

Delegated Report

EDC Consultation

Planning Application No: 20251164

Location: Former Northfleet Cement Works The Shore Northfleet Gravesend

Description: 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).

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/25/0198) and is a consultation in respect to 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).

Submitted Documents/Plans

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

Consultation letter dated 14th November 2025.

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
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 Economic Development

No comments received.

Officer's Analysis

Condition 27 of EDC/16/0004 states:

27. No development, except earthworks, shall take place on site until a Local Employment and Training Plan that aims to maximise the opportunities for local residents and businesses to access employment offered by the construction and operational phases of the development has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include measures to provide the following:
- Identification of key objectives and targets of the Plan;
 - Promoting employment within the locality such as using local job shops and providing apprenticeship opportunities;
 - Employment and training pro-forma for contractors and developers to provide upon tendering, to encourage use of appropriate local labour;
 - To ensure the owner and contractors work directly with local employment and training agencies;
 - To provide training opportunities in respect of any new jobs created (for both construction and operational phases); and
 - Arrangements for monitoring and reviewing the Plan against its specified objectives and targets, including provision of an annual monitoring report to analyse the number of local residents and contractors employed on the site.

The development shall thereafter adhere to the requirements of the approved document at all times, unless otherwise agreed in writing by the Local Planning Authority through a variation to the document.

Reason: In order to contribute towards the delivery of skills training and the promotion of apprenticeships and work placements, in accordance with adopted Gravesham Local Plan Core Strategy Policy CS07.

The documents submitted to partially discharge this condition have been reviewed and no objections are raised by GBC.

Recommendation:

The Ebbsfleet Development Corporation (EDC) is advised that the Borough Council has no comments to make. The EDC is thanked for consulting the Borough Council.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	1st December 2025	Dated:	1st December 2025