



Delegated Report

EDC Consultation Application

Planning Application No: 20230511

Location: Former Northfleet Cement Works The Shore Northfleet Gravesend

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

Applicant: Ebbsfleet Development Corporation

Introduction

This is a cross boundary condition details application submitted to both Ebbsfleet Development Corporation (EDC) and Gravesham Borough Council as joint determining authorities (EDC ref EDC/23/0071 and GBC ref 20230476), and this is a consultation in respect of the application for the discharge of Condition 4 (Contamination) pursuant to reserved matters approval EDC/22/0015 (GBC Ref. 20220078).

Relevant Planning History

Reference	Description	Decision	Decision Date
20230528	EDC Consultation - Application for the discharge of condition 7 attached to outline planning permission reference no. EDC/16/0004 relating to a detailed Phasing and Implementation Plan.	Under Consideration	
20230511	Application for the approval of condition 4 attached to planning permission reference number EDC/22/0015 relating to contamination pursuant to reserved matters approval.	Under Consideration	
20230495	EDC Consultation Letter - Discharge of condition 9 (Street Lighting) pursuant to reserved matters approval EDC/22/0015.	No Objections	31.05.2023
20230375	EDC Consultation - Discharge of Condition 13 (Parking Management Plan) pursuant to reserved matters approval EDC/21/0081.	Observations Sent	04.05.2023
20230374	EDC Consultation - Discharge of Condition 11 (Cycle and Bin Stores) pursuant to reserved matters approval EDC/22/0015.	No Objections	03.05.2023
20230352	Application for approval of condition 11 attached to planning permission reference number 20220078 relating to details of the form, appearance, and materials to be used for the cycle and bin stores to all houses within the development	Under Consideration	
20220373	EDC Consultation EDC/22/0015 - Application for the erection of 3 dwellings along with hard and soft landscaping, car parking and associated infrastructure.	No Objections	24.02.2023

20220078	Erection of 3 dwellings together with associated infrastructure including details relating to parking and landscaping and the reconfiguration of parking to a consented dwelling approved under permission Ref: EDC/21/0081. Former Northfleet Cement Works, The Shore, Northfleet, Gravesend, Kent, DA11 9AN	Permission	24.02.2023
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Consultations

GBC – Environmental Protection

This application site forms an ‘add on’ to a wider site being developed by Bellway Homes which also includes conditions relating to contamination.

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.

Officer’s Analysis

The relevant condition attached to **EDC/22/0015** (GBC Ref. **20220078**) is:

Contamination

4. No development shall take place until further assessments for contamination (in accordance with the CLEA guidelines and LCRM methodology) and, if necessary, an associated remedial strategy, together with a timetable of works, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall comprise the following components:
 - a) A Site investigation Strategy including relevant soil, soil gas, surface and groundwater sampling, to be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology;
 - b) A Remediation Strategy based on results of the Site Investigation Strategy detailing results of analysis, risk assessment to any receptors and long term monitoring and maintenance. The works shall be of such a nature so as to render harmless any identified contamination given the proposed end-use of the site and surrounding environment, including any controlled waters; and
 - c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (b) are complete.

The development shall be carried out in accordance with the requirements and details of the

approved scheme.

Reason - To ensure adequate assessment has been undertaken to confirm whether remediation is required to prevent any adverse effects of soil contamination to the public, environment and underlying protected groundwater, in accordance with Gravesham Local Plan Core Strategy Policy CS19 and National Planning Policy Framework Paragraph 170. The information is required pre-commencement to ensure that the site can be satisfactorily remediated from contaminants that could be mobilised by works taking place.

The following details have been provided to EDC (joint determining authority) (see below):

	Date Published [↕]	Document Type [↕]	Description [↕]	View
☐	10 May 2023	Application Form	APPLICATIONFORMREDACTED	
☐	10 May 2023	Supporting Documents	COVER LETTER - CONDITION 4 CONTAMINATION	
☐	10 May 2023	Supporting Documents	GEO-ENVIRONMENTAL ASSESSMENT	

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.

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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.

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>

Dated:	9 th June 2023	Dated:	9th June 2023