



Application: 20230511
Your Reference: EDC/23/0071

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

NO OBJECTION TO GRANT OF PERMISSION TO DEVELOP LAND

To: **Ebbsfleet Development Corporation**
Ebbsfleet Development Corporation
The Observatory
Castle Hill Drive
Castle Hill
Ebbsfleet
Kent
DA10 1EE

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **NO OBJECTION** for development of land situate

at **Former Northfleet Cement Works**
The Shore
Northfleet
Gravesend
Kent
DA11 9AN

and being **Application for the approval of condition 4 attached to planning permission reference number EDC/22/0015 relating to contamination pursuant to reserved matters approval.**

Referred to in your application dated 15 May 2023.

GRAVESHAM BOROUGH COUNCIL HOWEVER MAKES THE FOLLOWING COMMENTS:-

1 Condition 4 - Contamination

In relation to Condition 4, this application is a consultation from the Ebbsfleet Development Corporation (EDC) for a cross boundary application with Gravesham Borough Council. The associated application for approval of details relating to Condition 4 of EDC Ref. EDC/22/0015 and GBC Ref. 20220078 is for the same details and was submitted to the GBC with the planning reference 20230476. This application will be fully assessed on its own merits and alongside the EDC application.

Report reference GEA-17855CZ-23-153 by IDOM dated April 2023 has been submitted with regards to Condition 4. Intrusive site sampling has been undertaken for this smaller site, as this area wasn't specifically included within the investigation for the wider site. No contaminants above the appropriate Screening Levels were found in any of the 3 soil samples and in terms of source-pathway-receptor, the risk is low to all.

In this respect, no further investigation work is required for his part of the site.

As part of the wider site remediation strategy (IDOM ref RIP-17855cz-20-474) it is proposed that clean subsoil and topsoil be imported to areas of soft landscaping and private gardens with marker/no dig layers for gardens. This area will be included within that Remediation Plan.

With regards to Condition 4, parts a) and b) have been complied with so can be discharged.

Part c) relating to verification can't be discharged until the works are completed and the appropriate report submitted for approval.

Conclusion

Gravesham Borough Council consider that the submitted details in respect of Condition 4 attached to planning application EDC/22/0015 (GBC Ref. 20220078), are sufficient to discharge parts a) and b) of that condition.

Recommendation

No Objections.

The EDC is thanked for consulting the Borough Council.

Dated this 9th day of June 2023

Address; Civic Centre
Windmill Street
Gravesend
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DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service