

Application: 20260771
Your Reference: EDC/25/0041

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

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 **AN OBJECTION** for development of land situate

at **Northfleet Embankment West**
Land At Former Northfleet Cement Works
The Shore
Northfleet
Gravesend
Kent
DA11 9AN

and being **EDC Re-Consultation EDC/25/0041 - Partial discharge of condition 16 (Construction Environmental Management Plan) pursuant to outline permission EDC/16/0004 relating to the employment part of the site only.**

Referred to in your application dated 23 July 2026

and the grounds for that objection are:-

Your attention is drawn to the following informatives

INFORMATIVES:-

1 Planning Assessment/Comments

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/25/0041) and is a consultation in respect to partial discharge of condition 16 (Construction Environmental Management Plan) pursuant to outline permission EDC/16/0004 relating to the employment part of the site only.

Internal Consultations

GBC Environmental Protection

The EDC planning website was not available for use on Weds 5th or Thursday 6th August, so this is the 1st chance I've had to review the documents.

Condition 16 requires the following information, and I've placed comments against each section in bold. Please note that further input will be needed from the Highways Officer/KCC, the Environment Agency and the Ecology Officer as not all matters fall within Environmental Protection's remit or additional comments are needed from other teams.

- (a) hours of construction working - Site working hours are stated as being 0600 to 1800 Monday to Friday and 0600 to 1300 Saturday. These hours are not in line with our standard working hours which do not start until 0800 Monday to Friday and also on Saturday. The proposed end times are acceptable. It is advised that the site hours are altered in line with our standard times.
- (b) delivery times for materials - These are stated as being as per the site working hours. As above delivery times should be restricted to 08:00 to 1800 Monday to Friday and 08:00 to 1300 on Saturdays.
- (c) routes for construction vehicles - Not Environmental Protection's remit.
- (d) parking of vehicles of site personnel and visitors - Not Environmental Protection's remit.
- (e) loading and unloading of plant and materials - The submitted details are acceptable.
- (f) dust suppression measures - The submitted details are acceptable.
- (g) sheeting of vehicles transporting materials on or off site - Not Environmental Protection's remit.
- (h) noise and vibration mitigation - Apart from hours, the submitted details are acceptable.
- (i) construction compound(s) - The locations are acceptable.
- (j) temporary lighting - The light towers are downward facing so overspill towards the houses shouldn't be an issue.
- (k) storage of materials including oil and chemical storage - The submitted details are acceptable.
- (l) location and appearance of temporary hoardings - Not Environmental Protection's remit.
- (m) type and location of wheel washing facilities - Specific details/locations are not provided but stated as being 'employed....before vehicles exist the site if required.'. This is acceptable.
- (n) protection of the Grade II listed Northfleet Lower Lighthouse and the Grade II listed Bevan's war memorial - Not Environmental Protection's remit.
- (o) site security - Not Environmental Protection's remit.
- (p) community liaison - The submitted details are acceptable.
- (q) construction vehicle routing and accesses, including any temporary construction routes - Not Environmental Protection's remit.
- (r) any temporary diversion of public footpaths - Not Environmental Protection's remit.
- (s) process/management for eradicating any invasive plant species - Not Environmental Protection's remit.
- (t) measures to maximise sustainable import/export of goods and materials during construction, including use of the River Thames if feasible - Not Environmental Protection's remit.
- (u) monitoring and review provisions with the Local Planning Authority - Not Environmental Protection's remit.

Officer Analysis

The documents submitted to partially discharge this condition have been reviewed and objections are raised by the GBC Environmental Protection Officer in relation to the hours of construction (a) and delivery times for materials (b).

Recommendation:

Objections Raised

The Ebbsfleet Development Corporation (EDC) is advised to review the comments from the GBC Environmental Protection Officer, together with that of the KCC Highways and Transportation and Ecology Officers.

The EDC is thanked for consulting the Borough Council.

Dated this 11th day of August 2026

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