Operational impacts

Traffic

The Technical Note discusses national decreases in emissions from the fleet over recent years and confirms that the potential impacts from the employment land are not considered to have altered to such an extent as to affect the findings of the origin ES. This is accepted.

Open Storage

*The technical note looks at the impact of dust from extensive areas of open storage in the Church Path Pit development site. However there is no reference to what will be stored in the open storage areas. **This needs to be clarified and the type of material restricted if it hasn't been already, to non-dusty materials as the site is surrounded by residential properties.***

*The impact of dust on the nearby residential properties on the edge of the cliffs around the site is described in the technical note as medium or negligible etc. It has apparently been calculated using the distance from receptors and wind frequency. No local i.e. on site, wind measurements have been taken or incorporated in the assessment. The wind speed data comes from Broadness approx. 2.3km from the site. However it is expected, in reality, that the pit will have its own wind pattern, with eddies etc which cannot be predicted with using tables etc. The technical note says that as the site is at a much lower level than the residential land, "it is naturally screened" and that the dust impact risk is negligible. **However dust is frequently whipped up from construction sites in similar pits, and also dust from aggregate open storage in the borough, impacting property, cars, homes etc when it is then deposited in nearby streets and on residential properties.** We therefore do not agree with the opinion that the dust impact will be negligible.*

The conclusion says that "This assessment of dust indicated that potential effects are considered 'not

significant' and would not result in residents adjacent to the Church Path Pit Employment Land experiencing an unacceptable level of impact to residential amenity due to dust deposition." However it is evident in this borough that those residential properties on the top of cliffs, surrounding construction sites and aggregate storage sites are regularly impacted upon by windblown dust. **We therefore have significant concerns about the use of the open storage areas for dusty material and the impact on the residential properties above the development in terms of dust.**

Clarification needs to be provided to this service that the use of the open storage yards will not be for any dusty materials.

Noise

This is an EDC application. The application documentation does not appear to include a Technical Note drafted by EDC's own consultants following the review of the Noise Impact Assessment "Church Path Pit Employment Land" Project ref 332610141 Rev: 1 Date May 2023 carried out by Stantec on behalf of the applicant NWM Properties Limited.

It is disappointing that EDC, as the LPA, have not employed their own consultants to review the NIA and produce a Technical Note for this service to comment on. It is considered that this is still necessary and that it should be commissioned and delivered with a copy provided to this service in order for us to comment further. **The Technical Note needs to be drafted following a review of the NIA and must not be done by Stantec as they are the author of the NIA.**

In the meantime I have briefly looked at the NIA. The NIA is based on a noise survey carried out in 2008 some 15 years ago. It is not possible for me to comment on whether the noise environment has changed in the location of the site over the last 15 years, and I would have expected that a new noise survey was carried out to ascertain if it had or not. It is noted that the conclusion of the NIA in 6.1.3 says that "due to the relative age of the original survey it is recommended that a verification survey be undertaken to confirm the underlying sound levels in the worst affected receptors and that the findings of this report will be subject to change if the verification survey indicates that background noise levels differ from those used for this assessment." **This needs to be carried out as recommended.**

The conclusion goes on to say in 6.1.7 that "this assessment has determined that the requirements of the Local Planning Authority are likely to be met for all potential noise impacts. Therefore, the development is likely to be acceptable in relation to the potential noise impacts identified herein." **This service cannot confirm that we agree with this statement at this time. A verification survey needs to be carried out and a review of the NIA and a subsequent technical note produced and provided to this service for comment.**

Planning Assessment/Comments

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/23/0096), and is a consultation in respect of the 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 yards areas, staff and operational vehicle parking, servicing and associated works.

The schedule of accommodation as laid out as follows:

23006 - NEW

NEWFLEET EMBANKMENT EAST

WRAP

REV-06

INDUSTRIAL UNITS - ALL SITES

DATE: 24th May 2023									Prepared by: AH
			INDUSTRIAL UNIT		OFFICE		TOTAL AREA PER SITE		NOTES
SITE	GEA	GEA	GIA	GIA	GIA	GIA	GIA	GIA	
	M2	SQF	M2	SQF	M2	SQF	M2	SQF	
TRIANGLE SITE	13616	146563	12494	134485	2345	25242	14839	159727	
VINEYARD PIT SITE	4120	44348	3074	33089	2272	24456	5346	57544	
CHURCH PATH PIT	4640	49945	24455	263234	1195	12863	25650	276097	Includes 20,335m2 of open storage
TOTALS	22376	240855	40023	430808	5812	62560	45835	493368	

TOTAL BUILDING (M2) ON ALL 3 SITES MINUS OPEN STORAGE AREAS

25500

NOTES

All areas are indicative and require further ratification through design development.

Office areas include office accommodation at first floor level and cores at ground floor level.

GIA measurements include all internal walls to inside face of external wall.

Allow +/- 2% to all areas until accurate studies have been undertaken.

23006 - NEW

TRIANGLE SITE

WRAP

REV-06

DATE: 24th May 2023									Prepared by: AH
			INDUSTRIAL UNIT		OFFICE		TOTAL AREA PER UNIT		NOTES
BUILDING	GEA	GEA	GIA	GIA	GIA	GIA	GIA	GIA	
	M2	SQF	M2	SQF	M2	SQF	M2	SQF	
UNIT A	485	5221	366	3940	201	2164	567	6103	
UNIT B	2881	31011	2669	28729	377	4058	3046	32787	
UNIT C	2850	30677	2646	28482	473	5091	3119	33573	
UNIT D	2850	30677	2646	28482	473	5091	3119	33573	
UNIT E	2850	30677	2646	28482	473	5091	3119	33573	
UNIT F	1700	18299	1521	16372	348	3746	1869	20118	
TOTALS	13616	146563	12494	134485	2345	25242	14839	159727	

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All areas are indicative and require further ratification through design development.

Office areas include office accommodation at first floor level and cores at ground floor level.

GIA measurements include all internal walls to inside face of external wall.

Allow +/- 2% to all areas until accurate studies have been undertaken.

23006 - NEW

VINEYARD PIT

WRAP

REV-06

DATE: 24th May 2023									Prepared by: AH
			INDUSTRIAL UNIT		OFFICE		TOTAL AREA PER UNIT		NOTES
BUILDING	GEA	GEA	GIA	GIA	GIA	GIA	GIA	GIA	
	M2	SQF	M2	SQF	M2	SQF	M2	SQF	
UNIT A	480	5167	370	3983	254	2734	624	6717	
UNIT B	480	5167	370	3983	254	2734	624	6717	
UNIT C	480	5167	370	3983	254	2734	624	6717	
UNIT D	480	5167	370	3983	254	2734	624	6717	
UNIT E	371	3993	267	2874	210	2260	477	5134	
UNIT F	358	3854	263	2831	208	2239	471	5070	
UNIT G	371	3993	267	2874	210	2260	477	5134	
UNIT H	371	3993	267	2874	210	2260	477	5134	
UNIT J	358	3854	263	2831	208	2239	471	5070	
UNIT K	371	3993	267	2874	210	2260	477	5134	
CAR PARK SITE	0	0	0	0	0	0	0	0	
TOTALS	4120	44348	3074	33089	2272	24456	5346	57544	

NOTES

All areas are indicative and require further ratification through design development.

Office areas include office accommodation at first floor level and cores at ground floor level.

GIA measurements include all internal walls to inside face of external wall.

Allow +/- 2% to all areas until accurate studies have been undertaken.

DATE: 24th May 2023									Prepared by: JAH
			INDUSTRIAL UNIT		OFFICE		TOTAL AREA PER UNIT		NOTES
BUILDING	GEA	GEA	GIA	GIA	GIA	GIA	GIA	GIA	
	M2	SQF	M2	SQF	M2	SQF	M2	SQF	
UNIT A	1122	12077	961	10344	345	3714	1306	14058	
UNIT B	1866	20086	1683	18116	473	5091	2156	23207	
UNIT C	1652	17782	1476	15888	377	4058	1853	19946	
OPEN STORAGE SITE 1	0	0	8945	96284	0	0	8945	96284	
OPEN STORAGE SITE 2	0	0	4475	48169	0	0	4475	48169	
OPEN STORAGE SITE 3	0	0	6915	74433	0	0	6915	74433	
TOTALS	4640	49945	24455	263234	1195	12863	25650	276097	

NOTES

All areas are indicative and require further ratification through design development

Office areas include office accommodation at first floor level and cores at ground floor level

GIA measurements include all internal walls to inside face of external wall

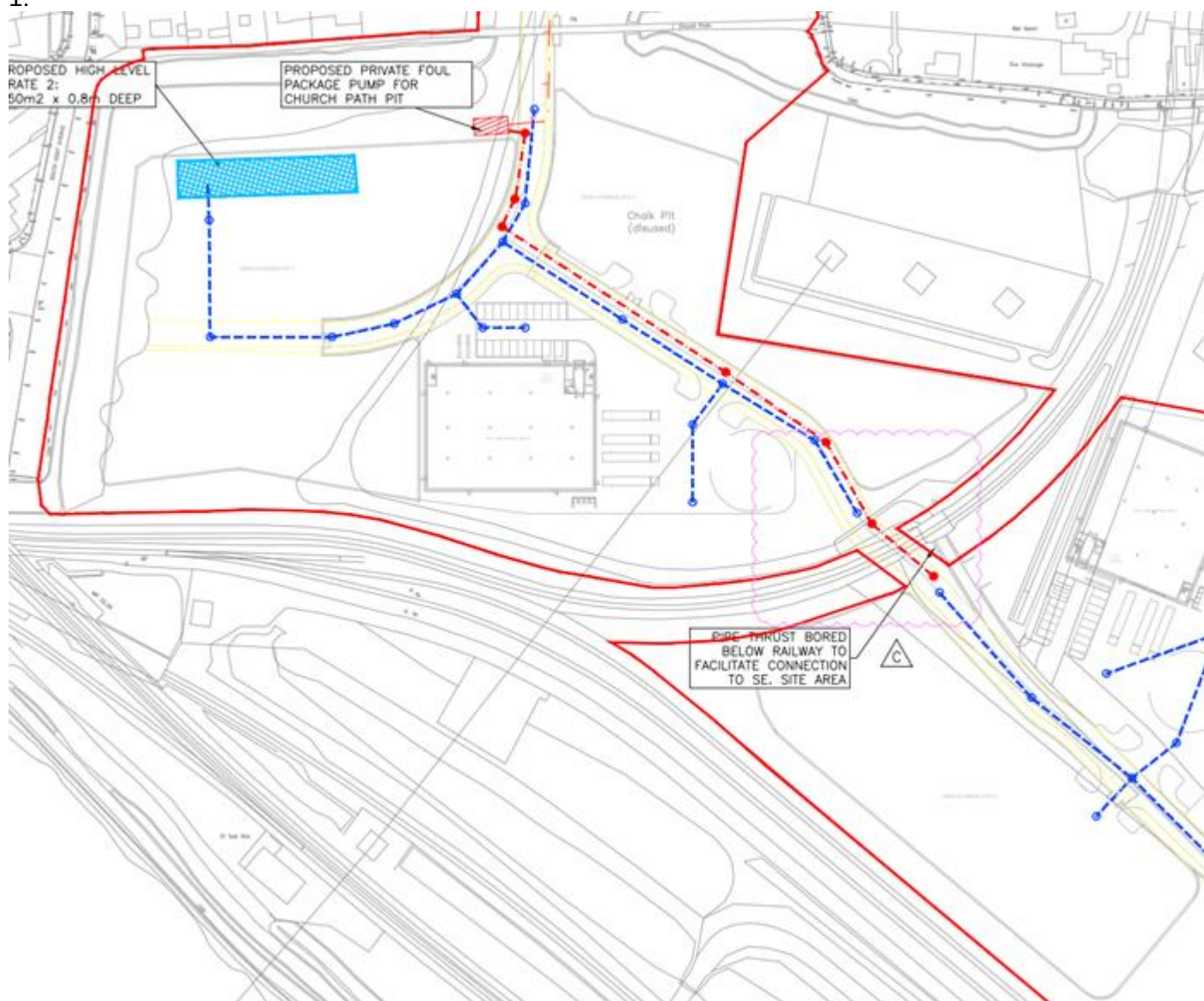
Allow +/- 2% to all areas until accurate studies have been undertaken

Core Strategy Table 6 assumes 46,000 sqm gross whereas the above shows as 45,835 SQM but this includes 20,335 sqm open storage in Church Path Pit – so built floorspace would be down which presumably would have an effect on job generation.

Reserved matters application covers about 20,185 sqm GIA.

There appears to be very little information about the Chalk Path Pit development including the open storage which is only shown hatched in blue on the illustrative masterplan, but with no further details.

There is a drainage map that shows open storage sites 1, 2 and 3, which includes a high level crate in site 1:



From the submitted documents, there are only air quality and noise impact assessments for Triangle Site and Vineyard Pit Employment Lane. The open storage in Church Path Pit does not appear to have been considered.

Therefore the Local Authority raise concerns over the amount of open storage (just over two hectares), it's location, how it is to be used and the overall impact, which does not appear to have been assessed fully from the submitted details.

Recommendation

The EDC is requested to consider the above comments in addition to the recommendations from the Borough Council's Highways and Environmental Protection Officers.

The EDC is thanked for consulting the Borough Council.

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
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Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	24 th August 2023	Dated:	12th October 2023