

Delegated Report

Adjoining Authority Consultation Application

Planning Application No: 20240573

Location: Former Northfleet Cement Works, The Shore, Northfleet, Gravesend

Description: EDC Re-Consultation EDC/24/0067 - Use of land for open storage (Use Class B8) and ecological mitigation to form an extension to the adjoining employment land at Church Path Pit.

Applicant: Ebbsfleet Development Corporation

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Ebbsfleet Development Corporation has submitted the following in support of the application:

Consultation letter dated 26 June 2024

Relevant Planning History

There is an extensive planning history for this site, originally related to outline planning permission ref. EDC/16/0004. The most relevant and recent consultation applications are included below:

Reference	Description	Decision	Decision Date
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
20210394	RE-CONSULTATION - EDC Consultation - EDC/20/0147 - Revised Description - Formation of a development platform (residential and employment) comprising excavation and infilling of the site, including access roads.	Observations Sent	21.04.2021
20201116	EDC Consultation EDC/20/0147 - Formation of a residential development platform comprising excavation and infilling of the site.	Observations sent	26.11.2020

Officer's Analysis

The application comprises an Ebbsfleet Development Corporation consultation on application EDC/24/0067

for the use of land for open storage (Use Class B8) and ecological mitigation to form an extension to the adjoining employment land at Church Path Pit.

The wider development related to the application is outline planning permission EDC/16/0004, for a mixed use redevelopment of the former cement works site to provide up to 532 dwellings, 46,000sqm of employment floorspace and community infrastructure, which was granted in June 2018.

A current reserved matters application for the erection of industrial and logistics units and areas of open storage (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 (EDC/23/0096) is pending determination, and application EDC/24/0067 will be delivered alongside the reserved matters approval in Church Path Pit to deliver comprehensive employment land at the site.

EDC application EDC/24/0067 seeks to include land in the northeast and southeast corner of Church Path Pit and develop it as hardstanding and provide ecological and biodiversity areas as a complimentary use of the site in connection with the current reserved matters application for the wider site. The proposals will deliver an additional 6,421sqm of employment floorspace for open storage uses, and seek to integrate the floorspace as an extension to the wider Northfleet Embankment West scheme.

The ecological strategy includes brown roofs, dark corridors, bird boxes, bat boxes, grassed verges and tree planting.

No comments have been provided by GBC's Economic Development team. Previous GBC comments under application reference EDC/23/0096 should be considered and applied as part of this application, namely whether the additional amount of open storage would be acceptable in this location, and how it would be used and controlled, as well as GBC Highways and Environmental Protection comments.

Expert advice will be provided as necessary by other consultations undertaken by the Ebbsfleet Development Corporation.

Recommendation

No comments or objections.

Ebbsfleet Development Corporation is thanked for consulting Gravesham Borough Council.

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	16th July 2024	Dated:	16 July 2024