



Delegated Report

EDC Consultation Application

Planning Application No: 20230528

Location: Former Northfleet Cement Works The Shore Northfleet Gravesend

Description: EDC Consultation - Application for the discharge of condition 7 attached to outline planning permission reference no. EDC/16/0004 relating to a detailed Phasing and Implementation Plan.

Applicant: Ebbsfleet Development Corporation

Introduction

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/20/0079) and is a consultation in respect for the discharge of condition 7 attached to outline planning permission reference no. EDC/16/0004 relating to a detailed Phasing and Implementation Plan.

The application is submitted by Savills on behalf of Northfleet Property LLP and Bellway Homes Limited (Thames Gateway)

The Borough Council is a consultee and has been invited to comment in a letter dated 16th May 2023 from the EDC with an original target date of 6th June 2023 to respond by, which was extended to 16th June 2023 through an Extension of Time agreement.

The Borough Council has been previously consulted three times in respect of the phasing and implementation plan in June/July 2020 (GBC ref 2020531) and comments were sent to the EDC on 31st July 2020, in September 2020 (GBC ref 2020923) and comments were sent on 9th October 2020 and in October 2020 (GBC ref 20201069) and comments were sent on 6th November 2020.

Submitted Documents/Plans

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

Consultation letter dated 16 May 2023; and
Revised Phasing and Implementation Plan – Rev C24 – May 2023.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230511	Application for the approval of condition 4 attached to planning permission reference number EDC/22/0015 relating to contamination pursuant to reserved matters approval.	No Objections	09.06.2023
20230352	Application for approval of condition 11 attached to planning permission reference number 20220078 relating to details of the form,	Approval of Details	09.06.2023

	appearance, and materials to be used for the cycle and bin stores to all houses within the development		
20230495	EDC Consultation Letter - Discharge of condition 9 (Street Lighting) pursuant to reserved matters approval EDC/22/0015.	No Objections	31.05.2023
20230375	EDC Consultation - Discharge of Condition 13 (Parking Management Plan) pursuant to reserved matters approval EDC/21/0081.	Observations Sent	04.05.2023
20230374	EDC Consultation - Discharge of Condition 11 (Cycle and Bin Stores) pursuant to reserved matters approval EDC/22/0015.	No Objections	03.05.2023
20221268	Application for the approval of condition 5 attached to planning permission reference number 20220226 relating to details of hard and soft landscaping	Approval of Details	28.04.2023
20221152	Application for approval of condition 6 attached to planning permission reference number 20220226 relating to details of a non-native species removal plan.	Approval of Details	20.12.2022
20221222	EDC Consultation - Installation of a 33/11kV primary electricity sub station with associated vehicular access and boundary fencing	Observations Sent	28.11.2022
20221120	EDC Reconsultation - Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land east of College Road (Phase 2) comprising the erection of 133no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy and schedule of public open spaces (condition 9), renewable energy, water conservation and carbon reduction technologies (condition 11), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).	Observations Sent	08.12.2022
20221033	EDC Consultation EDC/22/0133 - Reserved Matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land east of Grove Road and west of Granby Road comprising the Fastrack route together with associated infrastructure including details relating to site levels, ecological mitigation and enhancement strategy, and public open space (condition 9), design and maintenance of the public realm (condition 15).	Observations Sent	11.10.2022
20221032	EDC Consultation EDC/22/0132 - Partial discharge of condition 8 attached to planning permission reference number EDC/16/0004, relating to a detailed masterplan for the fastrack route and adjacent land within the non-residential land.	Observations Sent	10.10.2022
20220857	EDC Re-Consultation EDC/21/0206 - Reserved matters pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north and east of College Road to create a Sustainable Urban Drainage System (SuDS) details relating to site levels, ecological mitigation and enhancement strategy, details of design	Observations Sent	19.08.2022

	and maintenance of public realm (Condition 9), surface materials palette, furniture, lighting strategy, soft landscaping and boundary treatments, public art and heritage interpretation including timescales for provision (Condition 15)		
20220844	Highways improvement works including road widening at The Shore/Granby Road to accommodate two-way running of the eastern extent of the Fastrack route.	Pending Consideration	
20220529	EDC Consultation EDC/22/0058 - Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land east of College Road (Phase 2) comprising the erection of 133no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy and schedule of public open spaces condition 9), renewable energy, water conservation and carbon reduction technologies (condition 11), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).	Observations Sent	08.06.2022
20220226	Temporary Access and associated landscaping and parking for the sales suite at Northfleet Embankment West site	Permission	05.10.22
20220078	Erection of 3 dwellings together with associated infrastructure including details relating to parking and landscaping and the reconfiguration of parking to a consented dwelling approved under permission Ref: EDC/21/0081. Former Northfleet Cement Works, The Shore, Northfleet, Gravesend, Kent, DA11 9AN	Pending Consideration	
20220015	Reserved matters pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north east of College Road to create a Sustainable Urban Drainage System (SuDS) details relating to site levels, ecological mitigation and enhancement strategy, details of design and maintenance of public realm (condition 9), surface materials palette, furniture, lighting strategy, soft landscaping and boundary treatments, public art and heritage interpretation including timescales for provision (condition 15).	No objections	31.01.2022
20211271	**14 DAY CONSULTATION** EDC Consultation EDC/21/0081 -Reserved matters application (access, layout, scale, appearance and landscaping) Pursuant of condition 2 of outline planning permission reference no. EDC/16/0004 for Land North of Hive Lane (Phase 1B). Comprising the erection of 120 no. dwellings together with associated infrastructure including details relating to finish floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy and schedule of public open spaces (Condition 9) renewable energy, water conservation and carbon reduction technologies (Condition 11), design and maintenance of the public	Observations Sent	02.11.2021

	realm and other areas with public amenity function, provision of, and timetable for installation of public art and heritage interpretation (Condition 15).		
20211227	EDC Consultation EDC/21/0173 - Continued use of land for external storage, vehicle parking and stationing of a welfare cabin in connection with the approved Mixed Aggregates Plant Facility for a temporary period.	Observations Sent	20.10.2021
20211018	** RECONSULTATION DOCUMENT** EDC Consultation EDC/21/0081 -Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land north of Hive Lane (Phase 1B) comprising the erection of 122no. dwellings together with associated infrastructure including details relating to finished floor and site levels, noise attenuation measures, ecological mitigation and enhancement strategy, and schedule of public open spaces condition 9), renewable energy, water conservation and carbon reduction technologies (Condition 11), design and maintenance of the public realm and other areas with a public amenity function, provision of and timetable for installation of public art and heritage interpretation (condition 15).	Observations Sent	21.10.2021
20210654	EDC Consultation - EDC/21/0078 - Partial discharge of condition 16 (Construction Environmental Management Plan) relating to development on the residential element of the site pursuant to outline planning permission EDC/16/0004.	Observations Sent	09.06.2021
20210598	EDC Consultation -EDC/21/0086 - Partial discharge of condition 27 (Local Employment and Training Plan) relating to development on the residential element of the site pursuant to outline planning permission EDC/16/0004.	Observations Sent	25.05.2021
20210445	EDC/21/0068 EDC consultation - Partial discharge of condition 45 (Method and measures to minimise vibration), relating to land at Factory Road (Phase 1a) only, pursuant to outline planning permission EDC/16/0004.	Observations Sent	26.04.2021
20210434	EDC Consultation - EDC/21/0067 - Partial discharge of condition 26 (Community Development Strategy) relating to development on the residential land pursuant to outline planning permission EDC/16/0004.	Observations Sent	27.04.2021
20210281	EDC Consultation - EDC/21/0019 - Application for the partial discharge of condition 16 attached to outline permission reference no. EDC/16/0004 relating to a Construction Environmental Management Plan for development on land at Factory Road (Phase 1a) only.	Observations Sent	30.03.2021
20210262	EDC Consultation EDC/21/0031 - Application for the discharge of condition 22 and condition 40 (i) attached to outline permission reference no EDC/16/0004 relating to a programme of building recording for the site and historic building record of the College Road flint boundary wall.	Observations Sent	09.04.2021
20201223	EDC Consultation EDC/20/0083 - *Duplicate* Application for the discharge of condition 7 attached to planning permission reference no. EDC/16/0004 relating to the	Observations Sent	10.12.2020

	Phasing and Implementation Plan.		
20201070	EDC Consultation EDC/20/0080 - Application for the partial discharge of condition 8 attached to planning permission reference no. EDC/16/0004 relating to a detailed Masterplan for the residential land.	Observations Sent	06.11.2020
20201069	EDC Consultation EDC/20/0079 - Application for the discharge of condition 7 attached to outline planning permission reference no. EDC/16/0004 relating to a detailed Phasing and Implementation Plan.	Observations Sent	06.11.2020
20200926	EDC Consultation EDC/20/0080 - Application for the partial discharge of condition 8 attached to planning permission reference no. EDC/16/0004 relating to a detailed Masterplan for the residential land.	Observations Sent	09.10.2020
20200925	EDC Consultation EDC/20/0075 - Application for non-material amendment to outline planning permission reference no. EDC/16/0004 to alter the wording of condition 40 in respect of the College Road flint wall.	Observations Sent	09.10.2020
20200924	EDC Consultation - EDC/20/0077 - Application for non-material amendment to outline planning permission reference no. EDC/16/0004 to allow for the relocation of the community facility involving (i) change to description of development, (ii) changes to the wording of condition 4 to replace the Land Use and Development Framework Parameter Plans and (iii) changes to wording of condition 14.	Observations Sent	09.10.2020
20200923	EDC Consultation - EDC/20/0079 - Application for the discharge of condition 7 attached to outline planning permission reference no. EDC/16/0004 relating to a detailed Phasing and Implementation Plan.	Observations Sent	09.10.2020
20200557	EDC Consultation - EDC/20/0080- Application for the partial discharge of condition 8 attached to planning permission reference no. EDC/16/0004 relating to a detailed Masterplan for the residential land	Observations Sent	07.08.2020
20200556	EDC Consultation - EDC/20/0076 - Application for approval of reserved matters (relating to access, layout, scale, appearance and landscaping) pursuant to outline planning permission reference no. EDC/16/0004 for Phase 1a comprising the erection of 3no. dwellings together with associated infrastructure including details relating to parking, energy and sustainability, finished site and floor levels, noise attenuation and mitigation measures and ecological enhancement.	Observations Sent	31.07.2020
20200531	EDC Consultation EDC/20/0079: Application for the discharge of condition 7 attached to outline planning permission reference no. EDC/16/0004 relating to a detailed Phasing and Implementation Plan.	Observations Sent	31.07.2020
20200534	EDC consultation EDC/20/0078 - Application for a non-material amendment to condition 4 of outline planning permission reference no. EDC/16/0004 to replace the Building Heights Parameter Plan to allow for an increase in the maximum height of buildings in one location within the residential part of the site from 3 storeys to 4 storeys.	Observations Sent	31.07.2020
20200533	EDC consultation EDC/20/0077 - Application for non-material amendment to outline planning permission reference no. EDC/16/0004 to allow for the relocation of	Observations Sent	31.08.2020

	the community facility involving (i) change to description of development, (ii) changes to the wording of condition 4 to replace the Land Use and Development Framework Parameter Plans and (iii) changes to wording of condition 14.		
20200532	EDC consultation EDC/20/0077 - Application for non-material amendment to outline planning permission reference no. EDC/16/0004 to allow for the relocation of the community facility involving (i) change to description of development, (ii) changes to the wording of condition 4 to replace the Land Use and Development Framework Parameter Plans and (iii) changes to wording of condition 14.	Observations Sent	17.07.2020
20200180	EDC Re-consultation EDC/19/0201 - Application for the discharge of condition 6(a) attached to outline permission reference no. EDC/16/0004 relating to a site-wide Heritage Management Plan.	Observations Sent	11.03.2020
20191324	EDC Consultation EDC/19/0201 - Application for the discharge of condition 6(a) attached to outline permission reference no. EDC/16/0004 relating to a site-wide Heritage Management Plan.	Observations Sent	24.01.2020
20191170	EDC Consultation EDC/19/0177 - Request under Section 106A of the Town and Country Planning Act 1990 (as amended) to modify a planning obligation in respect of use of the access tunnels to serve the residential and mixed use areas of the development approved by Outline planning permission reference EDC/16/0004.	Observations Sent	22.11.2019
EDC/16/0004 (GBC ref. 20160962; previously when originally submitted to GBC, ref 20090238)	Outline application for mixed development and comprising: • Up to 532 Homes, related car parking and landscaping (C3); • Up to 46,000 sq. m Employment Floorspace, related car parking, servicing and landscaping (B1/B2/B8); • Mixed Use Neighbourhood Centre comprising mix of: up to 850 sq. m retail/cafe/takeaway floor space (A1/A2/A3/A5); residential uses (C3); community centre (D1) and related car parking and landscaping; • Riverside Food and Drink Uses comprising up to 500 sq. m of pub or food and drink uses (A3/A4); • Public Open Space including riverside promenade, public park with equipped play areas and playing field with shared public/school use, multi-use games area and wildlife corridors; • Fastrack Link to provide a segregated link across the site along with Fastrack stops • Street and Footpath Network to provide access to development and maintain and enhance existing public rights of way, including a bridge link between Hive Lane and Factory Road; • Access Improvement to Grove Road/The Creek and The Shore/Crete Hall Road and associated highway improvements; • Supporting Services and Infrastructure including new utilities, enhanced flood defences and providing for access to cliffs and tunnels;	Permission	08.06.2018 s106 signed concurrently

	• Ground re-grading to create efficient development and open space platforms and to raise land to address flood risk; and • Other Minor Works and development ancillary to the main proposals including the demolition of existing buildings and the retention of tunnels and facing walls adjacent to Lawn Road.		
--	--	--	--

Internal Consultations

GBC – Highways Officer

I have no objections to the detailed Phasing and Implementation Plan.

GBC – Environmental Protection

We have no comments with regards to this application.

GBC – Housing

- The 40 affordable units are not specifically mentioned in the phasing plan, so it is difficult to comment.
- However, I think that they form the phase 3B on the attached plan.
- From a GBC Housing perspective, we would want to see the 40 affordable homes delivered as early as possible in the development of phase 2 which has anticipated completion dates of 2024/25
- A phasing plan for the affordable housing would be very helpful if the developer can provide please.

Planning Assessment/Comments

This application is an EDC re-consultation EDC/20/0079: Application for the discharge of condition 7 attached to outline planning permission reference no EDC/16/0004 relating to a detailed Phasing and Implementation Plan.

Condition 7 attached to planning permission reference no. EDC/16/0004 relating to a Phasing and Implementation Plan states:

Prior to or at the same time as a submission of the first Reserved Matters application pursuant to condition 2, a detailed Phasing and Implementation Plan to specifically identify the phases and sequence of development shall be submitted to the Local Planning Authority. The Phasing and Implementation Plan shall thereafter be approved in writing by the Local Planning Authority prior to or at the same time as approval of the first Reserved Matters application. Notwithstanding the indicative phasing plans submitted with the application, the Phasing and Implementation Plan shall include details of the timing for the delivery of residential, employment and other floorspace, open space, landscaping and the provision of infrastructure. The document shall also include the timetable and process for diverting public footpaths and reptile translocation. The development shall thereafter be carried out in accordance with the approved phasing or any variation to the phasing as may be approved from time to time by the Local Planning Authority in writing.

N.B. For the avoidance of any doubt, any references in this decision notice to a phase shall be as per the phases identified in the Phasing and Implementation Plan approved pursuant to this condition.

Reason: In order to ensure that the development proceeds in an orderly and balanced manner in respect of both the location of and mix of development.

Planning Assessment/Comments

The Borough Council has previously been consulted three times on earlier versions of the Phasing and

Implementation Plan for the delivery of built development and infrastructure required pursuant to condition 7 of the outline planning permission granted by the EDC (EDC/16/0004) relating to the mixed development of the former Northfleet Cement works site being brought forward by Northfleet Property LLP and Bellway Homes Limited (Thames Gateway).

The previous comments sent to the EDC in July 2020 were:

There are some concerns at what is seen as the disparity in bringing forward the employment land in relation to the residential development of the site.

There are concerns about the delivery of open space given the lack of open space within that area.

There are concerns with footpaths being delivered per phase and prior to 50th occupation of residential unit within that phase. Footpaths should be delivered before any occupation of the relevant phase.

The whole approach to delivery needs a proper systematic rethink.

For example Phase 1 comes first (next to Hive), then phase 2 (riverside), but they won't potentially put links in between the two until phase 3 (Park Edge) comes forward.

That makes little to no sense, as Phase 2 according to the Building Programme now includes the community facilities etc.

The delivery of the Fastrack in separate sections is also of concern and particularly if there is a further delay in the implementation of the employment land on the site.

Further comments sent in October 2020 were:

The Ebbsfleet Development Corporation (EDC) is advised that the Borough Council comments that there are still some concerns at what is seen as the disparity in bringing forward the employment land in relation to the residential development of the site although it is now noted that amendments have been made to the Phasing and Delivery Programme in response to previous consultation comments in respect of the delivery of Fastrack and open space on the site.

It is however noted that KCC Highways and Transportation still have concerns in relation to delivering the Fastrack route as one link and the timing of and trigger point for its delivery which are supported.

Comments sent in November 2020 were:

The Ebbsfleet Development Corporation (EDC) is advised that the Borough Council has previously commented on two other occasions to the EDC in relation to the Phasing and Implementation Plan on 31 July and 09 October 2020. Those previous comments still remain relevant.

There are still concerns at the disparity in bringing forward the employment land in relation to the residential development of the site with 2025/6 as the start date for building.

The GBC Highways Development Management Officer has commented that:

Fastrack should ideally be delivered in one phase at the start of development so it is there when people move in, much as happened at The Bridge in Dartford. Fastrack needs its own suitably sized corridor which is for its sole use, although other corridors can parallel it such as a cyclist route.

In respect of the delivery of the community building it remains unclear when this will be delivered within the build programme with infrastructure delivery date being indicated as:

Available for handover prior to 50% occupation of the building in which the community facility is included within.

Notwithstanding the latest version of the Phasing and Implementation Plan the previous comments still remain relevant.

Recommendation

The Ebbsfleet Development Corporation (EDC) is advised that the Borough Council has previously commented on three other occasions to the EDC in relation to the Phasing and Implementation Plan, on 31st July 2020, 9th October 2020 and 6th November 2020. Those previous comments still remain relevant.

The revised anticipated start date of 2023/24 in relation to the residential development is an improvement over the previous date of 2025/26, however there are concerns over the lack of anticipated completion date.

The GBC Housing has commented that:

- *The 40 affordable units are not specifically mentioned in the phasing plan, so it is difficult to comment.*
- *However, I think that they form the phase 3B on the attached plan.*
- *From a GBC Housing perspective, we would want to see the 40 affordable homes delivered as early as possible in the development of phase 2 which has anticipated completion dates of 2024/25*
- *A phasing plan for the affordable housing would be very helpful if the developer can provide please.*

It is noted that KCC Highways and Transportation still have concerns in relation to delivering the Fastrack route as one link and are unable to support the discharge of condition 7.

In respect of the delivery of the community building it remains unclear when this will be delivered within the build programme with infrastructure delivery date being indicated as:

Available for handover prior to 50% occupation of the building in which the community facility is included within.

The EDC is asked to consider these additional comments and those comments received from other statutory consultees in determining this planning application for the discharge of condition 7 attached to planning permission reference no EDC/16/0004 relating to a Phasing and Implementation Plan.

The EDC is thanked for consulting the Borough Council.

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	14 th June 2023	Dated:	14th June 2023