



Delegated Report

EDC Consultation

Planning Application No: 20260771

Location: Northfleet Embankment West Land At Former Northfleet Cement Works
The Shore Northfleet

Description: 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.

Applicant: Ebbsfleet Development Corporation

Site Visit Date: Desktop Assessment

Introduction

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.

Submitted Documents/Plans

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

Consultation letter dated 23rd July 2026.

Relevant Planning History

EDC Planning Applications

EDC/16/0004 - Outline application for a mixed development comprising of:

- 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 8th June 2018 and the s106 was signed concurrently.

Reference	Description	Decision	Decision Date
20251164	EDC Consultation - Partial discharge of condition 27 (Local Employment & Training Plan) pursuant to outline planning permission reference EDC/16/0004, in relation to the employment land (Triangle Site, Church Path Pit & National Grid Land).	Observations Sent	01.12.2025
20250977	EDC Consultation - EDC/23/0078 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).	Observations Sent	27.10.2025
20250752	EDC consultation - EDC/23/0078 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).	Observations Sent	15.08.2025
20240763	EDC Re-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	Observations Sent	04.09.2024



	public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).		
20240572	EDC Re-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 yard areas, staff and operational vehicle parking, servicing and associated works.	Observations Sent	17.07.2024
20240360	EDC Re-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).	Observations Sent	09.05.2024
20240212	EDC Re-Consultation EDC/23/0100 - A Reserved Matters Application pursuant to Condition 2 of Outline Planning Permission (OPP) reference EDC/16/0004 for the creation of Fastrack Bus Road West Route.	Observations Sent	20.03.2024
20231176	EDC Consultation EDC/23/0100 - A Reserved Matters Application pursuant to Condition 2 of Outline Planning Permission (OPP) reference EDC/16/0004 for the creation of Fastrack Bus Road West Route.	Observations Sent	06.12.2023
20231163	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).	Objection Raised	11.12.2023
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	Observations Sent	15.08.2023



	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.		
20230797	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.	Observations Sent	13.10.2023
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).	Observations Sent	17.08.2023
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).	Observations Sent	15.08.2023
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	Observations Sent	12.07.2023

	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) 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
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, provision of and timetable for installation of public art and heritage interpretation (condition 15).	Observations Sent	08.12.2022
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
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
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	Observations Sent	08.06.2022

	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).		
20220015	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).	Observations Sent	31.01.2022
20210598	EDC Consultation -EDC/21/0086 - Partial discharge of condition 27 (Local Employment and Training Plan) relating to development on the residential element of the site pursuant to outline planning permission EDC/16/0004.	Observations Sent	25.05.2021
20090238	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 Neighbour Centre comprising mix of: up to 850 sq m retail/cafe/takeaway floor space (A1/A2/A3/A5); residential uses (C3); community centre (D1); up to 1,000 sq m clinic/health 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 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 principle of relocating the Scout Hut within the site and the retention of tunnels and facing walls adjacent to Lawn Road.	Observations Sent	25.05.2011

Consultations, Publicity and Representations

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's Analysis

Condition 16 of EDC/16/0004 states:

Details Requiring Approval Prior to Commencement of Development

16. No development, including earthworks, shall take place on any particular phase of development until a comprehensive Construction Environmental Management Plan covering all environmental impacts from the clearance/construction phases relating to that phase of development and informed by a construction noise and vibration assessment is submitted to and approved in writing by the Local Planning Authority. The submitted Plan shall include details of the following:

- (a) hours of construction working
- (b) delivery times for materials
- (c) routes for construction vehicles
- (d) parking of vehicles of site personnel and visitors
- (e) loading and unloading of plant and materials
- (f) dust suppression measures
- (g) sheeting of vehicles transporting materials on or off site
- (h) noise and vibration mitigation
- (i) construction compound(s)
- (j) temporary lighting
- (k) storage of materials including oil and chemical storage
- (l) location and appearance of temporary hoardings
- (m) type and location of wheel washing facilities
- (n) protection of the Grade II listed Northfleet Lower Lighthouse and the Grade II listed Bevan's war memorial
- (o) site security
- (p) community liaison
- (q) construction vehicle routing and accesses, including any temporary construction routes
- (r) any temporary diversion of public footpaths
- (s) process/management for eradicating any invasive plant species
- (t) measures to maximise sustainable import/export of goods and materials during construction, including use of the River Thames if feasible
- (u) monitoring and review provisions with the Local Planning Authority

Any building demolition or vegetation clearance works shall be carried out outside of the bird breeding season (March to August inclusive) unless demolition/clearance has previously been certified by a qualified person as being compliant with the Wildlife and Countryside Act 1981.

In addition, for those phases that relate to development adjoining the River Thames, the document shall also specifically include the following:

- (v) method statements detailing how environmental impacts on the River Thames will be prevented during construction (e.g. erection of temporary fences and lighting)
- (w) measures to protect the mudflats to the east of the development

The construction of the development shall adhere at all times and be carried out in full accordance with the relevant approved document or any subsequent variations that may be approved in writing by the Local Planning Authority.

Reason - In order to minimise and mitigate adverse constructional effects on residential amenity, wildlife and highway safety, in accordance with adopted Gravesham Local Plan Core Strategy Policies CS11, CS12 and CS19.

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.

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	10 th August 2026	Dated:	11th August 2026