



# Delegated Report

## Planning Application

**Planning Application No:** 20220373

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

**Description:** EDC Consultation EDC/22/0015 - Application for the erection of 3 dwellings along with hard and soft landscaping, car parking and associated infrastructure.

**Applicant:** Ebbsfleet Development Corporation

**Site Visit Date:**

### Introduction

This is a cross boundary application submitted to both to the Ebbsfleet Development Corporation (EDC) and Gravesham Borough Council as joint determining authorities (EDC ref EDC/22/0058 and GBC ref 20220078), and this is a consultation in respect of the application for the erection of 3 dwellings along with hard and soft landscaping, car parking and associated infrastructure.

### Submitted Documents/Plans

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

Consultation letter dated 31 March 2022.

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Decision                              | Decision Date |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------|
| 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                                                                                                                                                                                     | Associated Cross Boundary Application |               |
| 20220226  | Temporary Access and associated landscaping and parking for the sales suite at Northfleet Embankment West site                                                                                                                                                                                                                                                                                                                                                                                    | Permission                            | 05.10.2022    |
| 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 | Observations Sent                     | 08.06.2022    |

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|                        | 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).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |            |
| 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 | 31.07.2022 |
| 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).                                                                                                                                                                                                                                                                             | No Objections     | 31.01.2022 |
| 20211018               | <b>** RECONSULTATION DOCUMENT**</b><br>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 | 21.19.2021 |
| 20201116               | EDC Consultation EDC/20/0147 - Formation of a residential development platform comprising excavation and infilling of the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Observations Sent | 26.11.2020 |
| 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 |
| 20200532               | 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 | 17.07.2020 |
| 20090238<br>(EDC/16/00 | Outline application for a mixed development and comprising                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No Objections     | 25.05.2011 |

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| 04) | <p>up to 532 Homes, related car parking and landscaping (C3);</p> <p>up to 46,000 sq m Employment Floorspace, related car parking, servicing and landscaping (B1/B2/B8);</p> <p>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;</p> <p>Riverside Food and Drink Uses comprising up to 500 sq m of pub or food and drink uses (A3/A4);</p> <p>Public Open Space including riverside promenade, public park with equipped play areas and playing field with shared public/school use and wildlife corridors;</p> <p>Fastrack Link to provide a segregated link across the site along with Fastrack stops;</p> <p>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;</p> <p>Access Improvement to Grove Road/The Creek and The Shore/Crete Hall Road and associated highway improvements;</p> <p>Supporting Services and Infrastructure including new utilities, enhanced flood defences and providing for access to cliffs and tunnels;</p> <p>Ground re-grading to create efficient development and open space platforms and to raise land to address flood risk; and</p> <p>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.</p> |  |  |
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## Consultations

### Kent Fire and Rescue

Following my assessment of Fire and Rescue Service emergency access provisions for application number 20220373 I would like to make the following observation.

- Please confirm that due to the estimated length of travel distance on the access road and the dead-end conditions, there are adequate turning facilities available for the appliance with a minimum radius of 16.8m.

Applicants should be aware that in the event of planning permission being granted the Fire and Rescue Service would require emergency access, as required under the Building Regulations 2010, to be established.

Fire Service access and facility provisions are a requirement under B5 of the Building Regulations 2010 and must be complied with to the satisfaction of the Building Control Authority. A full plans submission should be made to the relevant building control body who have a statutory obligation to consult with the Fire and Rescue Service.

### Planning Assessment/Comments

This application is a consultation from the Ebbsfleet Development Corporation (EDC) for a cross boundary application with Gravesham Borough Council. The associated planning application for the same proposal was submitted to the GBC with the planning reference 20220078. This application has been fully assessed alongside the EDC application.

As such and in terms of this consultation from the EDC, the Borough Council raise no objections subject to conditions laid out in decision notice 20220078.

#### **Recommendation**

No objections subject to the conditions laid out in the decision notices for application reference numbers 20220078 and EDC/22/0015.

**The EDC is thanked for consulting the Borough Council.**

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| <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>        | 24 <sup>th</sup> February 2023 | <b>Dated:</b>       | <b>24<sup>th</sup> February 2023</b> |