



Application: 20240198
Your Reference: EDC/23/0163

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**
The Observatory
Castle Hill Drive
Castle Hill
Ebbsfleet Valley
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 **Land At Rosherville Way And Crete Hall Road**
Northfleet Embankment East
Employment Southern Parcel
Rosherville Way
Northfleet

and being **EDC Consultation EDC/23/0163 - Development of previously developed land to provide an employment park containing five buildings (Building 1 three storey, Buildings 2 to 5 of two storey height) comprising Use Classes E(b) (Food and Drink), E(g)(i) (Office), E(g)(ii) (Research and Development), and E(g)(iii) (Light Industrial) with new site access from Crete Hall Road, parking and landscaping following demolition of a remnant building.**

Referred to in your application dated 1 March 2024.

GRAVESHAM BOROUGH COUNCIL HOWEVER MAKES THE FOLLOWING COMMENTS:-

1 In relation to the submitted application, the EDC is requested to consider the following comments in addition to those sent to EDC on 21 November 2023 under GBC reference 20231101:

GBC Environmental Protection

It is going to be tricky to recommend appropriate 'operational hours with relevant justification' as requested by the EDC planner without going through the application in full detail and also reviewing the Noise Impact Assessment - this would take a considerable time as it's a large and detailed application. As highlighted in the earlier response, as per the agreement with EDC, we would not review and comment on technical documents such as a Noise Impact Assessment but expect EDC to arrange for their own consultants to look at these and then present a technical summary/critique for us to review. I would suggest that EDC arrange for this to be undertaken and

as part of that review, look at and recommend operational hours to minimise impact on nearby premises along with the relevant justification. We can then review their recommendation along with our own local knowledge and agree if these are acceptable or not.

I can say that a blanket 06:00 to 01:00 7 days a week across the whole development would not be acceptable bearing in mind the fact that parts of the site are immediately adjacent to residential premises.

In terms of a s06 contribution this would still be required. The applicant will need to calculate damage costs and propose off site measures to benefit air quality equal to that sum. This should then be included in the S106 agreement i.e. that they implement the proposals to the equivalent sum of the damage costs.

Note the developer has to have that money and spend it on the agreed proposals within the agreed timescale proposed in their damage costs calculation submission etc.

There is an additional type of air quality contribution that has been asked for in the past i.e. towards air quality monitoring and implementation of the council's air quality action plans. The contribution sought for a large development is usually as follows:

£3000 contribution towards Monitoring Network

£3000 contribution towards the implementation of the Air Quality Action Plan.

There would be no contribution sought for diffusion tubes for this development i.e. passive monitoring in this location as it will already be covered.

The EDC is thanked for consulting the Borough Council.

Dated this 21st day of March 2024

Address; Civic Centre
Windmill Street
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DA12 1AU

Ms Tava Walton
AD Planning