



Delegated Report

Adjoining Authority Application

Planning Application No:	20230946
Location:	Land at Crete Hall Road, Northfleet, Gravesend
Description:	EDC Consultation EDC/23/0138 - Discharge of condition 13 for details of piling (piling type, location, and measures for groundwater risk) pursuant to Planning Permission EDC/19/0049.
Applicant:	Ebbsfleet Development Corporation
Site Visit Date:	Desktop Assessment

Submitted Documents/Plans

The Ebbsfleet Development Corporation (EDC) has submitted the following in support of the application:

Consultation letter dated 8 September 2023

Relevant Planning History

There is a lengthy planning history for this site; the most relevant applications have been included below:

Reference	Description	Decision	Decision Date
20190529 (EDC/19/0057)	Application for the discharge of condition 13 attached to planning permission reference no. EDC/17/0038 relating to piling.	Permitted by EDC	22.07.2019
20190488 (EDC/19/0049)	Application for the variation of conditions 2, 3, 4, 5, 6, 10, 11, 39 and 58 attached to planning permission reference no. EDC/17/0038 to relocate residential apartment block building (Block A) in the north-west corner of the site and associated works, including diversion of the public footpath, changes to car parking and installation of a landscaped bund. <i>(Note: The above s73 or minor material amendment application effectively resulted in the grant of a fresh planning permission, and it was necessary to re-impose the original planning conditions under ref EDC/17/0038 with some variation.)</i>	Permitted by EDC	06.09.2019
20170316 (EDC/17/0038)	Part full and part outline planning application comprising: (1) full planning application for the erection of 628 residential dwellings including affordable housing; retail floorspace (Use Classes A1, A2 and/or A3); amendments to existing highway	Permitted by EDC	20.03.2019

	access and realignment of Crete Hall Road; demolition of rear WT Henley Building; provision of open spaces, equipped areas of play and landscaping; and associated internal accesses/roads, parking, infrastructure, attenuation features and earthworks, and (2) outline planning application (with all matters except access reserved) for a two form entry primary school and for the refurbishment, change of use (for Use Classes A1/A2/A3/B1(a)/C3/D1) and demolition of the boundary wall and rear portion of the WT Henley Building.		
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Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS18 – Climate Change
- CS19 – Development and Design Principles

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- 2 – Achieving sustainable development
- 15 – Conserving and enhancing the natural environment

Consultations, Publicity and Representations

GBC Environmental Protection

No comments received.

Officer's Analysis

This application comprises an Ebbsfleet Development Corporation consultation on application EDC/23/0138. The application is for the discharge of condition 13 attached to planning permission reference no. EDC/17/0038 relating to piling. Condition 13 states as follows:

No piling or any other foundation designs using penetrative methods shall take place on a particular phase of development until details of the technique proposed and measures to demonstrate that it would introduce no resultant unacceptable risk to groundwater shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - To safeguard the natural environment, in accordance with adopted Local Plan Core Strategy Policy CS19 and paragraphs 120 and 121 of the National Planning Policy Framework.

Piling details have already been approved, as can be seen from the planning history above. The latest details are updates in relation to Block A. The preferred foundation solution for the proposed residential development on the site comprises the use of CFA piles. The submitted report concludes that the overall risks associated with the proposed foundation works are considered to be low and the use of CFA piles is considered appropriate. The report also recommends that monitoring and verification reporting are undertaken.

No objections to the previous details were raised by the Borough Council and no further concerns are raised. Expert advice will be provided as necessary by other consultations undertaken by the EDC.

Conclusion and Recommendation

No observations.

The EDC is thanked for consulting the Borough Council.

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	25th September 2023	Dated:	26th September 2023