



**Application: 20250977**  
**Your Reference: EDC/23/0078**

**TOWN AND COUNTRY PLANNING ACTS**

**TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992**

**NO OBJECTION TO GRANT OF PERMISSION TO DEVELOP LAND**

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

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

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

and being **EDC Consultation - EDC/23/0078 Reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land south of the River Thames (Phase 3B) comprising the erection of 40 no. 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).**

Referred to in your application dated 29 September 2025.

**GRAVESHAM BOROUGH COUNCIL HOWEVER MAKES THE FOLLOWING COMMENTS:-**

This is an application submitted to the Ebbsfleet Development Corporation (EDC) as the determining authority (EDC ref EDC/23/0078), and is a consultation in respect of the reserved matters application (access, layout, scale, appearance and landscaping) pursuant to condition 2 of outline planning permission reference no. EDC/16/0004 for land south of the River Thames (Phase 3B) comprising the erection of 40 no. 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) of that planning permission.

In respect of the documents the subject of this consultation, the EDC is advised that in response to internal consultation it has received the following responses:

#### GBC - Waste Services

The proposed refuse strategy is acceptable.

#### GBC - Environmental Protection

As with the previous consultation response (6th August 2025) for this application, a significant number of revised plans and documents have been submitted for review.

With regards to this application, a review of the noise report by Bureau Veritas (BV) was received from EDC on 18/08/2025 raising a number of queries/concerns regarding condition 9. It's noted that a response to queries dated 22nd September 2025 from Stantec and a revised NIA is included in the recent documents. A further Advisory Technical Note by BV dated 10/10/2025 has also been received direct from EDC.

The latest Technical Note by BV confirms that previously raised concerns have been addressed and in light of these, an appropriate assessment of existing industrial noise sources and future noise sources has been undertaken. With the recommended mitigation measures, internal noise levels in accordance with BS8233:2014 can be achieved. Therefore, providing these mitigation measures/specifications provided in the report are incorporated into the build, there is no objection.

Noise levels on a number of external balconies may exceed the upper value of 55dBA for external amenity areas. BV have advised that bearing in mind the limited size of these balconies they are more likely to be use for storage, pot plants, drying washing as opposed to relaxation for extended periods, and based on this, the exceedances are not sufficient to refuse the scheme on noise grounds. This is agreed with providing other shared external amenity areas in the vicinity comply with the WHO/BS8233 criteria for such areas.

#### GBC Housing Strategy

I don't believe there's enough detail for me to comment more fully - a schedule of accommodation etc. I don't have any comments on any other details.

Obviously there will be a requirement to comply with the affordable housing percentage.

The housing needs for different house types on the housing register suggest the following breakdown in terms of percentages for each:

1-Bed	308	30%
2-Bed	363	35%
3-Bed	251	25%
4Bed+	100	10%
Total	1022	

The EDC is requested to consider the recommendations from the Borough Council's Housing Strategy and Development, Waste Services and Environmental Protection Officer's.

The EDC is thanked for consulting the Borough Council.

Dated this 27th day of October 2025

Address; Civic Centre  
Windmill Street  
Gravesend  
Kent  
DA12 1AU

*Shazad Ghani*  
MPhil, MA, BA (Hons)  
Head of Planning  
**Planning Service**