



Delegated Report

Planning Application

Application no: 20220026

Location: Land At Thames Way Northfleet Kent

Description: EDC Consultation - EDC/22/0005 - Request for a Scoping Opinion pursuant to Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) in respect of a mixed-use development comprising demolition of the existing car parking, structures, and station forecourt, and provision of residential (Use Class C3); flexible commercial, business and service uses (Use Class E) to allow provision of retail, offices, restaurants/cafes, nurseries, and healthcare facilities; flexible learning and non-residential institutions (Class F1); flexible local community uses (Class F2); hotel use (Class C1); residential institutions (Class C2); and Sui Generis uses to allow provision of co-living and student accommodation, public houses/drinking establishments, and theatres/cinema, and associated works including hard and soft landscaping, a River Park, car parking, pedestrian, cycle and vehicular access, and other ancillary infrastructure.

Applicant: Ebbsfleet Development Corporation

Proposal

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/22/0005) in respect of a request for a scoping opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in respect of mixed-use development comprising demolition of the existing car parking, structures, and station forecourt, and provision of residential (Use Class C3); flexible commercial, business and service uses (Use Class E) to allow provision of retail, offices, restaurants/cafes, nurseries, and healthcare facilities; flexible learning and non-residential institutions (Class F1); flexible local community uses (Class F2); hotel use (Class C1); residential institutions (Class C2); and Sui Generis uses to allow provision of co-living and student accommodation, public houses/drinking establishments, and theatres/cinema, and associated works including hard and soft landscaping, a River Park, car parking, pedestrian, cycle and vehicular access, and other ancillary infrastructure.

The Borough Council is a consultee (GBC ref 20220026) and has been invited to comment in a letter dated 12th January 2022.

The aim of an Environmental Impact Assessment (EIA) is to protect the environment by ensuring that a determining body when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision making process. It also ensures that the public are given early and effective opportunities to participate in the decision making procedures (*source reference: the National Planning Practice Guidance*)

The scoping report helps to identify what topics and what information should be provided in the Environmental Statement (ES) and give an indication of potential impacts - both positive and negative.

Effectively it provides the framework for the preparation of the ES.

Consultations, Publicity and Representations

KCC – Highways & Transportation

No comments received.

KCC – Heritage Conservation (E & W))

No comments received.

Natural England

No comments received.

High Speed 1

No comments received.

Officer's Analysis

The Ebbsfleet Development Corporation (EDC) is advised that the Borough Council acknowledges that the proposed development the subject of this EIA scoping opinion is within Key Site and Opportunity Area has defined by the Gravesham Local Plan Core Strategy Policy Map and therefore Policies CS03-CS06 and CS21 are relevant. As highlighted within paragraph 4.7.1 of the Local Plan, the Ebbsfleet (Gravesham) Opportunity Area lies immediately east of the boundary with Dartford Borough and Ebbsfleet International railway station, south of the North Kent railway line and west of Springhead Road. This area has previously been the subject of mineral working and the Springhead area was farmland. The sub-area is partly occupied by the High Speed 1 (HS1) railway line and an extensive network of highways including the A226 (Thames Way) and A2260 (Ebbsfleet Gateway), as well as a small part of one of the station car parks. The valley floor is largely flat and low lying but rises to the east and south where both industrial and residential development has already taken place at Springhead Enterprise Park and Springhead Park (Springhead Quarter). The Northfleet Wastewater Treatment Works and the Blue Lake (a water-filled quarry) occupy central locations to the south of Thames Way.

Policy CS06 (LPCS) states that development will bring significant benefits to the Borough and surrounding communities through the delivery of new housing, business employment (within use classes B1a, B1 and B1c) and supporting facilities centred around and well linked to the Ebbsfleet Station transport hub.

On 1st September 2020, Use Class E was introduced and supersedes Class B1a, B1b and B1c. Therefore, the opportunity for development of this site accords with the Core Strategy and is supported in principle.

The scoping report provides a good basis and framework for assessing the overall environmental effects of the development and for highlighting the topics to be scoped out of the EIA.

A key consideration in assessing the environmental effects will be the scale and nature of the proposed development and taking into account site specific and local environmental baseline conditions (that is to say the state of the environment before the onset of the proposed development). The scoping report will need to identify gaps in information and indicate proposed further surveys.

In regard to population and human health it is recommended that the applicant needs to produce further information and analysis as the district data shows that the residents in Northfleet have poorer health outcomes than other parts of Gravesham, Kent and the South East.

Gravesham would also advise that from a population and human health perspective deprivation of the surrounding area needs to be considered.

https://www.localhealth.org.uk/#bbox=554627,179668,15289,9224&c=indicator&i=t3.em_adm_chd&selcod=geo=E02005055&view=map7

Concerns with impact on the local and strategic Highway Networks need to be considered and this will

require very careful consideration during the analysis of the traffic impacts of the development, as the long-term impact of Covid-19 is not known and cannot be predicted at this point in time.

Cumulative Effects - As acknowledged in the EIA Scoping Report, the Environmental Statement should include an assessment of the cumulative effects of the proposed development with other major committed developments in the area. In addition to those listed, the cumulative effects of the following developments in Gravesend should be taken into account.

20210816 – Blue Lake, Thames Way, Northfleet - Request for Scoping Opinion pursuant to Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in respect of partial infilling of Blue Lake, formation of development platforms and vegetation clearance.

20210270 - Albion Waterside, Gravesend. Hybrid planning application comprising:

Part A - Full planning application for demolition of existing buildings and structures, construction of a mixed use development comprising C3 and C2 Residential Uses and commercial floorspace (Use Class E), a new river wall, works to Swing Bridge, highway junction improvements at Milton Road and Ordnance Road, associated new public open spaces and public realm improvements, car and cycle parking, landscaping, infrastructure and earthworks and ancillary works; and

Part B - Outline planning application with all matters reserved (apart from access) for demolition of all existing buildings and structures and the construction of a mixed use development comprising C3 Uses and commercial floorspace (Use Class E) with associated vehicular access, car parking, landscaping, associated infrastructure and earthworks and ancillary works.

(The proposed development would consist of up to 1,500 homes and up to 4,500sqm (GIA) of commercial floorspace).

DEPARTURE: Application does not fully accord with the provisions of the Development Plan (Core Strategy Policy CS04). **Resolution for permission at Planning Committee**

20190504 - Former Gravesend & North Kent Hospital (M Block) Bath Street - Conversion of existing building with an 11 storey side extension and a single storey roof extension, the construction of a new residential building ranging from 3-6 storeys to provide 115 residential units consisting of 46 one bed units, 60 two bed units and 9 three bed units, together with associated parking for 77 cars, 2 motorcycles and 174 cycles, amenity space, private gymnasium and waste and a B1, D1 and D2 flexi use space. **Resolution for permission at Planning Committee.**

20191122 - Clifton Slipways, West Street, Gravesend - Erection of two buildings to provide a total of 227no. dwellings with associated vehicle parking, cycle storage, highway works, and landscaping. Building 1 comprises the erection of a 23 storey tower on the north side of West Street to provide 121no. dwellings with 1no business Unit (B1a) comprising 90 sqm of floor space at ground floor level; and Building 2 from four storeys to 12 storeys on the south side of West Street which will provide 106no. dwellings. The proposal includes the restoration and adaptation of the existing pier structure to provide public and private amenity space to include the erection of 16no. Business(B1a) units comprising a total of 510 sqm of floor space; and a cafe (A1/A3) comprising up to 60 sqm of floor space. **Permitted 04.12.2020**

Finally the following planning permission has been implemented.

20200343 - Land at Market Square and Horn Yard Car Parks, New Swan Yard, Gravesend - Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian, landscaping, highway and other associated works.

In regard to wider cumulative effects the EDC should take into account major development within all surrounding boroughs during the time period of the proposal and consider any detrimental impacts this may have.

The Borough Council notes that 7 comments have been received from other statutory consultees on the application and the Council requests that the EDC take these comments into account when issuing the scoping opinion.

It is acknowledged that there will be the opportunity for the Borough Council to comment on the nature and

extent of the proposals at the planning application stage.

The EDC is thanked for consulting the Borough Council.

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	31 st January 2022	Dated:	31 January 2022