



# Delegated Report

## Approval of Details Planning Application

**Planning Application No:** 20230476

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

**Description:** Application for approval of condition 4 attached to planning permission reference number 20220078 relating to further assessments for contamination (in accordance with the CLEA guidelines and LCRM methodology) and, if necessary, an associated remedial strategy, together with a timetable of works.

**Applicant:** Bellway Homes Limited (Thames Gateway)

### Submitted Documents/Plans

Planning Application Form;  
Covering Letter; and  
Geo-Environmental Assessment GEA-17855CZ-23-153 – April 2023.

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                                                | Decision            | Decision Date |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------|
| 20230442  | Application for approval of condition 9 attached to planning permission reference number 20220078 relating to details of the appearance and form of street lighting equipment.                                                             | Approval of Details | 26.06.2023    |
| 20230389  | Application for approval of condition 3 attached to planning permission reference number 20220078 relating to details of the archaeological watching brief.                                                                                | Approval of Details | 15.06.2023    |
| 20230392  | Application for approval of condition 10 attached to planning permission reference number 20220078 relating to details of the boundary treatment.                                                                                          | Approval of Details | 09.06.2023    |
| 20230448  | Application for approval of condition 12 attached to planning permission reference number 20220078 relating to a detailed soft landscaping scheme                                                                                          | Under Consideration |               |
| 20230391  | Application for approval of condition 7 attached to planning permission reference number 20220078 relating to the architectural details.                                                                                                   | Approval of Details | 08.06.2023    |
| 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    |
| 20230374  | EDC Consultation - Discharge of Condition 11 (Cycle and Bin Stores) pursuant to reserved matters approval EDC/22/0015.                                                                                                                     | Under Consideration |               |

|          |                                                                                                                                                                                                                                                                                                               |                   |            |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------|
| 20230375 | EDC Consultation - Discharge of Condition 13 (Parking Management Plan) pursuant to reserved matters approval EDC/21/0081.                                                                                                                                                                                     | Observations Sent | 04.05.2023 |
| 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 |
| 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
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

### National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 4 – Decision-making
- 12 – Achieving sustainable development and well-designed places

## Consultations

### GBC – Environmental Protection

This application site forms an 'add on' to a wider site being developed by Bellway Homes which also includes conditions relating to contamination.

Report reference GEA-17855CZ-23-153 by IDOM dated April 2023 has been submitted with regards to Condition 4. Intrusive site sampling has been undertaken for this smaller site, as this area wasn't specifically included within the investigation for the wider site. No contaminants above the appropriate Screening Levels were found in any of the 3 soil samples and in terms of source-pathway-receptor, the risk is low to all.

In this respect, no further investigation work is required for his part of the site.

As part of the wider site remediation strategy (IDOM ref RIP-17855cz-20-474) it is proposed that clean subsoil and topsoil be imported to areas of soft landscaping and private gardens with marker/no dig layers for gardens. This area will be included within that Remediation Plan.

With regards to Condition 4, parts a) and b) have been complied with so can be discharged.

Part c) relating to verification can't be discharged until the works are completed and the appropriate report submitted for approval.

## **Officer's Analysis**

### Procedural Notes

This is a cross boundary condition details application submitted to both Gravesham Borough Council and Ebbsfleet Development Corporation (EDC) as joint determining authorities (GBC ref 20230476 and EDC ref EDC/23/0071), and this is the submission of details for the discharge of Condition 4 (Contamination) pursuant to reserved matters approval GBC Ref. 20220078 (EDC/22/0015).

Application 20220078 was for three additional dwellings within the redevelopment of the Former Northfleet Cement Works. Whilst some of the information may appear to be outside of the red line plan, this is due to the application forming part of the wider development and as part of the masterplan which was approved under EDC application EDC/16/0004. In terms of this submission of details, they relate to the three additional dwellings only.

### Submitted Details

The following information has been submitted to discharge condition 4:

Planning Application Form;  
Covering Letter; and  
Geo-Environmental Assessment GEA-17855CZ-23-153 – April 2023.

### Condition 4

## **Contamination**

4. No development shall take place until further assessments for contamination (in accordance with the CLEA guidelines and LCRM methodology) and, if necessary, an associated remedial strategy, together with a timetable of works, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall comprise the following components:
  - a) A Site investigation Strategy including relevant soil, soil gas, surface and groundwater sampling, to be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology;
  - b) A Remediation Strategy based on results of the Site Investigation Strategy detailing results of analysis, risk assessment to any receptors and long term monitoring and maintenance. The works shall be of such a nature so as to render harmless any identified contamination given the proposed end-use of the site and surrounding environment, including any controlled waters; and
  - c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (b) are complete.

The development shall be carried out in accordance with the requirements and details of the approved scheme.

**Reason:** To ensure adequate assessment has been undertaken to confirm whether remediation is required to prevent any adverse effects of soil contamination to the public, environment and underlying protected groundwater, in accordance with Gravesham Local Plan Core Strategy

Policy CS19 and National Planning Policy Framework Paragraph 170. The information is required pre-commencement to ensure that the site can be satisfactorily remediated from contaminants that could be mobilised by works taking place.

In relation to Condition 4, Report reference GEA-17855CZ-23-153 by IDOM dated April 2023 has been submitted with regards to Condition 4. Intrusive site sampling has been undertaken for this smaller site, as this area wasn't specifically included within the investigation for the wider site. No contaminants above the appropriate Screening Levels were found in any of the 3 soil samples and in terms of source-pathway-receptor, the risk is low to all.

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With regards to Condition 4, parts a) and b) have been complied with so can be discharged.

Part c) relating to verification can't be discharged until the works are completed and the appropriate report submitted for approval.

The submitted details are considered acceptable and therefore sufficient details have been submitted to satisfy Parts a) and b) of Condition 4 of 20220078.

### Conclusion Recommendation

Sufficient information has been submitted to discharge parts a) and b) of condition 4 of planning approval 20220078.

### Recommendation

ADET - Approval of Details

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

|                      |                            |                     |                                 |
|----------------------|----------------------------|---------------------|---------------------------------|
| <b>Case Officer:</b> | Mrs Amanda Grout           | <b>Team Leader:</b> | <b>Richard Hart</b>             |
| <b>Signed:</b>       | <i>A Grout</i>             | <b>Signed:</b>      | <i>R Hart</i>                   |
| <b>Dated:</b>        | 30 <sup>th</sup> June 2023 | <b>Dated:</b>       | <b>3<sup>rd</sup> July 2023</b> |