

20221064 – Northfleet Harbourside – Draft Planning Conditions

Definitions

“Development” means the development permitted by this Planning Permission;

“Enabling Works” means for example but not exhaustively (i) surveying, (ii) environmental and hazardous substance testing and sampling (including the making of trial boreholes, window sampling and test pits in connection with such testing and sampling), (iii) soil tests, (iv) pegging out, (v) tree protection, (vi) ecological survey and mitigation works, (vii) archaeological investigation, (viii) contaminated land remediation, (ix) ground improvement works, (x) demolition and removal of buildings and other structures on the Site, (xi) creation of enabling works access and temporary haul roads or similar related works;

“Neighbourhood” means any one of the five neighbourhoods (being the Boulevard Neighbourhood, the Marketplace Neighbourhood, the Parkland Neighbourhood, the Riverside Neighbourhood and the Stadium Neighbourhood) comprising the Development as shown on the ‘Neighbourhoods Plan’ and with the reference NFH-CGL-MAST-DR-1018 and the term Neighbourhoods’ shall be interpreted accordingly;

“Occupation” means physical occupation for the intended beneficial purposes permitted by this planning permission which for the avoidance of doubt does not include occupation for the purposes of construction, fitting-out, decoration, landscaping, marketing, commissioning, testing, sales or security of any part of the Development and the terms ‘Occupy’, ‘Occupier’, and Occupied shall be construed accordingly;

“Open Space” means all those publicly accessible areas or spaces between buildings within the Development (save for those areas or spaces which are intended for exclusive occupation and use by an Occupier of the Development);

“Permanent Mobility Hub” means a facility at a designated location within the Development shown at Figure 4.6 of the Transport Addendum (dated August 2023) to facilitate convenient access to multiple modes of transport and be utilised to promote a range of measures intended to encourage the use of sustainable modes of travel and thereby, reduce the number of single occupancy car journeys to and from the development site;

“Phase” means a phase of the development as shown on the Site Wide Phasing Plan approved pursuant to Condition 6, which phases may comprise any component of the Development and may either individually or collectively comprise Enabling Works, works of construction, a Plot (or Plots), areas of Open Space, landscaping and infrastructure or, in any case, part thereof;

“Plot” means an any area of land in respect of which a particular building or group of buildings is to be constructed as defined in the relevant RMA for that area of land in relation to the remainder of the Development;

“Reserved Matters” means details of the:

- a) Scale;
- b) Appearance;
- c) Layout;
- d) Access; and
- e) Landscaping

"Reserved Matter Approval" means any approval of Reserved Matters in respect off the Development and the term "RMA" shall be construed accordingly;

"Section 106 Agreement" means the agreement entered into by Gravesham Borough Council; Kent County Council; Ebbsfleet United Football Club Limited; Northfleet Phase 1 Properties Limited; Faithdean PLC; and Vital Energi Utilities Limited in relation to the Development on [XXX];

"Site Wide Phasing Plan" means a plan outlining the Phases and their location within the development; and

"Temporary Mobility Hub" means a short-term facility, containing all the facilities of and providing all the services that the Permanent Mobility Hub provides to serve the Development until such time as the Permanent Mobility Hub is operational.

Planning Obligation Restriction

1. No Phase of the Development shall commence (nor any part thereof) (except for surveying, testing, sampling, soil tests, ground investigations, and archaeological investigations) unless and until all parties with any legal or equitable interest within all parts of the relevant Phase (including but not limited to all freehold and leasehold owners and mortgagees and chargees) have entered into an agreement pursuant to section 106 of the Town and Country Planning Act 1990 (as amended) substantially in the form of the Confirmatory Deed included within the Section 106 Agreement with Gravesham Borough Council and Kent County Council with the effect that all of the land in that Phase is bound by the planning obligations contained in the Section 106 Agreement.

Reason: The Local Planning Authority would have refused planning permission in the absence of the Section 106 Agreement and at the time of this planning permission being issued the applicant was not able to bind the legal interests in the whole of the development site pursuant to pursuant to section 106 of the Town and Country Planning Act 1990 (as amended). Development within in any Phase must not commence until all legal interests in the relevant Phase are bound under the section 106 agreement and the planning obligations contained in the Section 106 Agreement are enforceable in respect of the Development comprised in that Phase.

In the interests of proper planning and in accordance with National Planning Policy Guidance Use of Planning Conditions (2019), which advises that a negatively worded condition limiting development that can take place until a planning obligation has been entered into can be used in exceptional circumstances.

Submission of Reserved Matters

Reserved Matters Details

2. No part of the Development hereby permitted shall commence until details of Reserved Matters in respect of that part of the Development have been submitted to and approved in writing by the Local Planning Authority. Development thereafter shall be carried out in accordance with the approved details.

Reason: To comply with the provisions of section 92 (2) of the Town and Country Planning Act 1990.

Time Limits

3. The Development hereby permitted shall be commenced either before the expiration of three years from the date of this permission or before the expiration of two years, from the final approval of the last Reserved Matters for the first Phase, or Plot or area of Public Realm, whichever is the later.

Reason: In accordance with the provisions of section 92 of the Town and Country Planning Act 1990 (as amended).

First Submission of Reserved Matters

The first application for approval of Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

Reason: In accordance with the provisions of section 92 of the Town and Country Planning Act 1990 (as amended).

Final Deadline for Submission of Reserved Matters

5. All subsequent applications for the approval of Reserved Matters shall be made to the Local Planning Authority for approval before the expiration of 15 years from the date of this permission.

Reason: In accordance with the provisions of section 92 of the Town and Country Planning Act 1990 (as amended).

Time Limit Phases

6. The commencement of each Plot for which RMA is obtained shall begin no later than the expiration of 2 years from the date of approval of the last Reserved Matters applicable to that Plot.

Reason: In accordance with the provisions of section 92 of the Town and Country Planning Act 1990 (as amended).

Approved Plans and Documents

7. The development hereby permitted shall be carried out in accordance with the following plans and documents:

Application Drawings (including parameter plans)

Drawing no. NFH-UNS-MAST-DR-1001 (Existing Block Plan)
Drawing no. NFH-UNS-MAST-DR-1002 (Demolition Plan)
Drawing no. NFH-UNS-MAST-DR-1003 (Location Plan)
Drawing no. NFH-CGL-MAST-DR-1003 R02 (Flood Risk Vulnerability)
Drawing no. NFH-CGL-MAST-DR-1004 R01 (Plots Plan)
Drawing no. NFH-CGL-MAST-DR-1005 R01 (Land Use Zones LV00)
Drawing no. NFH-CGL-MAST-DR-1006 R01 (Land Use Zones LV01)
Drawing no. NFH-CGL-MAST-DR-1007 R01 (Land Use Zones LV02)
Drawing no. NFH-CGL-MAST-DR-1008 R01 (Land Use Zones LV03 and above)
Drawing no. NFH-CGL-MAST-DR-1009 R01 (Land Use Zones top floor level (variable))

Drawing no. NFH-CGL-MAST-DR-1010 R02 (Built edge deviation plan Ground Floor – Podium levels)
Drawing no. NFH-CGL-MAST-DR-1011 R02 (Built edge deviation plan Upper Floors – Tower Levels)
Drawing no. NFH-CGL-MAST-DR-1012 R02 (Public Realm)
Drawing no. NFH-CGL-MAST-DR-1013 R02 (Maximum Building Heights)
Drawing no. NFH-CGL-MAST-DR-1014 R02 (Highway Access)
Drawing no. NFH-CGL-MAST-DR-1016 R02 (Indicative Phasing)
Drawing no. NFH-CGL-MAST-DR-1018 R02 (Neighbourhood Plan)
Drawing no. NFH-CGL-MAST-DR-1019 R02 (Maximum Building Levels)
Drawing no. NFH-CGL-MAST-DR-1020 R01 (Highways Proposals Overview)
Drawing no. 226728/PD100 Rev. F (Site Access Plans – Keyplan)
Drawing no. 226728/PD101 Rev. B (Site Access Plans – Junction 1)
Drawing no. 226728/PD102 Rev. A (Site Access Plans – Junction 1)
Drawing no. 226728/PD103 Rev. C (Site Access Plans – Junction 2)
Drawing no. 226728/PD104 Rev. B (Site Access Plans – Junctions 3 & 4)
Drawing no. 226728/PD105 Rev. B (Site Access Plans – Junctions 5 & 6)
Drawing no. 226728/PD106 Rev. F (Site Access Plans – Junctions 7, 8 & 9)
Drawing no. 226728/PD107 Rev. C (Site Access Plans – Junctions 10 & 11)

The development shall also comply with any plans, drawings, documents, details, schemes or strategies that are approved by the Local Planning Authority after the date of this permission pursuant to the conditions imposed on this permission. The following plans and documents were submitted for information purposes in connection with the development and are referred to in other conditions of this planning permission and accordingly are referenced below

Associated Documents

Environmental Statement Volumes 1, 2 and 3
Environmental Statement Non-Technical Summary
Environmental Statement addendum
Design and Access Statement Rev. A (Updated April 2024)
Design Code (Rev. E dated 10 April 2024)
Flood Risk Assessment and Surface Water Drainage Strategy, Issue 9, dated 11 April 2024, project ref: RMA-C2402, and associated appendices
Planning Statement
Retail and Leisure Statement
Framework Sustainability and Energy Statement (Rev. 01 dated 29 September 2022)
Statement of Community Involvement (dated September 2022)
Arboricultural Impact Assessment (ref. JBA 22/175 AR01 dated 19 August 2022)
Financial Viability Assessment (Executive Summary)
Financial Viability Assessment (dated 30 September 2022)
Minerals Infrastructure Assessment (September 2022)
Daylight and Sunlight Design Guide (dated 21 September 2022)
Transport Addendum (dated August 2023)
Shadow Habitats Regulations Assessment (dated October 2024)
Framework Car Park Management Plan (dated August 2023)
Transport Assessment including plans and Framework documents
Phasing document from ES

Reason: To ensure that the Development is undertaken in accordance with the approved drawings and documents, and otherwise conforms to the principles of sustainable development as described in the National Planning Policy Framework.

Phasing and Implementation

Prior to First Reserved Matters Application

8. Notwithstanding the indicative phasing details set out in the Approved Phasing Plan, prior to the submission of the first application for the approval of Reserved Matters (including such an application in respect of a particular Phase and/or Plot of the development), a Site Wide Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Site Wide Phasing Plan shall provide details of separate and severable Phases, and Plots comprising the Development, including residential, non-residential and on-site infrastructure locations and detail the broad sequence and timings of the following:

- i. Cessation of uses existing prior to the grant of this permission and a programme for demolition all existing buildings permitted by this permission;
- ii. Construction of each Phase, Neighbourhood and Plot;
- iii. Construction of improvements to the highway network (including junctions) and provision of associated infrastructure for all modes (including the Temporary Mobility Hub and the Permanent Mobility Hub), ensuring pedestrian, cycle and public transport (including construction of the Fastrack link);
- iv. Details of emergency and / or secondary vehicle access points for the Development in line with the Kent Design Guide (and how the emergency access shall be provided prior to the occupation of the 50th dwelling and the secondary access prior to the occupation of the 300th dwelling, unless otherwise agreed by KCC Highways);
- v. Confirmation that access to existing uses on the site of the Development that are to remain is available at all times (unless otherwise agreed with KCC Highways and the landowner of the exiting use);
- vi. Construction of the football stadium and surrounding commercial uses;
- vii. Construction of the integrated healthcare facility;
- viii. Construction of the residential floorspace comprised in the Development;
- ix. Construction of the community use floorspace comprised in the Development;
- x. Construction of supporting infrastructure and facilities, including Sustainable Drainage Systems (SuDS), tidal flood defences and the deculverting of the River Ebbsfleet, including associated bridges;
- xi. Landscaping, open space and public realm;
- xii. Environmental mitigation measures, actions or activities (including phasing) to remedy, reduce or offset known negative likely significant adverse impacts as a result of existing activities in the area and the development itself, as identified within the Environmental Statement; and
- xiii. Habitat mitigation measures, actions or activities (including phasing) to remedy, reduce or offset known negative adverse impacts as a result of the Development, as identified within the Shadow Habitat Regulations Assessment.

Each application for the approval of Reserved Matters shall either detail how it complies with the approved Site Wide Phasing Plan or shall be submitted with an updated Site Wide Phasing Plan for approval.

All Site Wide Phasing Plans shall be in compliance with the approved Parameter Plans and the principles and concepts contained in the approved Design and Access

Statement Rev. A (April 2024), Design Code Rev. E (10 April 2024) and Flood Risk Assessment (11 April 2024).

The development shall be carried out in accordance with the approved phasing details under this condition and for the avoidance of doubt, this includes any subsequent variations approved by the Local Planning Authority.

Reason: In the interests of the proper planning of the area and the delivery of comprehensive regeneration on a logically phased basis in accordance with Policies CS01, CS02 and CS03 of the Gravesham Local Plan Core Strategy 2014.

Submission of Design Codes

9. Notwithstanding the submitted Design Code, no Phase of the Development shall take place (save for any Enabling Works) until a supplemental and specific design code for the relevant Phase has been submitted to and approved in writing by the Local Planning Authority. The supplementary Design Code(s) shall be in accordance with and shall facilitate the principles and parameters set out in the approved Parameter Plans and Design Code Rev. E (10 April 2024) or (in exceptional circumstances and where relevant) shall explain why they are not. The supplemental Design Code(s) shall include the following in relation to the relevant Phase :

- A regulating plan to include a street plan and a set of standards illustrating how each building relates to adjacent properties and streets at a scale no less than 1:1,000 (to be based on an accurate site survey), which also illustrates the urban structure and form of the immediate context;
- Specification of the extent and nature of any character areas and the key elements of urban form within them, including a mix of uses and consideration of co-locating uses to mitigate adjacent environmental impacts;
- Details of street types and junctions, block principles including further consideration of varied building typologies, edge conditions (avoiding walls of development), frontage treatments, and landscape, open space and public realm treatments;
- Research into the industrial history of the site and historic materials used within the site and surrounding context to inform and justify the choice of materials;
- Information relating to architectural detail and identity, energy efficiency, renewable energy generation and sustainable construction, street furniture, electric vehicle charging points, public art and signage including heritage references and Heritage Interpretation Panels, including in respect of the intended relationship of the design of the relevant part of the Development to other parts of the Development;
- Details of measures to address Crime Prevention through Environmental Design and Secure by Design, in accordance with Kent Police response dated 22 September 2022 and in consultation with Designing Out Crime Officers; and
- The mechanism for and timing of a review of the Design Code to test its effectiveness.

In relation to any Phase containing tall buildings over 6 storeys in height, the supplemental Design Code(s) shall also contain details in respect of the following matters in relation to the tall buildings within that Phase:

- a) siting, orientation, height, form and massing of building(s), individually and where relevant within the surrounding townscape,
- b) any hard and soft landscaping associated with the building(s),
- c) how the proposed mix of uses within the relevant tall building(s) will have a positive relationship with the surrounding public realm and any other buildings in

- the immediate area,
- d) the location and frequency of access/egress points,
- e) sustainable design and construction of the building(s) having reference to the approved Framework Sustainability and Energy Statement.

Reason: To ensure the highest standards of urban design and comprehensively planned development in accordance with Policies CS03, CS12, CS18, CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

Design Code Compliance Statement

10. Each application for the approval of the Reserved Matters shall be in accordance with the approved Parameter Plans, and the principles and concepts set out in the approved Design and Access Statement Rev. A (April 2024) and Design Code Rev. E (10 April 2024), and supplemental Design Codes for the relevant Phase or Plot to which the Reserved Matters application relates.

A Compliance Statement shall be submitted with each Reserved Matters application that demonstrates the proposals are in compliance with these documents or (in exceptional circumstances and where relevant) explaining why they are not.

Reason: To ensure the highest standards of urban design and comprehensively planned development in accordance with Policies CS03, CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

Environmental Statement – Statement of Conformity

11. Each application for the approval of Reserved Matters shall be accompanied by a statement of conformity which explains the extent to which the Development comprised within those Reserved Matters is in compliance with the Environmental Statement and the Shadow Habitats Regulations Assessment (dated October 2024) and provide detail of any further environmental information in respect of the Development comprised with the Reserved Matters which are submitted for approval.

Reason: To ensure the Development does not give rise to any likely significant environmental effects which have not been assessed and in respect of which appropriate measures to mitigate those effects have not been secured and to ensure continuing compliance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) throughout the delivery of the Development.

Mix of Uses and Quantum of Development

Maximum Amount of Floorspace / Residential Units

12. The maximum amount of floorspace (Gross External Area (GEA)) comprised within the Development hereby permitted shall be:
 - i. 3,500 residential units (Use Class C3)
 - ii. 18,000sqm GEA multi-use stadium with associated facilities (sui generis use)
 - iii. 22,500sqm GEA of retail uses (Use Class E)
 - iv. 9,500sqm GEA food and beverage/drinking establishment uses (Use Class E(b)/sui

generis)

- v. 1,100sqm GEA local services uses (E(c)/sui generis)
- vi. 1,200sqm GEA indoor sport, recreation and fitness uses (Use Class E(d))
- vii. 1,500sqm GEA of healthcare space (Use Class E(e))
- viii. 1,500sqm GEA of creche or nursery uses (Use Class E(f))
- ix. 18,000sqm GEA of office use (Use Class E(g))
- x. 4,000sqm GEA of local community use (Use Class F2)
- xi. 20,000sqm GEA of hotel use (Use Class C1).

The broad distribution of such uses across the Development shall accord with the approved Parameter Plans and the principles and concepts set out in the approved Design and Access Statement Rev. A (April 2024) and Design Code Rev. E (10 April 2024).

Reason: The development of the site is the subject of an Environmental Impact Assessment and Transport Assessment, and any alteration to the scale or balance of the development may have an impact that has not been assessed by that process, in accordance with Policies CS01, CS02, CS03, CS07, CS08, CS09, CS10, CS11, CS12, CS18, CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

Limit on Quantum of Retail Development

13. The extent of retail floorspace comprised in the Development shall not exceed the following:

- i. No single convenience goods unit within Class E(a) may exceed 280 sq. m (GIA) in size.
- ii. No single comparison goods unit within Class E(a) may exceed 500 sq. m (GIA) in size.
- iii. No single food and beverage unit within Class E(d) may exceed 500 sq. m (GIA) in size.
No additional floorspace may be created within the above referred to units at mezzanine level.
- iv. None of the above units may come into use in advance of the occupation of the first residential dwelling, the football stadium, a hotel or other Class E use floorspace forming part of the Development.

Reason: To safeguard the existing hierarchy of retail centres in accordance with Policy CS08 of the Gravesham Local Plan Core Strategy 2014.

Floor Use Plan

14. No Development of any Plot may commence until the following details for that Plot have been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency:

- a. finished floor levels stated in metres above ordnance datum (mAOD);
- b. identification of the Flood Risk vulnerability classification of each use, as classified by Annex 3 of the NPPF (2024);
- c. identification of where sleeping accommodation will be located.

The development of the relevant Plot shall be carried out and maintained thereafter in accordance with the approved details.

Reason: The applicant will need to provide further information to confirm that the Development does not pose an unacceptable flood risk to future occupants and to comply with Policy CS18 of the Gravesham Local Plan Core Strategy 2014.

Dwellings

Housing Mix

15. Any application for the approval of Reserved Matters relating to layout and/or scale of any Plot containing residential dwellings shall be accompanied by the following details for the written approval of the Local Planning Authority:
- a. a plan showing the location and distribution of market dwellings and affordable dwellings (including tenure type) and the proximity of any adjacent Plots containing residential dwellings for which Reserved Matters have been approved and the location and distribution of market dwellings and affordable dwellings (including tenure type) with such adjacent Plots;
 - b. a schedule of the mix of dwellings proposed within that Plot demonstrating how the proposed mix relates to the overall mix of market dwellings and affordable dwellings across the Development site as a whole; and
 - c. a statement which demonstrates how the proposals for the relevant Plot takes into account the targeted mix of dwellings detailed within the Local Planning Authority's most recent Housing Needs Assessment / Strategic Housing Market Assessment and existing market demand where such information is made available by the Local Planning Authority within the public domain.

REASON: To ensure that the overall mix of dwellings across the site as a whole takes into account the indicative housing mix detailed within the Local Planning Authority's most recent Housing Needs Assessment / Strategic Housing Market Assessment, to seek to ensure development contains a mix of residential units providing accommodation in a range of types, sizes and affordability, to meet local needs.

Room Sizes

16. Any Reserved Matters application in relation to any dwellings shall detail minimum room sizes and minimum gross internal floor areas in accordance with any sizes stipulated in the Technical Housing Standards - Nationally Described Space standard (2015) and/or Gravesham Local Plan SPG2 Residential Layout Guidelines (2020) (or any subsequent relevant updates).

REASON: To provide future occupiers with acceptable living conditions in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014..

17. Housing - M4(2) Accessible and Adaptable Dwellings (Affordable and Market Dwellings)

Design certificates specifying the *Accessible and Adaptable Dwellings* Standard for each relevant dwelling type shall be submitted for approval with each Reserved Matters application for layout in relation to each to a Phase or Plot, pursuant to this outline permission, containing residential dwellings. Each *Accessible and Adaptable Dwelling* within that phase or Plot shall not be occupied until a completion certificate confirming compliance with the approved M4(2) Building Control standard has been submitted in writing to the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide a mix of housing types to meet the needs of future occupiers in accordance with Policy CS14 of the Gravesham Local Plan Core Strategy 2014..

Public Open Space and Landscaping

Hard and Soft Landscape Details

18. As part of any application for the approval of Reserved Matters seeking approval of hard and soft landscaping, details of such landscaping shall accord with the principles of the approved Landscape Masterplan and Design Code Rev. E (10 April 2024) and shall include full details of both hard and soft landscaping works (to include sensory gardens) as well as a schedule of landscape maintenance for the lifetime of the development:

- a. Hard landscape works details shall include (as relevant):
 - i. proposed finished levels or contours;
 - ii. means of enclosure; car parking layouts;
 - iii. other vehicle and pedestrian access and circulation areas;
 - iv. hard surfacing materials;
 - v. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting);
 - vi. proposed and existing functional services above and below ground (utilities e.g. drainage power, communications cables, pipelines, manholes);
 - vii. retained historic landscape features; and
 - viii. proposals for restoration where relevant.

- b. Soft landscape works details shall include:
 - i. planting plans which include the size, type and specification, mixes and quantities of all proposed planting;
 - ii. written specifications (including cultivation and other operations associated with plant and grass establishment);
 - iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
 - iv. an implementation programme;

The hard and soft landscaping should create an environment that is designed to stimulate the senses, courtesy of plants and the use of materials that engage sight, smell, touch, taste and sound.

Where relevant, construction details of ground retention/acoustic bunds, boundary and surfacing treatments; edge of building treatments; construction details of all SUDS elements and maintenance proposals shall be submitted and approved.

All hard and soft landscape works within each Reserved Matter shall be carried out and maintained in accordance with the approved implementation programme(s) relating to them.

If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable.

Reason: To protect and enhance the character and appearance of the area and the amenities of future occupiers in accordance with Policies CS12, CS19 and CS20 of the Gravesham Core Strategy 2014.

Landscape and Ecological Management Plan (LEMP)

No development (save for any Enabling Works but excluding contaminated land remediation, ecological mitigation works, tree protection works, ground improvement works, demolition and removal of buildings and other structures on the Site)) shall commence within any Phase until a site wide LEMP has been submitted to and approved in writing by the Local Planning Authority. The site wide LEMP detailing the measures to mitigate any pollution and habitat degradation effects from the completed Development including to provide site specific details for immediate and long-term commitments to manage the planting, protection and enhancement of biodiversity in and around the site shall be prepared, and shall provide details for immediate and long-term commitments to manage the existing planting, protection and enhancement of existing biodiversity in and around the site, including setting out timings for habitat management activities and detailing the management of the SUDS.

Each application for the approval of Reserved Matters - shall accord with the approved site wide LEMP.

The content of the site wide LEMP shall include the following:

- i. Description and evaluation of features to be managed;
- ii. Ecological trends and constraints on site that might influence management.
- iii. Aims and objectives of management;
- iv. Appropriate management options for achieving aims and objectives.
- v. Prescriptions for management actions;
- vi. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- vii. Details of the body or organisation responsible for implementation of the plan; and
- viii. Ongoing monitoring and remedial measures.

The site wide LEMP shall also confirm the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured with the management body(ies) responsible for its delivery.

The site wide LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the site wide LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the Development delivers the fully functioning biodiversity and landscape objectives of the originally approved scheme. The approved site wide LEMP shall be implemented in accordance with the approved details.

Reason: To ensure no net loss of biodiversity in accordance with Policies CS12 and CS19 of the Gravesham Core Strategy 2014.

Landscape and Ecological Management Plan Compliance Statement

19. Applications for the approval of the Reserved Matters shall be in accordance with the approved site wide LEMP. With the submission of each reserved matters application a review and update of the site wide LEMP required as part of condition 19 must be submitted to the LPA for written Approval. The updated plan must be informed by the

detailed landscaping plans and current ecological information. A compliance statement shall be submitted with each Reserved Matters application that demonstrates the proposals are in compliance with the site wide LEMP or where alterations to the proposals or management requires require a change to the site wide LEMP, providing an updated site wide LEMP for approval pursuant to Condition [18]. The revised LEMP must be implemented as approved.

Reason: To ensure no loss of biodiversity in accordance with Policies CS12 and CS19 of the Gravesham Core Strategy 2014.

Biodiversity Enhancement Plan (BEP)

20. No development (save for any Enabling Works but excluding contaminated land remediation, ecological mitigation works, tree protection works, ground improvement works, demolition and removal of buildings and other structures on the Site, creation of enabling works access and temporary haul roads or similar related works) shall commence on any Phase until a site wide BEP has been submitted to and approved in writing by the Local Planning Authority. The site wide BEP shall be prepared in alignment with the commitments set out in paragraphs 14.79 to 14.83 of Chapter 14 of the Environmental Statement: Biodiversity and Ecology, the Shadow Habitats Regulations Assessment and the Design Code Rev. E (10 April 2024), and must set out the following:

- i. Timings for all proposed habitat management activities;
- ii. Location and type of wildlife boxes including bat roost, bee bricks and bird nesting features, ensuring key features are created in appropriate locations;
- iii. Native and locally characteristic tree, shrub and hedge planting;
- iv. Provision of areas of open mosaic habitat including green/brown roofs to the north-eastern extent of the site (within the Riverside Neighbourhood Character Area) to allow for suitable habitat for black redstart and other bird species;
- v. Bug hotels and purpose made bug boxes;
- vi. Wildlife links hibernacula and refugia suitable for smaller fauna including reptiles and amphibians;
- vii. The use of nectar-rich and berry producing plants to attract a wider range of insects, birds and mammals and continue to accommodate those already utilising the site;
- viii. A wildlife sensitive lighting strategy; and
- ix. Cat predation measures to include details of continuous cat deterrent fencing, ditches and swales of sufficient proportions to create a barrier for cats and tree/shrub planting to the Swanscombe Peninsula Site of Special Scientific Interest boundary and details of their monitoring and management in perpetuity, including details of the body responsible, frequency of monitoring/maintenance, timescales for rectifying any breaches of integrity, reporting requirements and funding.

Each Reserved Matters Application shall accord with the approved site wide BEP.

Reason: To ensure no loss of biodiversity in accordance with Policy CS12 of the Gravesham Core Strategy 2014 and Section 15 of the National Planning Policy Framework 2023.

Biodiversity Enhancement and Management Plan Compliance Statement

21. Applications for the approval of the Reserved Matters shall be in accordance with the approved site wide BEP. A Compliance Statement shall be submitted with each Reserved Matters application that demonstrates the proposals are in compliance with the site wide BEP or where alterations to the proposals or management requires require a

change to the site wide BEP, providing an updated site wide BEP for approval pursuant to Condition [20].

Reason: To ensure no loss of biodiversity in accordance with Policies CS12 and CS19 of the Gravesham Core Strategy 2014.

Breeding Birds Surveys

22. No development (save for any Enabling Works but excluding contaminated land remediation, ecological mitigation works, tree protection works, ground improvement works, demolition and removal of buildings and other structures on the Site and) creation of enabling works access and temporary haul roads or similar related works) shall commence on any Phase until additional breeding birds surveys have been carried out at the site during the breeding season (April to July). The additional breeding bird surveys shall be submitted to the Local Planning Authority and shall have regard to and update data provided in relation to the London Resort National Infrastructure Project carried out in 2019 and 2020. The results of the surveys shall be used to update the approved site wide LEMP and/or BEP (as appropriate) (with updates to those to be submitted and approved in writing by the Local Planning Authority).

Reason: To ensure no loss of biodiversity in accordance with Policy CS12 of the Gravesham Core Strategy 2014.

Levels and Piling

Levels

23. All relevant applications for the approval of Reserved Matters shall include details of the finished floor levels of buildings as well as the existing and any finished ground levels of the Development in relation to existing site levels of surrounding site of the Development. The Development shall thereafter be carried out in accordance with the approved levels.

Reason: To ensure that construction is carried out at suitable levels having regard to drainage, access, the appearance of the development and the amenities of neighbouring properties in accordance with LPCS Policy CS19

Piling

24. No piling or any other foundation designs using penetrative methods shall commence on any Plot until it has been demonstrated by a Piling Risk Assessment, which has been submitted to and approved in writing by the Local Planning Authority, that there is no resultant unacceptable risk to groundwater in connection with such piling works. The development for the relevant Plot shall be carried out in accordance with the Piling Risk Assessment approved in connection with it.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Health, Safety and the Environment

Noise

25. No development (save for any Enabling Works) shall commence on any Plot until a noise impact assessment has been submitted to and approved in writing by the Local Planning Authority for the relevant Plot. Each noise assessment shall demonstrate (using a BS4142: 2014+A1:2019 assessment and/or the most appropriate method in order to provide accurate and representative noise predictions) that, through design, noise from the following sources will not have an unacceptable adverse impact on existing and future sensitive receptors:

- River traffic;
- Port of Tilbury operations;
- Mechanical and electrical (M&E) plant operation associated with new commercial (retail/hotel) units and residential units (demonstration of compliance with proposed noise limits (ES Table 9.28));
- Live/amplified music events at the new stadium;
- Crowds departing the new stadium at the end of evening events;
- Operational noise from any other commercial and industrial operations (outside of the site);
- Noise from domestic plant and equipment such as air conditioning, ASHP; and
- Any other noise sources proposed.

All M&E plant introduced as part of the Development shall be 10dBA below the background noise level at the nearest noise sensitive premises when in operation.

The recommendations in the Noise Assessments shall be carried out as approved for the relevant Plot and maintained thereafter.

Reason: To ensure the development mitigates its impact on sensitive receptors in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Health and Safety Executive

26. No development (save for any Enabling Works) shall commence on any part Plot until a Fire Statement for the relevant Plot, including a fire statement form, has been submitted to and approved in writing by the Local Planning Authority, in consultation with the HSE. The development of the relevant Plot shall be carried out in accordance with the approved Fire Statements and measures provided shall be maintained thereafter.

Reason: To ensure suitability for fire appliances across the development in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Wind and Microclimate

27. Applications for the approval of Reserved Matters for any Plot or area of Open Space shall be accompanied by a wind microclimate assessment. The results of the assessment(s), along with design justification and sufficient mitigation measures (as appropriate) shall be submitted as part of applications for the approval Reserved Matters for each relevant Plot or area of Open Space and the Development of that Plot or area of open Space shall be implemented in accordance with any mitigation measures approved as part of the approval of the relevant Reserved Matters.

Reason: In order to protect the amenity of future occupiers in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Solar Glare Assessment

28. Applications for the approval of Reserved Matters for any Plot shall be accompanied by a solar glare assessment. The results of the assessment(s), along with design justification and sufficient mitigation measures (as appropriate) shall be submitted as part of applications for the approval of Reserved Matters for each relevant Plot and the development of that Plot shall be implemented in accordance with any mitigation measures approved as part of the approval of the relevant Reserved Matters.

Reason: In order to protect the amenity of future occupiers and neighbouring properties in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Daylight and Sunlight Assessment

29. Applications for the approval of Reserved Matters for any Plot shall include an assessment of the daylight and sunlight conditions for the existing and proposed residential dwellings on and around the relevant Plot. The assessment shall be submitted to and approved in writing by the Local Planning Authority. The detailed design of any buildings within the relevant Plot shall incorporate any mitigation measures recommended by the relevant assessment.

Reason: In the interests of good design and residential amenity, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Transport

Access, Roads and Public Transport

30. Applications for the approval of Reserved Matters for each Phase, or Plot shall include details of the proposed temporary and permanent on-site access roads, junctions (including junction capacity modelling for key junctions), podium, footways, pedestrian routes, cycleways and public transport/Fastrack routes and stops (including a review and relocation of the two bus stops along the A226 north of Taunton Road as per the Road Safety Audit) as relevant to them, including (where relevant) details of the locations of the Temporary Mobility Hub and the Permanent Mobility Hub. The details shall include a Highways Adoption Plan as relevant. The Development shall thereafter be carried out in accordance with the approved details for that Phase or Plot (as is relevant).

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development in accordance with LPCS Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Transport

31. Prior to the occupation of the 250th dwelling, an assessment of the interim highway capacity (from 0-930 dwellings) will be completed if the works contained in the Approved Overarching Highway Works Scheme (as referred to in the Section 106 Agreement) is not operational, and any mitigation works required by this assessment implemented in full.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development in accordance with LPCS Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Public Path Order

32. Prior to the commencement of development (save for Enabling Works) an application for the diversion or extinguishment of any affected Public Right of Way (PRoW) shall be submitted to and approved in writing by Kent County Council. These works shall be completed prior to the first occupation of any relevant affected Phase or Plot of the Development..

Reason: To ensure the timely diversion / extinguishment of the PRoW and enable the consented development to lawfully progress and in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014.

33. Prior to the submission of the first application for approval of Reserved Matters containing the erection of a building to apply for the variation of the King Charles III England Coast Path which shall be submitted to and approved in writing by Natural England/ King Charles III England Coast Path Officer as relevant and which shall include for a phased implementation plan for these works. These works shall be completed in accordance with the approved phased implementation plan.

Reason: To ensure the timely variation of the King Charles III England Coast Path and enable the consented development to lawfully progress [and in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014].

34. Prior to the commencement of any Phase of the development requiring the disturbance of the PRoW there will be a confirmed Order for the diversion or extinguishment of the PRoW.

Reason: To ensure the timely diversion / extinguishment of the PRoW and therefore enable the consented development to lawfully progress

35. Prior to the occupation of development to be constructed on the original alignment of the PRoW the new route of the PRoW will have been provided to the certifiable standard, certified by the Highway Authority and the Definitive Map and Statement amended to reflect the new alignment of the PRoW.

Reason: To ensure the timely provision of the new route in the interests of the amenity of the public and to avoid the blighting of properties.

Pre-Commencement Conditions

Britannia Refined Metals

36. No development shall commence in a relevant Phase which affects the parking area/ lorry marshalling area currently on Lower Road for Britannia Refined Metals Ltd until details for the re-provision of the equivalent parking area and lorry marshalling area currently on Lower Road for Britannia Refined Metals Ltd (or any subsequent business operating from those premises) have been submitted to and approved in writing by the Local Planning Authority in consultation with Britannia Refined Metals Ltd. The approved details shall be implemented prior to the loss of the parking area/ lorry marshalling area

currently on Lower Road for Britannia Refined Metals Ltd and the replacement parking area shall be retained thereafter.

Reason: To ensure that the development hereby permitted does not prejudice the operation of an existing business in accordance with Policies CS07 and CS11 of the Gravesham Local Plan Core Strategy 2014.

National Grid (Pylons)

37. No development [within 30 metres of any pylon tower base or which affect any access for vehicles across the site to any electricity pylon]¹ shall commence until full details of how the Development takes into account the electricity pylons, their associated infrastructure and access arrangements for maintenance, have been submitted to and approved in writing by the Local Planning Authority in consultation with National Grid. and an Asset Protection Agreement (“APA”) has been entered into with National Grid, which includes:

- (a) details of statutory clearances from overhead lines to be maintained at all times;
- (b) details of sufficient space around the towers from any buildings or structures and during any maintenance or construction works, including demolition, excavation, piling, building, or other erections;
- (c) access agreements and provisions for the agreement of the road layout near the north of the site and the ZR007 tower; and
- (d) provisions which require the submission to and approval of details of construction by National Grid under the APA.

The APA (including any amendment, update or variation to the same) shall be adhered to throughout the construction and maintenance of the Development herein approved.

Reason: To ensure the development hereby permitted does not prejudice the operation of surrounding infrastructure in accordance with Policies CS01 and CS19 of the Gravesham Core Strategy 2014. [and is undertaken in accordance with National Grid's Technical Guidance Note 287: Third-party guidance for working near National Grid Electricity Transmission Equipment]²

National Grid (Infrastructure)

38. No development including demolition, excavations, piling, building or erections within 15m of any of National Grid's infrastructure [(excluding electricity pylons which are addressed by and subject to the controls within Condition 35 above)]³, shall commence until details setting out the location of any National Grid infrastructure and a construction method safeguarding statement have been submitted to and approved in writing by the Local Planning Authority in consultation with National Grid and the approved construction method safeguarding statement shall thereafter be followed in implementing such works.

¹ The Applicant is requesting this wording as it reflects National Grid's Technical Guidance Note 287: Third-party guidance for working near National Grid Electricity Transmission Equipment. As it has not been agreed by National Grid, Gravesham Borough Council has not agreed to its inclusion.

² Ibid

³ The Applicant is requesting this wording to align with the above condition and avoid overlap. As it has not been agreed by National Grid, Gravesham Borough Council has not agreed to its inclusion.

Reason: In the interests of maintaining the safety and operational integrity of National Grid's infrastructure and in accordance with Policies CS01 and CS19 of the Gravesham Core Strategy 2014.

Construction Environment Management Plan

39. No development of any Plot or area of Open Space shall commence until a Construction Environmental Management Plan (CEMP) in respect of the relevant Plot or area of Open Space has been submitted to and approved in writing by the Local Planning Authority. Each CEMP should (where requested) be updated at the request of the Local Planning Authority but no more than once per year. Each Plot or area of Open Space hereby permitted shall be carried out in accordance with the approved (or updated) CEMP(s) relevant to it. The CEMP(s) shall include but not be limited to the following as relevant for each Plot or area of Open Space:

General

- Construction Logistics Plan (CLP)
- Hours of construction operation;
- Construction programme including demolition and building phases;
- Location and height of cranes and scaffolding
- Scheme for location and appearance security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies
- The approach to communication with the community liaison and public engagement, including site signage and a complaints procedure;
- Confirmation as to whether there is planned use of the river and subsequent details;
- Consideration of other major development sites that may be under construction at the same time including significant mixed use, housing and infrastructure projects in the nearby locality; and
- Arrangements for monitoring and reviewing the document.

Highway, Public Right of Way and King Charles III England Coast Path

- Details of construction vehicle types, number, frequency, routeing, accesses, visibility splays, loading and unloading areas and turning areas, including any temporary construction routes, road closures and traffic management measures and signage, and swept paths demonstrating vehicles can access and egress the site in a forward gear;
- Measures to minimise vehicle movements during peak hours, including delivery scheduling / timing of deliveries, and details of any abnormal loads;
- On-site facilities for construction workers such as WC, breakrooms, welfare facilities;
- Delivery scheduling/ timing of deliveries;
- Provision of road cleaning and wheel washing facilities;
- Provision of measures to prevent the discharge of surface water onto the highway;
- A Construction Worker Travel Plan;
- Details of how public transport, pedestrian and cycle access will be maintained throughout the construction process;
- Parking arrangements for site workers and visitors;
- Temporary car park signage;
- Monitoring methodology for all construction related vehicles to/from the site; and
- The timing and duration of any temporary closures to the PROW Network and the King Charles III England Coast Path Trail to ensure public safety including the timely application for the required orders and the alternative routes to be provided.

General Environmental

- Storage of plant and materials;
- External lighting and mitigation measures;
- Measures to limit noise disturbances;
- Smoke management controls;
- Odour controls;
- Reference to any behavioural and organisational measures being implemented (reduce, rethink, retime, reroute, remodel);
- Site security measures, incorporating plant, machinery, supplies, tools and other vehicles, and being site specific to geography and site requirements;
- Details of how construction waste will be avoided or minimised and establishing construction waste targets;
- Measures to minimise vibration, including establishing targets to demonstrate acceptable levels;
- Dust suppression and management measures, to include control of windblown debris, dust and materials and sheeting of vehicles transporting materials on or off site;
- Pollution prevention measures and procedures for emergency environmental incidents such as pollution events
- Detail of how all Non-Road Mobile Machinery will adhere to the relevant emission standards for NO² and PM¹⁰;
- Location of construction compound(s);
- Identification and protection of any areas of known archaeological significance;
- Measures to protect existing infrastructure, services and utilities, including identifying any exclusion zones where storage of materials will not be permitted;
- Details of construction drainage, including measures to prevent the discharge of surface water onto the highway and adjacent railway infrastructure, measures to prevent silt pollution for watercourses from surface water run-off and any necessary pollution prevention methods; and
- A load restriction plan showing the areas where limited loading is permissible close to and over the existing culvert, and following daylighting the bridges and riverbanks over and carrying the River Ebbsfleet;
- Clearance of site prior to bird nesting season (March – September inclusive) or otherwise check for nesting birds prior to demolition; and
- Measures to minimise or avoid noise impacts on species during ecological breeding seasons (February to August / September for most species);.

Reason: To ensure the free flow of traffic on the highway, to minimise the impact on residential amenity and in the interests of flood risk management, in accordance with Policies CS11, CS18 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Ecological Construction Environment Management Plan

40. No development of any Plot or area of Open Space shall commence until an Ecological Construction Environmental Management Plan (ECEMP) in respect of the relevant Plot or area of Open Space has been submitted to and approved in writing by the Local Planning Authority. The ECEMP should be updated at the request of the Local Planning Authority but no more than once per year. The relevant Plot or area of Open Space hereby permitted shall thereafter be carried out in accordance with the approved (or updated) ECEMP(s). The ECEMP(s) shall include but not be limited to the following as relevant for each Plot or area of Open Space:

- Arrangements for ecological monitoring and measures to mitigate adverse impacts, including arrangements for water quality monitoring;
- Details on the location of appropriate fencing, agreed in conjunction with a suitably qualified ecologist, to protect off-site habitats (such as the adjacent Priority Habitat) where appropriate to prevent effects associated with the encroachment of construction vehicles and plant;
- Pollution prevention measures including procedures for oils, chemicals and other potentially contaminative construction material storage designed to prevent the release of any accidental spillages and effects associated with contaminated surface run-off;
- Supervision of delivery of fuel and oils with pipelines and fuelling points protected from vandalism and unauthorised interference;
- Use of drip trays when filling smaller containers from tanks or drums to avoid drips and spills from entering the ground or drainage systems and watercourses to prevent effects associated with contaminated surface run-off;
- Controlling works with concrete and washing out ready-mix concrete wagons in 'safe areas' away from waterbodies and retained habitats to prevent effects associated with contaminated surface run-off;
- Procedures for emergency environmental incidents such as pollution events; and
- Measures to minimise vibration and dust arisings, including, when necessary, regular damping down of the site by spraying with water and covering stockpiled material within a contained area, where required, to enable run-off to be treated;
- Detail of measures to mitigate the impact of dust on vascular plants associated with the SSSI (during the construction phase);
- Measures relating to Schedule 1 birds including a Precautionary Working Method Statement (PWMS) to capture all specific working methods and the following:
 - o the use of visual and noise barriers for overwintering birds, avoiding noisy and disturbing works during sensitive periods for birds of the SSSI, and use of low impact machinery to limit noise and vibration disturbance if works are undertaken in the breeding season (para. 9.2.6, PEA, 2022);
 - o Clearance of site prior to bird nesting season (March-September inclusive), or if in nesting season then a check for nesting black redstart will be carried out prior to demolition by a suitably qualified ecologist;
 - o Appropriate management of construction lighting to avoid light spill to adjoining habitats
 - o If black redstart are confirmed to be breeding on site then a 300m buffer zone must be implemented around each nest until the nest is confirmed as inactive by a suitably qualified ecologist and black redstart surveys must be undertaken at the start of each breeding season of each year of construction where black redstart breeding habitat remains on site;
 - o Noisy or disturbing works to avoid sensitive periods of the year where possible through phasing. Sensitive areas include:
 - o Around Robin's Creek during the key Cetti's warbler breeding season (April to July);
 - o Around the shingle beach area on the mudflats in key little ringed plover nesting season (May- July); and
 - o Around any areas on site where black redstart are confirmed to be breeding in further surveys in the key breeding season (March to August).
 - o Toolbox talks and training to be given to the site teams by a suitably qualified ecologist to provide the site teams with key information on the mitigation measures detailed in the PWMS

- An Invasive Species Management Plan, prepared by a suitably qualified ecologist, to include invasive plant species surveys in advance of site works, measures to ensure all materials imported or exported from the site are not contaminated, and details of monitoring post-construction to ensure invasive species do not colonise the site; and
- Arrangements for monitoring and reviewing the document.

Plots 18 and 19 (as defined in Drawing no. NFH-CGL-MAST-DR-1004 R01 (Plots Plan))

- Strict time restrictions on activities likely to cause noise disturbances to species by virtue of exceeding ambient sound levels;
- Positioning stationary activities within the site (e.g. concrete crushing) as far away from the Site of Special Scientific Interest as is feasible; and
- Screening and site hoarding to reduce ground level noise.

Reason: To ensure there is no adverse impact on biodiversity, in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Archaeology

41. No development (save for any Enabling Works but excluding any demolition and removal of buildings and other structures on the Site, contaminated land remediation, ground improvement works, creation of enabling works access and temporary haul roads or similar related works) shall commence on any Phase until the following details concerning the relevant Phase have been submitted to and approved in writing by the Local Planning Authority:

- (a) The applicant has secured and reported a programme of:
 - (i) archaeological characterisation,
 - (ii) field evaluation works for palaeolithic and subsequent archaeological periods;
 - (iii) hydrological recording and modelling; and
 - (iv) an archaeological impact assessment for the Phase of development to which the application relates, in accordance with a specification and written timetable which has been first submitted to and approved in writing by the Local Planning Authority.
- (b) Following completion of the work to be undertaken pursuant to part (a), the applicant shall obtain confirmation in writing by the Local Planning Authority as to whether any further mitigating fieldwork is required.
- (c) If the results of the work to be undertaken pursuant to parts (a) and (b) identify the requirement for further mitigating fieldwork, the applicant shall submit and obtain approval in writing by the Local Planning Authority of a specification for such further mitigating fieldwork, including a written timetable for proposed mitigation (including preservation in situ and/or archaeological excavation and recording, assessment, analysis, reporting and archiving) for the Phase to which it relates and thereafter such further mitigating fieldwork shall be undertaken and reported in accordance with the requirements of paragraph (a) prior to the commencement of works (save for Enabling Works) within the relevant Phase.
- (d) If the results of the work to be undertaken pursuant to parts (a) and (b) identify no requirement for further mitigating fieldwork, a programme for analysis, reporting and publication of the evaluation works will be agreed and undertaken in accordance with a specification and timetable to first be submitted to and approved in writing by the Local Planning Authority.

Where an archaeological 'entity' is affected by proposed development in more than one Phase, mitigation will be decided and where appropriate implemented at the time of development on the first Phase which affects it.

Reason: To ensure that adverse impacts to features of archaeological interest are appropriately mitigated according to their significance and so that the archaeological heritage of the site can fully inform design, in accordance with NPPF and Gravesham Local Plan Core Strategy Policy CS20 and Gravesham Local Plan saved Policy TC7.

Heritage Management Plan

42. No development (save for any Enabling Works but excluding any demolition and removal of buildings and other structures on the Site, contaminated land remediation, ground improvement works, creation of enabling works access and temporary haul roads or similar related works) shall commence on any Phase until a Heritage Management Plan concerning the relevant Phase has been submitted to and approved in writing by the Local Planning Authority. Each Heritage Management Plan shall include a commitment to the principle that future archaeological site investigations will inform the detailed design and layout of the development proposals and measures to ensure the preservation of important archaeological remains.

Reason: To ensure that adverse impacts to features of archaeological interest are appropriately mitigated according to their significance and so that the archaeological heritage of the site can fully inform design, in accordance with Policy CS20 of the Gravesham Local Plan Core Strategy 2014.

Heritage Management Plan Compliance Statement

43. Applications for the approval of the Reserved Matters shall be in accordance with the approved Heritage Management Plan for the relevant Phase to which the Reserved Matters sought for approval relates and shall include compliance statement which explains how archaeological site conditions and field evaluation have informed the final scheme design, including preservation, fieldwork, assessment, analysis, reporting and archiving, mitigation and interpretation.

Reason: To ensure that adverse impacts to features of archaeological interest are appropriately mitigated according to their significance and so that the archaeological heritage of the site can fully inform design, in accordance with Policy CS20 of the Gravesham Local Plan Core Strategy 2014.

Remediation Strategy

44. A strategy to deal with the potential risks associated with any contamination of land in connection with the undertaking of development within a Phase shall be submitted to and approved in writing by the Local Planning Authority prior to any below ground works within that Phase commencing. Each strategy will include the following components:
- a. a preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and

- potentially unacceptable risks arising from contamination at the site.
- b. a site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - c. the results of the site investigation and the detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - d. 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 (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the Local Planning Authority. The strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in accordance with Policies CS18 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Importation of subsoil and/or topsoil

45. Prior to the importation of any subsoil and/or topsoil materials onto the site as part of the Development, the material shall be sampled and subject to laboratory analysis to confirm the suitability of the proposed material to ensure it shall not pose a risk to human health under Part 2A of the Environmental Protection Act 1990 and the results submitted to and approved in writing by the Local Planning Authority.

Reason: To confirm before work commences on site that imported sub and/or topsoil will be protective of human health and the environment in the interests of residential amenity in accordance with Policy CS18 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Foul Drainage

46. No development (save for any Enabling Works) shall commence on any Phase until a foul drainage strategy concerning the relevant development Phase, detailing how appropriate foul drainage with a connection to a foul sewer is intended to be provided for that Phase, has been submitted to and approved by in writing by the Local Planning Authority in consultation with the relevant sewage undertaker and the Environment Agency.

A Compliance Statement shall be submitted with each Reserved Matters application that demonstrates how the proposals which are the subject of those Reserved Matters are in compliance with the approved foul drainage strategy for the relevant Phase or (in exceptional circumstances and where relevant) explaining why they are not.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution,

in accordance with Policies CS18 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Surface Water Drainage Scheme

47. No Plot shall commence (save for any Enabling Works in connection with such Plot) until a detailed sustainable surface water drainage scheme for the relevant development Plot has been submitted to and approved in writing by the Local Planning Authority.

The detailed sustainable surface water drainage schemes shall demonstrate that due consideration has first been given to utilising infiltration techniques and for the surface water generated by this Development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) to be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site.

Should the use of infiltration prove to be beyond being reasonably practical then detailed sustainable surface water drainage schemes shall demonstrate how any surface water leaving the site shall be managed appropriately, as outlined in the Flood Risk Assessment and Surface Water Drainage Strategy, Issue 9, dated 11 April 2024. Each detailed sustainable surface water drainage scheme shall also demonstrate that silt and pollutants resulting from the construction and use of the Development within the relevant Plot can be adequately managed to ensure there is no pollution risk to receiving waters.

Each Plot shall be carried out in accordance with the approved detailed sustainable surface water drainage scheme relating to it and the scheme shall be maintained thereafter.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding, in accordance with Policies CS18 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Sewer and Water Supply Protection

48. No development shall commence on any Plot (save for any Enabling Works) until details of the measures that will be undertaken to protect the public sewers and water supply mains in connection with that Plot have been submitted to and approved in writing by the Local Planning Authority in consultation with the water undertaker. Each Plot shall be carried out in accordance with the details approved pursuant to this condition in relation to it.

If, during the construction of a Plot, any public sewers or water supply mains not previously identified are found to be present then no further development of that Plot shall be carried out until a strategy detailing how those public sewers or water supply mains will be protected has been submitted to and approved in writing by the Local Planning Authority. Any previously unidentified public sewer or water supply mains protections shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in accordance with Policies CS18 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Thames Tidal Defence Design

49. No development (save for any Enabling Works) shall commence until a scheme for a detailed design for the proposed upgraded Thames tidal defence has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Environment Agency.

The scheme shall be broadly in line with principles outlined in the submitted Flood Risk Assessment (Flood Risk Assessment and Surface Water Drainage Strategy, Issue 9, dated 11 April 2024, project ref: RMA- C2402), in particular paragraphs 3.18, 3.22, and Appendix G.

The scheme should include, but not be limited to:

- Drawings and calculations of the upgraded defence, including demonstrating that the design life of all new and residual elements is a minimum of 100 years from when the last dwelling is expected to be completed.
- A schedule of works;
- Tracking plans showing how construction vehicles and civil engineering plant suitable to replace all of the River Thames walls and the completed improved Tidal Defence structures within the site could access the river structures and turn and work with the new buildings and landscape features in place.
- Demonstration that as far as reasonably practical the construction vehicles and civil engineering plant identified to satisfy the above bullet point can access the River Thames frontages upstream and downstream of the site within the 16-metre offset from the existing line of the river wall, without any new structures including fencing needing to be removed. (Fencing to therefore include access gates at least 4 metres wide). Details of terracing, including a terrace which functions as an intertidal habitat, designed in line with Environment Agency Estuary Edges guidance.
- A plan for long-term management, maintenance and monitoring of the flood defence and river wall and the proposed intertidal zone ecological enhancements, carried out in line with Environment Agency Estuary Edges guidance.
 - Details of all proposed landscaping, footpaths, lighting, street furniture and planting within the 16m area adjacent to the tidal defence identified in Figure 9 of Appendix G. Demonstration that these features will not adversely impact the structural integrity of the defence, or access to the defence for maintenance and emergency works.

The scheme shall be fully implemented prior to the first occupation/use of any buildings within the Neighbourhood in which the works are located and subsequently maintained thereafter, in accordance with the approved details and the scheme's timing/phasing arrangements.

Reason: To ensure that the proposed development is safe in flood risk terms to future users and to enhance intertidal ecology and provide net gains to biodiversity in the Thames Estuary, in accordance with Policies CS12 and CS18 of the Gravesham Local Plan Core Strategy 2014, the Thames River Basin Management Plan and the Thames Estuary 2100 plan.

Daylighting the culverted River Ebbsfleet

50. Not to occupy more than 623 dwellings hereby permit or occupy the stadium and not to commence the Neighbourhood which incorporates the River Ebbsfleet (whichever occurs

first)(save for any Enabling Works) until a scheme of works for the final detailed design for the daylighting of the culverted River Ebbsfleet has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency

The design for the daylighting of the culverted River Ebbsfleet will be in accordance with the principles set out in the outline design in Appendix J of the submitted Flood Risk Assessment and Surface Water Drainage Strategy (11 April 2024, project ref: RMA-C2402) and shall include, but not be limited to:

- Final detailed design for the daylighted river Ebbsfleet, including plans showing the extent and layout of the river buffer zone.
- A schedule of works.
- Tracking plans showing how construction vehicles and civil engineering plant suitable to replace all of the River Ebbsfleet structures within the site could gain access to the river structures and turn and work, with the new buildings and landscape features in place.
- A management and maintenance plan for the daylighted culvert, bridges and remaining culverted sections of the River Ebbsfleet on site, demonstrating how flow through the channel will be maintained throughout the 100 year lifetime of the development.
- Details of any proposed footpaths and street furniture and services within the river buffer zones.
- Details of external artificial lighting into the watercourse and adjacent river corridor habitat. The location and direction of external artificial lights should be such that the lighting levels within 8 metres of the top of bank of the watercourse are maintained at background levels (Lux 0-2).
- Details of proposed landscape planting scheme and watercourse enhancements (for example, native species suited to the catchment character).
- Details of materials used in the river channels (for example, gravel type, size, and origin).
- A long-term management plan for the management and maintenance of the buffer zone, including adequate financial provision and named body responsible for management plus production of detailed management plan.

The approved detailed scheme of works for the daylighting of the culverted River Ebbsfleet shall be fully implemented in accordance with the approved scheme prior to Occupation of more than 623 dwellings, prior to Occupation of the stadium hereby permitted or prior to the Occupation of the Neighbourhood that incorporates the River Ebbsfleet (whichever occurs first) and subsequently maintained thereafter .

Reason: To ensure the Development will not pose an unacceptable flood risk and to improve operational access to the river and to enhance river ecology, in accordance with Policies CS12 and CS18 of the Gravesham Local Plan Core Strategy 2014.

Detailed Bridge Design

51. Not to occupy more than 623 dwellings hereby permit or occupy the stadium and not to commence any development within the Neighbourhood which incorporates the River Ebbsfleet (save for any Enabling Works) whichever occurs first) until such time as a scheme for a detailed design for the two bridges spanning the daylighted River Ebbsfleet has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Environment Agency and Kent Highways Services.

The proposed bridges must both be clear span and have soffit levels that are greater than the bank elevations, in line with section 3.41 of the submitted Flood Risk Assessment (Flood Risk Assessment and Surface Water Drainage Strategy, Issue 9, dated 11 April 2024, project ref: RMA-C2402).

To minimise overshadowing of the River Ebbsfleet, the bridges should be no wider than is necessary for highways purposes.

The approved scheme for the detailed design for the two bridges spanning the daylighted River Ebbsfleet shall be fully implemented prior to Occupation of more than 623 dwellings, prior to Occupation of the stadium hereby permitted or prior to Occupation of the Neighbourhood which incorporates the River Ebbsfleet (whichever occurs first) and subsequently maintained in accordance with the approved details and the scheme's timing/phasing arrangements.

Reason: To ensure any river crossing does not increase flood risk to the proposed development or elsewhere, to ensure negative impacts on ecology are minimised and to ensure the delivery of Fasttrack, in accordance with Policies CS11, CS18 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Air Quality

52. No development shall commence on any Phase (save for any Enabling Works but excluding any demolition and removal of buildings and other structures on the Site) until an updated Air Quality Assessment undertaken by a competent person in accordance with current guidelines and best practice has been submitted to and approved in writing by the Local Planning Authority. The updated Air Quality Assessment for any Phase shall address the following (where relevant):

- i. An assessment of air quality on the application site, including for the proposed vehicular route under the podium, and of any scheme necessary for the monitoring and mitigation of poor air quality affecting the residential amenity of occupiers of this development.
- ii. Due consideration shall be given to the impact (if any) on the future residential occupants of the development from the existing neighbourhood industrial utilising publicly available information and any information provided by operators of such sites with a reasonable period of time following a reasonable request and suitable mitigation measures required to address any such impact shall be in accordance with the submitted 'Design Code' Rev E dated 10 April 2024 and be designed such that existing businesses in the vicinity of the Development do not have unreasonable restrictions placed on them as a result of the Development.
- iii. An assessment of the effect that the development, including site clearance, earth movements, construction and operation, will have on the air quality of the surrounding areas and details of the mitigation measures which are necessary and recommended for the mitigation of poor air quality (if any) arising from the development.

Any scheme of mitigation set out in the subsequently approved Air Quality Assessment shall be implemented in accordance with the approved timescales.

Reason: To ensure the protection of the natural environment and residential amenity in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Damage Cost Assessment

53. No development in any Phase shall commence (save for Enabling Works) until a Damage Cost Assessment (DCA) has been undertaken in respect of the Development within that Phase, using the most recent DEFRA Emissions Factor Toolkit and the latest DEFRA IGCB Air Quality Damage Costs for the pollutants considered, to calculate the resultant damage cost of pollutant emissions (for both PM^{2.5} and NOx) associated with the Development proposed within that Phase. A report, to include the DCA and a list of offsite or on site air quality mitigation measures for that Phase off the Development and the proposed timescales for their delivery shall be submitted to and approved in writing by the Local Planning Authority. The air quality mitigation list shall include the details of the mitigation measures (including reducing the transport related air pollution of the Development when in Occupation), costs of the measures and delivery timescales, and should amount to the full sum to the value calculated in the DCA for that Phase. The agreed mitigation measures shall be delivered in full within the agreed timescales and shall be maintained thereafter.

Reason: To ensure the protection of the natural environment residential amenity in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Demolition of Football Stadium

54. The existing football ground shall not be demolished until full details of suitable interim accommodation arrangements for both the men's and women's teams, for the full period during which they will be displaced, have been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England, and that accommodation has been made available prior to demolition commencing.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use and in accordance with Policy CS13 of the Gravesham Local Plan Core Strategy Policy 2014.

Design and Layout of Stadium

55. The stadium and the "Marketplace" shall not be constructed and occupied other than in accordance with relevant Reserved Matters Approval.

Reason: To ensure the development is fit for purpose and sustainable and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Artificial Grass Pitch

56. In the case of the inclusion of an Artificial Grass Pitch within the Development hereby permitted, no development on the stadium shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

- a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf – FIFA Quality Pro Pitch or equivalent International Artificial Turf Standard (IMS) and,
- b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches.

The development herein approved shall be built in accordance with these details.

Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and in accordance with Policy CS13 of the Gravesham Local Plan Core Strategy 2014.

Community Use Agreement

57. No public community infrastructure or facility hereby permitted shall be brought into use or Occupied until a detailed community use management plan for that particular infrastructure or facility has been submitted to and approved in writing by the Local Planning Authority. The details shall include, but not be limited to the following, where applicable:

- Community use, access and arrangements;
- In the case of the stadium only, management and maintenance arrangements including the football stadium for members and non-members;
- Hours of operation;
- Detailed management and operating costs and how these will be financed, including details of user charges;
- Complaints procedure; and
- Monitoring and review mechanism.

Any public community infrastructure or facility shall thereafter be managed and operated in accordance with the approved Community Use Management Plan.

Reason: To ensure the holistic and proactive management and maintenance of the infrastructure and to ensure its efficient and viable operation, in accordance with Policies CS06, CS10 and CS13 of the Gravesham Local Plan Core Strategy 2014.

Cycle Parking

58. No development shall commence on any Plot (save for Enabling Works) until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- a. provision and permanent retention of one cycle parking space per dwelling for the residential use, and where communal cycle parking is provided, this should include provision for adapted bikes;
- b. provision of cycle parking for the non-residential uses and visitors to the Development, to be provided in line with cycle parking standards applicable at the time of submission of the associated application for Reserved Matters approval and which should include provision for adapted bikes. Showers, lockers and changing facilities must be provided for larger non-residential uses.

The approved cycle parking shall be implemented prior to the Occupation of the relevant Plot and shall be retained thereafter.

Reason: To ensure appropriate cycle provision for the development, in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy 2014.

Submission of External Materials

59. No development above ground level, excluding any earthworks or land raising, shall take place within any Plot (save for Enabling Works) until a full schedule of all external materials, including sample panels where requested by the Local Planning Authority, for all proposed buildings for that Plot have been submitted to and approved in writing by the Local Planning Authority. The details shall include but not be limited to details of weatherproofing, brick, render, cladding and infill panels, full details of rainwater goods, and the design and detailing of windows, doors, balconies, balustrades, and entrance canopies, and the external appearance of any biodiverse green, brown or blue roofs. The development shall be carried out in full accordance with the approved details before the first occupation of the relevant Plot of the development.

Where brickwork is proposed sample panels of the brickwork to be used shall (where requested by the Local Planning Authority) be erected on the site and shall illustrate the colour, texture and bonding of brickwork and the mortar treatment to be used. The panel(s) shall be retained until a minimum of 2 square metres of wall of the approved development has been completed in accordance with the approved sample.

Reason: In order to ensure an acceptable standard of development upon completion, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

Antiterrorism Measures

60. No above ground works (save for Enabling Works) in respect of the stadium and market place buildings hereby permitted and access thereto shall commence until details of anti-terrorism measures for the stadium and market place buildings and access thereto have been submitted to and approved in writing by the Local Planning Authority. The approved anti-terrorism measures shall be implemented prior to the first use of the stadium and market place buildings and maintained permanently thereafter.

Reason: In the interests of public safety and to ensure a satisfactory standard of development and in the interests of security and the prevention of crime.

Plant and equipment relating to residential and commercial use buildings

61. No development above ground level, excluding any earthworks or land raising or Enabling Works, shall take place in connection with any Plot until full details of the installation of any external plant and servicing equipment on any buildings, including but not limited to roof top plant, lift overruns, solar PV or solar thermal equipment, within that Plot, but excluding tenant related plant for retail and food and beverage / drinking establishment uses, have been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, external appearance and any proposed screening. Those works shall thereafter be carried out in accordance with the approved details, to be completed prior to first Occupation of the building to which it relates and retained thereafter.

Reason: In the interest of the amenities of residential properties and the area generally in accordance with Policies CS18 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Submission of Signage and Way Finding Strategy

62. No development above ground level, excluding any earthworks or land raising or Enabling Works, shall take place until a Wayfinding and Signage Strategy prepared in alignment with the commitments set out in the Design Code (10 April 2024) for the whole site has been submitted to and approved in writing by the Local Planning Authority.

Reason: To avoid a cluttered visual appearance of the site and in order to ensure an acceptable standard of development upon completion, in accordance with Policies CS13 CS19 of the Gravesham Local Plan Core Strategy 2014.

63. Applications for the approval of the Reserved Matters in respect of any Plot or area of Open Space shall be in accordance with the approved site wide Public Realm, Wayfinding and Signage Strategy in so far as relevant to the development that the Reserved Matters relate.

A Compliance Statement shall be submitted with each application for the approval of Reserved Matters in respect of any Plot or area of Open Space that demonstrates the proposals are in compliance with this document or (in exceptional circumstances and where relevant) explaining why they are not.

Reason: To avoid a cluttered visual appearance of the site and in order to ensure an acceptable standard of development upon completion, in accordance with Policies CS13 CS19 of the Gravesham Local Plan Core Strategy 2014.

Lighting

64. No development above ground level, excluding any earthworks or land raising or Enabling Works, shall take place within any Plot or area of Open Space until a lighting scheme and assessment, including in respect of floodlighting, security lighting and the illumination of the buildings at night, in respect of that Plot or area of Open Space has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include but not be limited to:

- i. Details of adherence to best practice lighting standards, including for sports grounds and wildlife (in particular with regards to lighting impacts from residential blocks adjacent to the Site of Special Scientific Interest boundary on breeding bird and invertebrate assemblages);
- ii. Functions of proposed lighting and the uses it supports e.g. for recreation facilities;
- iii. A lux plan showing proposed external light sources and light spill
- iv. Details of time limits on lighting and hours of operation;
- v. Details of how the lighting scheme will mitigate any potential biodiversity impacts arising from the installation or operation of the proposed lighting with regard to sensitive species identified around the development site, including low intensity lighting;
- vi. Details on colour temperature of the lighting and the associated public realm surfaces including reflectivity and glare;
- vii. Where access to do so is provided on reasonable request, visiting adjacent land and creating a plan marking up the location of external high-powered lighting critical to continued operations (or receiving such a plan from occupiers of adjacent land);
- viii. Reviewing the plan as part of the design process to ensure the positioning of sensitive uses within plots 12, 13, 15 and 18 (as shown on Drawing no. NFH-CGL-MAST-DR-1004 R01 (Plots Plan) (residential uses and particularly bedrooms) are located farther away from potential sources of light intrusion; orienting windows and

- other façade elements such as balconies to shield any views of lighting sources; and the provision such as blinds and/or planting to shield any operational lighting;
- ix. Where any external high-powered lighting critical to continued operations on adjacent land is identified by the Local Planning Authority to be a cause for concern, due to its proximity or direction, seeking to co-ordinate replacement, modification or provision of such lighting, such as implementation of backshields.
 - x. Identification of specific best practice standards to be adhered to (if any) in order to keep lighting impacts from the resident blocks adjacent to the Site of Special Scientific Interest boundary within acceptable levels for the breeding bird and invertebrate assemblages of the SSSI;

The relevant Plot or area of Open Space shall not be Occupied until the approved lighting scheme in respect of it has been carried out in accordance with the approved details and the lighting forming part of the Plot or area of Open Space shall be retained as approved thereafter.

Reason: To ensure satisfactory protection for residential amenity and biodiversity, in accordance with the requirements of Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy Policy 2014.

Sustainability and Energy

65. No development above ground level, excluding any earthworks or land raising or Enabling Works, shall take place within any Plot until full and up-to-date technical details of proposed sustainability, water and energy measures, and low carbon technologies, including but not limited to air source heat pumps, photovoltaic (PV) arrays and rainwater harvesting, and any necessary electricity sub-station or other energy installations, in respect of that Plot of the development have been submitted to and approved in writing by the Local Planning Authority. The details shall comply with the principles, concepts and standards set out in the approved Framework Sustainability and Energy Statement. The installations and energy saving measures as approved for each Plot shall be implemented and maintained at all times thereafter .

Reason: In pursuit of sustainable development principles and ensuring the development fully incorporates renewable energy and low carbon technologies in accordance with Policies CS18 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Security - Crime Prevention through Environmental Design (CPTED)

66. No development above ground level, excluding any earthworks or land raising or Enabling Works, shall take place within any Plot or area of Open Space until full details of Designing Out Crime measures in respect of that Plot or area of Open Space have been submitted to and approved in writing by the Local Planning Authority.

The Designing Out Crime measures shall cover (as relevant), but shall not be limited to:

- i. CCTV
- ii. Security Lighting
- iii. Location, access and design of post-boxes, utility meters and entry systems
- iv. Details of shuttering to any opening
- v. Details of secure refuse storage and home composting facilities
- vi. Communal areas
- vii. Boundary treatments
- viii. Secure vehicle and cycle parking

Any security measures shall comply as far as is practicable with the recommendations in the Kent Police letter dated 22 September 2022 and shall seek to achieve the 'Secured by Design' accreditation award.

The approved Designing Out Crime measures shall be implemented prior to the first Occupation of the relevant Plot or area of Open Space and shall be maintained thereafter.

Reason: In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Residential Noise Mitigation Measures

67. No development above ground level, excluding any earthworks or land raising or Enabling Works, shall take place within any Plot until full details of the acoustic design for internal and external amenity areas of residential properties in respect of that Plot have been submitted to and approved in writing by the Local Planning Authority. The details shall include glazing specifications for all buildings, ventilation details (including mechanical ventilation and heat recovery details where necessary), and designs for private gardens, balconies and public open space / communal amenity areas. Noise levels both internally and in external amenity areas must (in so far as relevant) conform to the criteria (including when appropriate corrections for acoustic features from industrial sources) identified in BS 8233:2014, Sound Insulation and Noise Reduction for Buildings and also guidance in the Acoustics Ventilation and Overheating Residential Design Guide (2020). If mechanical ventilation is to be installed, noise levels from this must not compromise internal noise levels such that the criteria in BS8233:2014 taking into account potential acoustic feature corrections are exceeded.

The Development shall be constructed in accordance with the approved details for each Plot, and the approved measures shall be maintained for the lifetime of the development. For the avoidance of doubt this condition shall take into account condition 42 (External Facing Materials).

Reason: In order to protect residential amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Stadium Accessibility

68. Prior to commencement of any above ground works relating to the Stadium hereby permitted a report that details arrangements for accessibility to the Stadium, covering matters detailed in the approved Part D - Design Code Rev. E (10 April 2024), shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements for accessibility to the Stadium shall be carried out prior to Occupation of the stadium and maintained thereafter.

Reason: To ensure satisfactory inclusive access is provided to the development. To accord with

Prior to Occupation

Verification report (contamination)

69. Prior to any Plot or area of Open Space being first Occupied, a verification report in respect of that Phase within which the Plot or area of Open Space is located demonstrating the completion of works set out in the approved remediation strategy in so far as relevant and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall be consistent with the details approved under condition [44] and shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to human health or the water environment and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Surface Water Drainage Verification Report

70. Prior to any Plot or area of Open Space of the development being occupied/used, a verification report in respect of that part of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, shall be submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate that the surface water drainage system constructed is consistent with the details approved under condition [33]. The verification report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained, in accordance with Policies CS18 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Parking

71. Applications for the approval of Reserved Matters shall where appropriate to the element of Development which is proposed for Reserved Matters Approval include details of the provision and permanent retention of vehicle parking spaces for the non-residential and residential uses across the Development. These details shall ensure provision of a total of 950 vehicle parking spaces for the non-residential uses within the whole development and 0.5 vehicle parking spaces per residential unit, as a minimum. The approved parking spaces shall be brought into use prior to the first occupation/use of the part of the Development which they are intended to serve. For the avoidance of doubt, appropriate parking provision for disabled users, vans, motorbikes and servicing/delivery vehicles should be included.

Reason: To ensure the development mitigates its impact on the highway and public transport networks as required in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy 2014.

Parking Management Plan

72. Prior to the first occupation of any particular approved Phase, a vehicle Parking Management Plan (PMP) in respect of that Phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The PMP shall set out the means of managing parking demand and enforcement within the Phase. The parking provision in the relevant Phase of the Development shall be implemented and managed in accordance with the relevant PMP.

Each PMP shall include but not be limited to the following:

- parking provision for each land use, including number and location of standard bays, visitor bays, disabled bays, motorcycle bays, car club bays, coach bays, taxi pick up/drop off bays, and service and delivery bays;
- number, location and type of electric vehicle charging points and facilities;
- managing parking demand;
- details of parking restrictions to be implemented;
- details of parking management and enforcement;
- details of any barrier controls;
- details of any permit and / or allocated parking system to be implemented;
- details of a parking pricing strategy, including to discourage long-stay and overnight parking;
- details of football match day parking provision.

The Parking Management Plan(s) shall be implemented as approved and maintained thereafter.

Reason: To ensure the development mitigates its impact on the highway and public transport networks as required in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy 2014.

Transport – Electric vehicle charging

73. Prior to the first occupation of any approved Plot, details of electric vehicle charging infrastructure for that Plot shall be submitted to and approved in writing by the Local Planning Authority. Details shall include, but not be limited to, the number, location, type or charger, installation and management of the electric vehicle charging points. local planning authority.

The approved electric vehicle cabling infrastructure and charging points in respect of each Plot shall be implemented prior to Occupation of the relevant Plot and maintained thereafter.

REASON: To promote the use of sustainable forms of transport in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy 2014.

Service and Delivery Plan

74. Prior to the first Occupation of any Plot, a Service and Delivery Plan (S&DP) developed in line with the Framework Delivery and Servicing Plan at ES Volume 3, Appendix:

Traffic and Transport, Annex 1: Transport Assessment, Appendix O setting out the servicing and delivery arrangements required for that Plot (if any) shall be submitted to and approved in writing by the Local Planning Authority. Each S&DP shall include (as appropriate) but not be limited to the following:

- details of routing to/from relevant units;
- location of bin stores and loading / delivery bays;
- details of any parking or access restrictions for delivery and servicing vehicles;
- timing and number of deliveries predicted per day/week;
- details of any on-site management;
- details of any measures implemented to reduce the number of trips e.g. consolidation; and
- details of any monitoring and enforcement.

The details within the approved S&DPs shall be implemented as approved and maintained thereafter.

Reason: To ensure the development mitigates its impact on the highway and public transport networks as required in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy 2014.

Mobility Hub

75. The details submitted as part of any application for Reserved Matters application for a relevant Plot containing the location of the Temporary Mobility Hub or Permanent Mobility Hub) should contain (as appropriate) but not be limited to the following: electric car club vehicle with plug in charge point; electric bike hub with plug in charge point, bike hire, bicycle stands and lockers, bicycle repair stand with tools, bicycle pump, an information terminal, cargo bike share and secure parcel lockers.

Either a Temporary Mobility Hub or Permanent Mobility Hub shall be brought into use prior to the Occupation of the 50th dwelling or of the first non-residential use building (whichever comes first), or as agreed via the Phasing Plan (whichever comes first) and shall be retained thereafter. Any temporary Mobility Hub(s) shall be removed within 12 months of the permanent Mobility Hub becoming operational.

If a Temporary Mobility Hub is brought into use then the Permanent Mobility Hub shall be brought into use prior to the Occupation of the 1,500th dwelling, or as or as agreed via the Phasing Plan (whichever comes first) and shall be retained thereafter

Reason: To ensure the development mitigates its impact on the highway and public transport networks as required in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy 2014.

BREEAM Standards

76. Design assessments specifying a minimum BREEAM level of Excellent for each non-residential building forming part of the Development shall be submitted with each Reserved Matters application for layout in relation of each Plot containing non-residential buildings.

Each non-residential building within a each Plot shall not be Occupied until a completion certificate confirming compliance with the minimum BREEAM level of Excellent in respect of the relevant building has been approved in writing by the Local Planning Authority .

REASON: To ensure an increased level of sustainability across the development as a whole in accordance with Framework Sustainability and Energy Framework in accordance with Policies CS18 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Details of Extraction Equipment

77. Parts of the stadium, hotel, and any commercial units to be occupied as a retail unit or for the sale of food and drink within Uses Classes E(a) and E(b) of the Town and Country Planning (Use Classes) Order 1987 (as amended) shall not be brought into use until full details of any necessary extraction equipment or ventilation systems, including details of fan location, routing, duct discharge positions, noise levels, noise and vibration attenuation measures and odour control measures relating to the particular unit, have been submitted to and approved in writing by the Local Planning Authority. All extraction/ventilation systems shall be designed in accordance with the latest version of the EMAQ/DEFRA Publication 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. Each relevant part of the Development shall be carried out in accordance with the approved details prior to its first Occupation and the measures provided shall be retained thereafter in accordance with the approved details.

Reason: In the interest of the amenities of residential properties and the area generally in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Details of Glazing Specification and Mechanical Ventilation

78. The particulars submitted as part of any relevant application for the approval of Reserved Matters shall include full details of the glazing specification for all buildings, including mechanical ventilation and heat recovery details. The Development shall be carried out in accordance with the approved details prior to the first Occupation of the relevant part of the Development and the measures provided shall be retained thereafter in accordance with the approved details.

Reason: To protect residential amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Noise Controls over Commercial/Residential Uses

79. The particulars submitted as part of any relevant application for the approval of Reserved Matters shall include a sound insulation assessment for elements separating (e.g. party walls and floors) commercial units from residential dwellings . Each sound insulation assessment shall include details of the construction that separates the residential and non-residential uses, which shall resist the transmission of airborne sound such that the weighted standardised difference (DnT, W + Ctr) is not less than 55 decibels (i.e., an enhancement of the minimum levels stated in the Building Regulations of 10dB).

Any works identified as being required in order to achieve a weighted standardised difference of not less than 55 decibels as required above shall be implemented and evidence provided (if necessary, by way of a further sound insulation assessment report) for approval by the Local Planning Authority prior to the first Occupation of the

relevant part of the Development.

The measures provided shall be maintained for the lifetime of the development in accordance with the approved details.

Reason: In order to safeguard the living conditions of the future occupants of residential units in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Post Completion Testing

80. Prior to the first Occupation of any Plot containing dwellings, a post completion noise survey shall be undertaken by a suitably qualified acoustic consultant, and a post completion noise report shall be submitted to and approved in writing by the Local Planning Authority. The post completion testing shall assess performance of the noise mitigation measures approved in accordance with the details submitted under condition [79], and shall also include the performance of any ventilation and cooling/heating system that has been installed. If the noise levels set out in the relevant report approved under condition [79] are exceeded, additional noise mitigation measures to ensure the appropriate noise levels can be met shall be submitted to and approved in writing by the Local Planning Authority and implemented in full prior to the first occupation of the relevant Plot.

The final approved noise mitigation scheme shall be implemented in accordance with the approved details and maintained thereafter.

Reason: In order to safeguard conditions of amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Events Management Plan

81. Prior to the first Occupation of the stadium, an Events Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The Events Management Plan should include but not be limited to the following details:

- Site management including staff numbers, staff training, protocols and first aid;
- Safety and security including risk assessment procedures for all events;
- Crowd and Incident Management for use of all areas of scheme including arrival and departure details and routing for crowds;
- Emergency and evacuation procedures;
- Noise Management Plan, including details of the setting up and taking down of events, number of stadium events per year, noise limits at receptors and a Noise Monitoring Plan to demonstrate limits are being adhered to;
- Traffic Management Plan, including details of access for all modes, parking provision, travel information presented to visitors, and any access restrictions;
- Expected number of visitors for each event type;
- Details of event specific wayfinding strategy; and
- The mechanism for and timing of a review of the Events Management Plan.

Events at the stadium shall be managed in accordance with the approved Events Management Plan at all times thereafter.

Reason: To ensure the development mitigates its impact on the highway and public

transport networks and amenities as required in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Public Address System

82. Full details, including location and noise levels of any visual display, Public Address System (PA), or amplified sound system for the stadium shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the stadium. The approved PA system shall only be used during events that take place within the Stadium two hours prior to the event commencing (apart from for testing purposes) and within 30 minutes of the completion of the event. No PA system, other than for transmission and travel information or emergency use shall take place outside the stadium building. The PA system shall be operated in accordance with the approved details.

Reason: To minimise impacts on the surrounding environment, to ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014..

Coach Parking and Taxis

83. Prior to the first use of the Stadium, details of arrangements for and management of coach parking, and taxi pick up and drop off areas for the visitors to the stadium shall be submitted to and approved in writing by the Local Planning Authority. The approved details of those arrangements shall be implemented as approved..

Save for the stadium parking management arrangements set out above, no Occupation of any relevant Plot shall commence until details of arrangements for taxi pick up and drop off areas for that Plot (if any), including any coach parking necessary for the hotel, has been submitted to and approved in writing by the Local Planning Authority. The parking management arrangements (if any) shall be implemented as approved before occupation of the relevant Plot.

Reason: In the interests of highway and pedestrian safety in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy 2014..

Public Art and Heritage

84. The particulars submitted as part of any application for the approval of Reserved Matters shall include a public art and heritage strategy, setting out how public art and local heritage will be incorporated into the public realm. The public art strategy shall include a Public Art Delivery Plan for the development, which shall include but not be limited to:

- strategic approach outlining the rationale behind why the developer is proposing a particular scheme – how it relates to the site and its uses
- artist's brief/s including locations of public art
- proposed approach to community engagement / involvement
- proposed implementation plan
- proposed approach to commissioning, management and maintenance

The details shall also ensure further opportunities for enhancing the understanding and appreciation of the historic environment, and may include public art that references heritage, interpretation boards and online digital information about the heritage and archaeology of the site.

The public art and heritage strategy shall be implemented prior to the first Occupation or use of the Reserved Matters development to which the strategy and shall be maintained thereafter in accordance with those details.

Reason: To ensure that the appearance of the development is acceptable and contributes towards a high-quality built environment that reflects the past heritage of the site, in accordance with Policies CS19 and CS20 of the Gravesham Core Strategy 2014.

Litter and Refuse Collection

85. The particulars submitted as part of any relevant application for the approval of Reserved Matters for any Plot containing residential dwellings shall include a litter and refuse collection strategy in respect of that Plot .

The details shall include but not be limited to the facilities to be provided, method of storage and disposal of litter and waste materials for that Plot, routing details, lockable containers, secure bin stores and refuse collection points, together with a management and maintenance plan for ongoing refuse and servicing arrangements.

The approved details shall be implemented prior to the first Occupation of the relevant Plot to which the refuse collection strategy and management plans relate and maintained thereafter in accordance with those details.

Reason: To ensure appropriate refuse storage and management in accordance with Policy CS19 of the Gravesham Local Plan 2014.

Flood Risk Assessment

86. The Development shall be carried out in line with the principles outlined in the submitted flood risk assessment (Flood Risk Assessment and Surface Water Drainage Strategy, Issue 9, dated 11 April 2024, project ref: RMA-C2402, and associated appendices) and the following mitigation measures detailed:

- Finished floor levels shall be set in line paragraphs 3.62, 3.63, and 3.64 of the submitted Flood Risk Assessment (FRA), with all sleeping accommodation located 600mm above the design tidal breach level.
- The existing flood defences identified in Figure 3 of Appendix G shall be upgraded as outlined in paragraphs 3.18 and 3.22 of the submitted FRA:
- riparian area 16 m from waterfront to be free from buildings.
- top of flood defence level set at 8.00mAOD
- edges to tie into defences on either end of the wall to ensure continuous defence
- minimum 100-year design life from when the last dwelling is expected to be completed.
- existing river wall considered sacrificial from a flood defence perspective meaning that the design of the new flood wall will ignore passive resistance reliant on the existing river wall.
- typically, 6m-8m wide service area behind the new defence line to enable emergency and maintenance works in line with Figure 9 of Appendix G.

- A minimum 175m long stretch of the River Ebbsfleet shall be daylighted in accordance with Appendix J of the submitted FRA and page 106 of the submitted design code (Revision E, dated 10 April 2024):
- The undeveloped buffer zone from the top of the riverbank on the eastern side of the daylighted river channel shall be provided in line with section 3.42 of the submitted FRA. No cantilevered elements shall overhang this undeveloped buffer zone.
- A minimum 8-metre undeveloped buffer zone on the western side of the channel shall be provided, in line with paragraph 3.42 of the submitted FRA.
- A maximum of two clear-span bridges shall span the daylighted River Ebbsfleet, in line with section 3.41 of the submitted FRA.

These mitigation measures shall be fully implemented in accordance with the approved details prior to the first Occupation of the relevant part(s) of the Development which they are to be provided in connection with as relevant and shall be retained and maintained thereafter throughout the lifetime of the development.

Where the requirements of the Flood Risk Assessment and Surface Water Drainage Strategy cannot be met, any application for the approval of Reserved Matters in either Flood Zone 2 or 3 shall include a site specific flood risk assessment which shall be approved in writing by the Local Planning Authority prior to the commencement of the relevant Development (save for any Enabling Works) and the Development shall be carried out in accordance with any details approved pursuant to any such assessment.

Reason: To reduce the risk of flooding to the proposed development and in accordance with Policy CS18 of the Gravesham Local Plan Core Strategy 2014.

On-going Conditions/Compliance

Remediation Strategy Watching Brief

87. If, during the construction of any Phase, contamination not previously identified is found to be present, then no further development on that Phase shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. Any remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Drainage

88. No drainage systems infiltration of surface water drainage into the ground is permitted. Where relevant, prior to the commencement of any works for proposed discharges to ground and surface water drainage on any Phase, details of such drainage works shall be submitted to and approved in writing by the Local Planning Authority. The development in the relevant Phase shall be carried out in accordance with the approved details and shall be maintained thereafter.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution

caused by mobilised contaminants in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Waste Water Capacity

89. Occupation of the Development shall align with the delivery by the water undertaker of any sewerage network reinforcement required to ensure that adequate wastewater network capacity is available to adequately drain each part of Development in advance of its Occupation.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Visibility Splays

90. Visibility splays shown on the approved Highway Plans in condition [50] (or any subsequent plans agreed by KCC) shall be implemented prior to the first Occupation of the Phase to which they relate and maintained thereafter for the lifetime of the Development. The visibility splays should be kept clear of obstructions over 600mm in height (measured from footway level) and maintained as such at all times.

Reason: To ensure the development mitigates its impact on the highway and public transport networks as required in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy 2014.

Removal of PD Rights

91. Notwithstanding the provisions of Article 3, and Part 1 Classes A, B, C, D and E, and Part 20, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any provision equivalent to those Classes in any statutory instrument revoking and re-enacting that Order, with or without modification, no extensions, including roof extension or modifications, porches or outbuildings shall be carried out to the dwellings hereby permitted.

Reason: In order to protect residential and visual amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Stadium Use

92. The football pitch within the Stadium shall only be played on for association football and use for events as follows::

- i. Ebbsfleet Football Club first team competitive league games in accordance with fixture lists as agreed by the relevant football authorities (e.g. Football League);
- ii. Ebbsfleet Football Club first team cup games in accordance with fixtures agreed by the relevant football authorities (e.g. the Football Association);
- iii. Ebbsfleet Football Club pre-season friendlies, reserve, youth and ladies team matches;
- iv. Local community matches including local leagues and schools; and
- v. Events agreed in the Events Management Plan.

No other professional competitive sport or other events shall be permitted on the pitch.

If any other competitive sport or other use of the football pitch is proposed at any time, details of this sport or use, including relevant dates and times, shall be submitted to and approved in writing by the Local Planning Authority (which may include updates to the Events Management Plan for such events), and the sport or other use of the football pitch shall be carried out in accordance with the approved details.

Reason: To minimise disruption to the local environment, to ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Restriction on Commercial Use

93. Notwithstanding the provisions of Article 3 of, and Parts 3 and 4 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or in any provision equivalent to those Parts in any Order amending, revoking or re-enacting that Order with or without modification, any floorspace within the Development constructed and occupied for a particular use within Use Class E shall not subsequently be used for any other use within Use Class E unless otherwise agreed in writing by the Local Planning Authority..

Reason: In order that any other uses of the business and employment units may be the subject of a separate planning application which the Local Planning Authority would wish to consider on its merits having regard to traffic generation and safety, parking demand and the amenity of the site in accordance with Policies CS03, CS07, CS08, CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Restriction on Hours of Use of Commercial/Retail Units/Stadium

94. The stadium shall operate only between the hours of 07.00 and 23.00 on Sunday to Wednesday (inclusive) and 07.00 to 24.00 on Thursday to Saturday (inclusive), and any deliveries or collections to the stadium shall also only take place within those stipulated times.

Convenience units within Class E(a) shall operate only between the hours of 07.00 and 23.00, and any deliveries or collections to such units shall also only take place within those stipulated times.

Comparison units within Class E(a) shall operate only between the hours of 10.00 and 21.00 on weekdays and Sundays and bank holidays and 09.00 and 21.00 on Saturdays, and any deliveries or collections to such units shall also only take place within those stipulated times.

Food and drink units within Class E(b) shall operate only between the hours of 07.00 and 23:00 on Monday to Wednesday (inclusive), 07:00 and 24:00 on Thursday to Saturday (inclusive), and 07:00 and 22:00 on Sundays, and any deliveries or collections to such units shall also only take place within those stipulated times.

Reason: In order to safeguard local residential amenity and the future residential occupants of the site in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Archaeological Mitigation Archaeological Mitigation Fieldwork

95. Within 12 months of the completion of any required archaeological mitigation fieldwork on a part of the site (including any further mitigating fieldwork, identified to be required in accordance with Condition [36]) a Post-Excavation Assessment report relating to that fieldwork shall be submitted to and approved in writing by the Local Planning Authority. The Post-Excavation Assessment report shall be in accordance with Kent County Council's requirements and shall include:

- (a) A description and assessment of the results of all archaeological investigations that have been undertaken;
- (b) A description of the arrangements to analyse and publish the findings of the archaeological investigations, together with an implementation strategy and timetable for the same; and
- (c) A description of the arrangements for providing and maintaining an archaeological site archive and its deposition following completion of all archaeological works.

The measures outlined in the approved Post-Excavation Assessment report shall, in respect of the Phase or Sub-Phase of development to which it relates, be implemented in full and in accordance with the approved timetable in (b).

Reason: To ensure appropriate assessment analysis, reporting and archiving of the archaeological investigations associated with the development and to record and advance understanding of the site's archaeological conditions and mitigation and to make this evidence (and any archive generated) publicly accessible, in accordance with saved Policy TC7 of the Gravesham Local Plan First Review 1994 and Policy CS20 of the Gravesham Local Plan Core Strategy 2014.

Other Miscellaneous Matters

Stadium Capacity

96. The stadium capacity shall be limited to an initial capacity of 6,000 persons (for the avoidance of doubt in respect of each event). The initial capacity may be increased pending the submission of a supplementary Transport Assessment to the Local Planning Authority to assess the impact of the use of the stadium development on the highway network and to identify any additional mitigation measures required in connection with the use of the stadium for higher capacity events. Any approval given to increase capacity of the stadium may require additional mitigation measures to be carried out before the initial capacity is permitted to be increased.

Reason: To ensure the development mitigates its impact on the highway and public transport networks as required in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy 2014.

Retail Unit Capacity

97. In line with the Transport Assessment, the maximum floorspace of any retail unit shall not exceed 560sqm.

Reason: To ensure the development mitigates its impact on the highway and public transport networks as required in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy 2014.

Water Efficiency

98. All residential units shall be designed by using the installation of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water and not exceeding water usage of 110 litres per person per day, as per the optional requirement of Part G of Schedule 1 and regulation 36 to the Building Regulations 2010 (as amended).

Reason: In pursuit of sustainable development principles in accordance with Policies CS18 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Telecommunications

99. Notwithstanding the provisions of Classes B, C and D of Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking or re-enacting that Order with or without modification, no aerials, antennae or related telecommunications equipment, as defined under Part 16 of The Town and Country Planning (General Permitted Development) (England) Order 2015, shall be erected or installed on any part of the development.

Reason: To ensure the visual impact of telecommunications equipment can be properly considered, in accordance with Policy CS19 of Gravesham Local Plan Core Strategy 2014.

Reason: To ensure the provision of adequate primary health facilities to serve the new community, in accordance with Gravesham Local Plan Core Strategy Policies CS02 and CS10.

Cease Works

100. In the event that development should stall or cease for a period in excess of two years on any Phase and or/ individual Plot of development following the date of commencement or re-commencement of development on that Phase or Plot, site restoration shall be carried out in accordance with a Site Restoration Scheme (to include a reasonable timescale for implementation and completion) for that particular Phase or Plot which has first been submitted to and approved in writing by the Local Planning Authority. The Site Restoration Scheme shall identify measures to improve the amenity of the land and any unoccupied or partly constructed buildings or structures, including site hoardings, within or enclosing that Phase or Plot and shall include a reasonable timescale for implementation and completion.

Reason: In the interest of visual and environmental amenity, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Unrecorded Drainage Infrastructure

101. In the event that any unrecorded drainage infrastructure is encountered during any below ground works, the relevant below ground works shall cease until a detailed investigation of the drainage infrastructure has been carried out to ascertain whether it

requires protection or diversion. A report setting out the details of the investigation, and any measures to protect or divert the drainage infrastructure, including a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to protect drainage apparatus in the interests of public health in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Provision of Parking Spaces

102. All parking and/or garaging spaces as approved in any Reserved Matters Approval shall be laid out, surfaced and made available for use before the particular building/use to which it relates is first Occupied. Thereafter the said parking or garaging spaces shall only be used for the parking of motor vehicles and for no other purpose. No development (whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any provision equivalent to that Order revoking and re-enacting that Order with or without modification) shall be carried out on the site in such a manner or in such a position as to preclude the use of or access to the spaces reserved for vehicle parking.

Reason: In order to ensure adequate parking provision to avoid adverse impacts on the safe and free flow of traffic and general amenity, in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Fibre to the premises

103. Prior to the first Occupation of any dwelling, the stadium, or commercial unit (respectively), a 'fibre to the premises' (FTTP) Statement for the relevant Phase or Plot shall be submitted to and approved in writing by the Local Planning Authority, to include details for the installation of a high speed wholly FTTP connection or alternative provision to each dwelling or use within that Phase or Plot. The FTTP infrastructure or alternative provision for ultrafast broadband in the absence of FTTP shall be laid out in accordance with the approved FTTP Statement at the same time as other services during the construction process and be available for use on the first Occupation of each dwelling or use hereby approved.

Reason: To provide high quality digital infrastructure in new developments in accordance with Policies CS02 and CS19 of the Gravesham Local Plan Core Strategy 2014.