

Agenda Item: 005

Reference: EDC/17/0155

Site Address: Land West of Springhead Road (Springhead Park), Springhead Road, Northfleet, Gravesend, Kent.

Proposal: Application for approval of condition C6(a)(b) & (c) of planning permission reference number 20150155 relating to the updating of the Springhead Quarter Master Plan.

Applicant: Countryside Properties Plc

Parish / Ward: Northfleet South

SUMMARY:

The Springhead Quarter Master Plan (QMP) was originally approved in 2003 showing a mix of residential and commercial uses either side of a central mixed use community area comprising a primary school, nursery, leisure centre, health facility, community centre and place of worship.

Revisions to the QMP were approved in 2008, to update proposals for the remaining phases of the site as they were envisaged at that time, though these revisions were approved prior to variation to the outline planning permissions in 2013 and 2016. A further update to the QMP is required prior to submission of reserved matters for the final phase of development, to reflect the mix of development for Springhead Quarter now approved by the outline planning permission as varied.

This 2017 QMP update comprises, as a combined document, a series of plans on ordnance survey basis to meet requirements of condition C6(a), a first written statement confirming the amount of floorspace for which reserved matters consent has been approved/ sought to meet requirements of condition C6(b), and a second written statement addressing specific issues to meet requirements of condition C6(c).

It is considered that the proposed changes to the QMP reflect the principles of the current 2016 outline planning permission, as well as reserved matters details which have been approved since the previous QMP update in 2008. The proposed development footprint and land uses for the quarter as a whole are considered to be acceptable, reflecting residential-led development balanced with community facilities, public space, road, public transport, cycling and pedestrian routes. The application is therefore recommended for approval and discharge of condition C6(a), (b) and (c) of planning permission reference no. 20150155.

RECOMMENDATION: Approval of Updated Springhead Quarter Master Plan submitted pursuant to Condition C6 of outline planning permission reference 20150155.

Informatives

APPROVED PLANS AND DOCUMENTS

The application is approved in accordance with the submitted information as contained in the Springhead, Ebbsfleet Garden City, Springhead Quarter Master Plan Update by Phase 2

Planning & Development Limited dated February 2018 (reference C12004).

POSITIVE AND PROACTIVE APPROACH TO DECISION-TAKING

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Ebbsfleet Development Corporation, as local planning authority, has taken a positive and proactive approach to the proposed development, focusing on finding solutions:

- The applicant/agent was provided with pre-application advice;
- The applicant/ agent was advised of planning issues during the processing of the application and additional information has been submitted to address these;
- The application was determined within the agreed timescale.

OUTLINE PLANNING PERMISSION REQUIREMENTS

Revisions to the Springhead Quarter Master Plan as hereby approved do not override the requirements and terms of the planning conditions as set out in planning permission reference no. 20150155 and the necessity to obtain consents for any variations thereto pursuant to section 73 of the Town and Country Planning Act 1990.

CROSS SECTIONS AND VISUAL IMPACT ASSESSMENT

The Local Planning Authority will expect the following matters to be addressed within application(s) for reserved matters for areas of Springhead Quarter where such approval is yet to be granted: -

- Cross Sections and perspectives of key streets, buildings, and open spaces; and
- Visual Impact Assessment.

OVERLAP WITH ADJOINING QUARTERS

Revisions to the Springhead Quarter Master Plan as hereby approved are considered to either satisfactorily address, or as not required to address, the requirements of the following items listed under condition C6(a) of planning permission reference no. 20150155:

- xi) An overlap of at least 100m with any adjoining quarter;
- xvi) Any landfill or former landfill sites; and
- xvii) The relationship between the built development and the development of the Channel Tunnel Rail Link, the North Kent Line Connection, the Ebbsfleet Station and rail Infrastructure.

RESERVED MATTERS APPROVALS

Revisions to the Springhead Quarter Master Plan as hereby approved do not infer any detailed design considerations for areas of Springhead Quarter where reserved matters approval is yet to be granted, nor negate detailed design considerations of previously approved reserved matters for the quarter.

1.0 SITE CONTEXT AND PROPOSAL

1.1 Background

Ebbsfleet Valley Outline Consent including Springhead Quarter

- 1.1.1 Springhead is one quarter of the Ebbsfleet Valley outline consent, which straddles the administrative boundary between Gravesham Borough Council (GBC) and Dartford Borough Council (DBC). Duplicate outline planning applications for the development of up to 789,550 sqm of floorspace for a range of uses were submitted

in 1996 to the two authorities, and following completion of a shared section 106 agreement, both applications were approved on 21 November 2002. The development area was divided into four quarters; Springhead and Northfleet Rise within GBC administrative area, and Station Quarter North and Station Quarter South in DBC administrative area. Residential development commenced in Springhead Quarter, with completion and occupation of 298 dwellings in Phase 1A up to 2011.

- 1.1.2 The outline planning permission envisaged development taking place in all four quarters simultaneously, with triggers for infrastructure provision based upon the number of residential occupations. However with no development taking place in the other three quarters, infrastructure for the whole Ebbsfleet development became required at Springhead, affecting viability.
- 1.1.3 Two variations to the outline planning permission were approved, the first to the GBC consent in August 2013 which had the effect of swapping land uses between two of the quarters so that Springhead became residential-led and Northfleet Rise became commercial-led. This allowed for up to 900 dwellings and up to 5,000 sqm of employment space in Springhead Quarter. The second variation to both the GBC and DBC consents was approved by Ebbsfleet Development Corporation (EDC) in February 2016 following completion of a Section 106 Deed of Variation. With 900 residential dwellings previously approved as the maximum number at Springhead, this deferred some infrastructure requirements to the other 3 quarters by amending their triggers to a higher number of residential occupations. Within Springhead the primary school site was enlarged to allow for a 2 Form Entry Primary School together with multi-agency space. An amendment to the Ebbsfleet Wide Transport Strategy and replacement Springhead Quarter Transport Strategy were also approved by EDC in February 2016, which in respect of Springhead established the principle of removing the bus gate and segregated Fastrack route, in order to enable provision of the larger school site.
- 1.1.4 Condition C11 of the 2016 outline planning permission requires that should residential dwellings be proposed in the northern third of Springhead Quarter, noise and odour assessments would need to be submitted with the QMP and relevant reserved matters application(s) to demonstrate the technical acceptability of the proposed layout. An odour assessment was submitted as part of the revision to the outline planning permission in 2016, and considered at that time as a matter for review at the stage of considering a revised Springhead Quarter Masterplan.

Springhead Quarter Masterplan

- 1.1.5 The Springhead Quarter Master Plan (QMP) was originally approved by GBC in 2003 showing a mix of residential and commercial uses either side of a central mixed use community area comprising a primary school, nursery, leisure centre, health facility, community centre and place of worship. This satisfied the requirements of Condition C4 (that the QMP should be approved before development in Springhead Quarter commences), and the requirements of Condition C5 (that each QMP shall be submitted before or at the same time as the first Reserved Matters).
- 1.1.6 Revisions to the QMP were approved by GBC in 2008, to update proposals for the remaining phases of the site as they were envisaged at that time, and this is the current QMP for Springhead Quarter. However, this version was approved prior to variation to the outline planning permission in 2013 which swapped residential and employment land uses between Springhead and Northfleet Rise Quarters, and variation in 2016 which amended the timing for certain community facilities so that they would instead come forward in other quarters. Whilst subsequent reserved

matters approvals for Phases 2A and 2B have remained consistent with the 2008 QMP principles, for Phase 3 the approved QMP still shows a substantial area of commercial development and so, relevant to the current application, a further update to the QMP is required to reflect the mix of development for Springhead Quarter now approved by the 2016 outline planning permission.

Summary of other Quarter Masterplans within the Ebbsfleet Valley Outline Consent

- 1.1.7 The Northfleet Rise QMP approved by GBC in 2008 proposed the following floorspace in addition to 3.75 hectares of open space:

Employment	75,000 sqm
Residential	45,000 sqm (approx. 464 dwellings)
Community (residential supporting uses)	7,500 sqm
Core	34,900 sqm
Total	162,400 sqm

- 1.1.8 The Station Quarter North QMP approved by DBC in 2008 proposed the following floorspace in addition to 40.5 hectares of open space:

Employment	200,000 sqm
Residential	83,000 sqm (approx. 930 dwellings)
Community (residential supporting uses)	2,500 sqm
Core	53,500 sqm
Total	339,000 sqm

- 1.1.9 The Station Quarter South QMP approved by DBC in 2007 proposed the following floorspace in addition to 23 hectares of open space:

Employment	93,000 sqm
Residential	135,000 sqm (approx. 1,390 dwellings)
Community (residential supporting uses)	2,500 sqm
Core	19,500 sqm
Total	250,000 sqm

Springhead Quarter Reserved Matters Approvals

- 1.1.10 Three reserved matters applications for the first phase of the development were submitted to and approved by GBC in 2006, covering (i) the new Springhead Road junction (ii) the first phase of the Spine Road, and (iii) the first 388 residential units. Through subsequent amendments to the scheme design, the number of residential units in Phase 1 has subsequently reduced to 378.
- 1.1.11 A reserved matters application for the second stage of the Spine Road was approved by GBC in April 2009. Only the community car park and part of the public square were implemented (and completed). Parallel Reserved Matters applications for construction of the “Springhead Bridge Link” were also approved by GBC and DBC in April 2009 as the proposals fall within both administrative boundaries.
- 1.1.12 Reserved Matters for a combined community centre and place of worship was approved by GBC in 2010, with subsequent amendments approved by GBC in 2011 and 2014. The building (now known as the Eastgate Centre) officially opened on 06 December 2013.

- 1.1.13 An application for approval of reserved matters for residential Phase 2A, comprising a further 123 residential units, and southern section of Linear Park, was approved by GBC on 14 November 2011. However, due to issues of viability, Phase 2A was not implemented at that time, and work on site ceased in 2012. Following variation to the outline permission in 2016, a section 73 application to vary the reserved matters for residential Phase 2A of Springhead Quarter was approved by EDC in March 2016. This amended the house type designs, boundary treatments, affordable housing tenure plan and housing mix / parking schedule. Construction within residential Phase 2A recommenced on site in April 2016.
- 1.1.14 Revised landscaping proposals for the southern section of linear park were approved by EDC in September 2016 which removed both the allotments and the "White Horse" public art sculpture from Linear Park. The allotments are expected to be provided instead at the north of the quarter, adjacent to the Northfleet Wastewater Treatment Works, whilst the public art sculpture was removed entirely.
- 1.1.15 Reserved matters for residential Phase 2B located at the south east of Springhead Quarter, comprising a further 126 residential units, was approved by EDC in August 2017.
- 1.1.16 In November 2017, reserved matters for the 2FE Primary School, a new reserved matters application for parts of the second stage of the spine road which had not yet been implemented, and revisions to both Springhead Bridge consents were approved by EDC. These approved an enlarged school site in place of the bus gate and segregated route previously approved as part of the 2009 spine road proposals, and minor amendments to the bridge link design.
- 1.1.17 Nearly 350 residential units within Springhead Quarter have been built and occupied in Phases 1A, 1B and 2A.

1.2 Proposal

- 1.2.1 Following approval of the Springhead QMP in 2003, and update in 2008, this application seeks approval for further revisions to the QMP. This 2017 QMP update, in accordance with condition C6 of the outline planning permission, and prior written agreement between the applicant and the Local Planning Authority, comprises:
- A series of plans as follows on an ordnance survey basis to meet requirements of condition C6(a):
 - 1) Development Footprint and Principle Land Uses
 - 2) Location of Landmark Buildings / Features
 - 3) Location of Public Open Space and Play Areas
 - 4) Structural landscaping
 - 5) Linkages between Green Spaces
 - 6) Road Layout and Junctions
 - 7) Public Transport and Cycling
 - 8) Car Parking
 - 9) Footpaths and Existing Rights of way
 - 10) Building Heights and Topographical Changes
 - 11) Relationship of Built Development to CTRL
 - 12) Composite Master Plan

- A first written statement confirming the amount of floorspace for which reserved matters consent has been approved / sought within Gravesham Borough has been submitted to meet requirements of condition C6(b). Springhead Quarter lies wholly within Gravesham Borough and so no floorspace is proposed within Dartford Borough.
- A second written statement addressing the following issues has been submitted to meet requirements of condition C6(c):
 - i) Maximum and minimum floorspace in accordance with the maximum floorspace
 - ii) Triggers restricting employment floorspace until residential/open space provided.
 - iii) Amount of commercial floorspace relative to residential floorspace.
 - iv) Approach to partial implementation/interim uses/treatment of site pending development.
 - v) Density of development/ plot ratios
 - vi) Measures for dealing with overhead power lines
 - vii) Provision of public art
 - viii) Measures for controlling telecom and broadcast systems
 - ix) Car parking standards to be applied to different uses
 - x) Measures to minimise visual impact of car parking
 - xi) Access for persons with disabilities
 - xii) Provision for location and funding for new sports facilities

1.2.2 The approved (2008) Springhead QMP proposed the following floorspace in addition to 9 hectares of open space:

Employment	32,000 sqm
Residential	60,000 sqm (approx. 600 dwellings)
Retail	500 sqm
Community (residential supporting uses)	5,000 sqm
Core	2,500 sqm
Total	100,000 sqm

This updated (2017) QMP proposes the following maximum floorspace in addition to 9 hectares of open space:

Employment	5,000 sqm
Residential	90,000 sqm (approx. 900 dwellings)
Retail	500 sqm
Community (residential supporting uses)	10,000 sqm
Core	2,500 sqm
Within Overall Maximum	100,000 sqm

The floorspace proposed for the 2017 QMP reflects the range of uses provided for in Condition C7 of the 2016 outline planning permission, with the total development at Springhead Quarter not to exceed an overall maximum of 100,000 sqm. Employment provision has reduced while residential and community uses have increased.

1.2.3 This QMP also proposes changes to the distribution of land uses as follows:

- Relocation of the Allotments to north of the quarter
- Relocation of the Community Car Park to north of the quarter

Additionally this QMP includes updates to ensure consistency with the previously approved principles of the 2016 Outline Planning Permission and 2015 Springhead Quarter Transport Strategy:

- Increased Primary School site area and removal of the bus gate and segregated Fastrack route
- Updated alignment of the Spine Road as result of change to the school site area
- Increased floorspace of the Community Centre/ Place of Worship
- Removal of the Health Facility, Leisure Centre, Family Centre and Playing Field
- General updates to plans to reflect Reserved Matters approvals granted since the 2008 QMP

1.2.4 This QMP update was submitted concurrently with preparation by the applicant and pre-applications taking place for Phase 3 reserved matters. It reflects the reserved matters approvals previously granted for the site, together with indicative information to show how Phase 3 would fit into the wider masterplan. Where necessary this indicative status is expressly stated to ensure that approval of the QMP update does not restrict detailed design considerations for the Phase 3 Reserved matters.

2.0 RELEVANT PLANNING HISTORY

Outline Permission and Strategies

- 2.1 20150155 Section 73 application for the variation/deletion of the following planning conditions of outline planning permission 20120186 (which itself was a variation of the original outline planning permission reference 19960035).
Approved 24.02.16 by EDC subject to conditions and Section 106 Agreement Deed of Variation
- 2.2 20150217 Application for the approval of amendments to the Ebbsfleet wide Transport Strategy and replacement Springhead Quarter Transport Strategy
Approved 24.02.16 by EDC
- 2.3 Other Ebbsfleet-wide and strategies, including Construction Code of Conduct, and Archaeological Framework were approved 06.10.2004 by GBC under reference 20030660. Springhead Quarter Strategies, including the Landscape Scheme were also approved under the same permission.

Springhead Quarter Masterplan

- 2.4 20030016 Springhead Quarter Master Plan submitted pursuant to condition C4 and C6(a), (b) and (c) of outline planning permission reference number 19960035.
Approved 08.10.03 by GBC
- 2.5 20080843 Application for approval of condition C6(a)(b) & (c) Of Planning permission reference number GR/1996/35 relating to the updating of the Springhead Quarter Master Plan.

Approved 15.01.09 by GBC

Reserved Matters approvals

- | | | |
|------|-------------|--|
| 2.6 | 20060454 | The siting, design, external appearance, means of access and landscaping for phase 1 of the development comprising 388 residential units with associated car parking spaces, services and open space.
Approved 11.09.06 by GBC subject to conditions |
| 2.7 | 20151220 | Application for minor material amendment to Reserved matters approval reference number 20110606 (Phase 2A of Springhead Park and comprising the erection of 123no. dwellings)
Approved 24.02.16 by EDC subject to conditions |
| 2.8 | ECC/16/0012 | Application for the approval of reserved matters pursuant to outline planning permission reference number 20150155; in respect of landscaping proposals for Linear Park (Phase 1).
Approved 19.09.16 by EDC subject to conditions |
| 2.9 | EDC/17/0010 | Erection of two single storey side extensions incorporating wc's, activity spaces, kitchen facilities and storage with multiple separate access points, relocation of cycle parking and alterations to external areas (Eastgate community centre and place of worship)
Approved 20.03.17 by EDC subject to conditions |
| 2.10 | EDC/17/0049 | Application for the approval of reserved matters for 126 residential dwellings in Phase 2B of Springhead Quarter.
Approved 31.08.17 by EDC subject to conditions |
| 2.11 | EDC/17/0111 | Application for the approval of Reserved Matters for siting, design, external appearance, means of access, and landscaping relating to a proposed two form entry primary school and nursery in Springhead Quarter.
Approved 07.11.17 by EDC subject to conditions |
| 2.12 | EDC/17/0092 | Application in respect of reserved matters for extension of Springhead Parkway
(Springhead Spine Road Stage 2)
Approved 08.11.17 by EDC subject to conditions |
| 2.13 | EDC/17/0098 | Application for the variation of approved plans attached to planning permission reference no. GR/20090057 (as stated on decision notice for EDC/17/0013)
(Springhead Bridge Link)
Approved 17.11.17 by EDC subject to conditions |
| 2.14 | EDC/18/0009 | Application for the approval of Reserved Matters for |

172 residential dwellings in Phase 3 of Springhead Quarter, provision of car parking, servicing, utilities, landscaping, boundary treatments and open space (including allotments, play space and extension of Linear Park)
Application pending consideration

3.0 PUBLICITY

3.1 The application was publicised through neighbour notification, site and press notices, and in the Ebbsfleet Development Corporation weekly list.

3.2 Neighbour notification letter expiry date: 29.12.17

3.3 Site notice expiry date: 04.01.18

3.4 Press notice expiry date: 04.01.18

4.0 REPRESENTATIONS

4.1 Swanscombe and Greenhithe Town Council submitted comments stating 'no Observations'.

5.0 CONSULTATION RESPONSES

5.1 The following organisations were consulted on the application:

- Gravesham Borough Council – Planning, Environmental Health and Housing
- GBC Northfleet South Ward Members
 - Cllr John Burden
 - Cllr John Loughlin
 - Cllr Narinder Singh Thandi
- Kent County Council Highways and Transportation
- Kent County Council Public Rights of Way
- Arriva Southern Counties
- UK Power Networks
- National Grid Plant Protection
- High Speed 1
- Network Rail
- Southern Water Property
- Ramblers Association

5.2 The following responses have been received and summarised as follows:

Kent County Council Highways and Transportation

(15.01.18) Having considered the development proposals and the effect on the highway network, raise no objection.

Southern Water

(22.01.18) Raise concern that the occurrence of odour nuisance from the adjacent wastewater treatment works will impact on this phase of the development. Increased levels of odour complaint are being received in the area and believe this could impact

on any development close to the treatment works. Would welcome a dialogue to agree any mitigation activities or investment that could minimise the risk of odour nuisance for this development. Comments in Southern Water's response dated on 23/03/2015 remain unchanged and valid for the above application.

EDC Officer Comment: Considered further within appraisal section of this report. Letter dated 23/03/2015 refers to consultation response provided for application 20150155.

6.0 PLANNING POLICY

6.1 National Policy & Guidance

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

6.2 Development Plan

Gravesham Borough Local Development Framework – Core Strategy (Sept 2014):

- CS01 - Sustainable Development
- CS02 - Scale and Distribution of Development
- CS06 - Ebbsfleet (Gravesham) Opportunity Area
- CS07 - Economy, Employment and Skills
- CS10 - Physical and Social Infrastructure
- CS11 - Transport
- CS12 - Green Infrastructure
- CS13 - Green Space, Sport and Recreation
- CS15 - Housing Density
- CS19 - Development and Design Principles

Gravesham Borough Local Plan First Review 1994 – Saved Policies (Sept 2014):

- T1 - Impact of Development on Highway Network
- P3 - Policy for Vehicle Parking Standards

6.3 Other Guidance

Ebbsfleet Implementation Framework (2017)

7.0 PLANNING APPRAISAL

7.1 This application seeks approval of an update to the 2008 Springhead Quarter Masterplan. It is therefore only relevant to consider the changes proposed by this 2017 update from those previously approved in the 2008 QMP.

Outline Permission Amendments to Quantum of Development and Infrastructure Requirements

7.2 Variation to the outline permission in 2013 approved the principle of increased residential floorspace from up to 600 dwellings to up to 900 dwellings in Springhead Quarter, and reduced employment floorspace from up to 50,000 sqm to 5,000 sqm. A difference of 45,000 sqm was moved to Northfleet Rise Quarter, with the residential floorspace for Northfleet Rise correspondingly reduced from up to 464 dwellings to up to 164 dwellings. An additional condition D15 was imposed requiring that no more than 800 dwellings could be occupied within Springhead Quarter until 20,000 sqm of employment floorspace has been provided across Springhead and Northfleet Rise

combined. With no development currently taking place within Northfleet Rise, this effectively restricts the number of dwellings within Springhead to a maximum of 800.

- 7.3 Variation to the outline permission in 2016 approved the principle of deferring infrastructure requirements for the health and leisure centres from Springhead to other quarters, incorporating services of the family centre within multiagency space of the enlarged primary school, and removing requirement for the playing field. An illustrative land use plan, drawing no. 2607-SK04 K was provided as part of the 2016 variation to demonstrate where in the remaining site area a total of 800 dwellings, 9ha public open space, the enlarged primary school site, and continuation of the spine road, could be accommodated within Springhead. The 2016 variation did not approve this land use plan, with expectation that formal approval of revised land uses for the quarter should be approved through this QMP update.

Relocation of Allotments and Community Use Car Park

- 7.4 To compensate for removal of the playing field, it was agreed that the allotments would be relocated elsewhere in the quarter to make the relatively flat part of Linear park at south-west corner of the site available for sport and recreation, in addition to the playing fields within the enlarged school site anticipated as being made available for community use outside of school hours, and a financial contribution of £150,000 towards improvements to the Springhead Recreation ground secured through the S106 Agreement Deed of Variation.
- 7.5 A constraint is placed upon development within the area between the spine road and northern boundary of the quarter, due to odour and noise considerations from the Northfleet Wastewater Treatment Works (NWWTW) lying to the north. Additionally there are noise considerations from the Springhead Enterprise Park (SEP) situated to the north-west. With residential use being sensitive to these factors, in place of commercial floorspace and public open space shown in the 2008 QMP it is proposed that this area be used for the relocated allotments, for relocation of the community use car park to make the current car park location available for residential development, and for other public open space / footpaths / structural landscaping. Whilst relocation of the community use car park to the north of the quarter, away from the community centre, is not ideal, the location at north of the quarter is similarly a practical land use for this constrained part of the site. Since 2013 when Eastgate have operated the community centre, overflow parking in addition to 42 parking spaces within the Eastgate site (16 + 2 disabled spaces in the forecourt and 24 tandem spaces to sides), has generally been required on Sunday mornings for church services, and during large events, where the car parking is marshalled. Relocating the allotments to north of the quarter would keep these within a multifunctional linked work of green spaces in accordance with Gravesham Core Strategy policy CS12. Plans 3 and 9 of this QMP update illustrate this with the locations of public open spaces and connections.

Suitability of Phase 3 Area for Residential Development

- 7.6 Having considered that the principle of increased residential development in place of commercial floorspace has previously been approved through the outline permission, and the relocation of allotments and community use car park, the remaining matter is suitability of residential development south of the spine road, the proposed location of residential Phase 3. Topography of the site and presence of the High Speed 1 (HS1) Railway Line to the west restrict the extent that residential development can extend to west of the site. This QMP update does not propose changes to continuation of the

Linear Park along the western Quarter boundary as a buffer use between development and the railway, and to accommodate the reduction in land levels.

- 7.7 Although no residential development is proposed at northern area of the quarter, Southern Water have raised concern regarding the position of residential development in Phase 3 further south due to odour nuisance from the NWWTW. They refer to an increasing number of complaints being received in recent years and that dialogue to agree mitigation activities or investment to minimise risk of odour nuisance would be welcomed. Similar concerns were raised by Southern Water during consideration of the 2016 variation to the outline permission, with outcome that the odour assessment submitted for the outline permission variation was not approved, and that this would be a matter for detailed review at the stage of considering a revised Springhead QMP.
- 7.8 Further information was also obtained from Southern Water that the number of complaints received over the past few years was 2 or less per year, which were either from commercial occupiers of the SEP, unnamed, or from a person walking to work. This did not include complaints made to GBC Environmental Services, which were confirmed as one ongoing complaint from commercial occupier of the SEP since 2016 and general complaint of an odour incident in 2015. No complaints were recorded as being made by people living in the Ebbsfleet Development affecting them in their homes. The comments made by Southern Water of an increasing level of complaint are therefore not supported by the recorded number of complaints received.
- 7.9 Since considerations of odour and noise affect the provision of residential development in Phase 3, odour and noise assessments were submitted by the applicant with reserved matters details for Phase 3. The odour and noise assessments submitted with Phase 3 reserved matters have therefore been considered for this QMP update. This 2018 odour assessment by Peter Brett Associates (PBA) refers to the earlier assessment carried out in 2015 as part of revision to the outline planning permission, and assesses that the main source of continuous odour nuisance arises from the Odour Control Unit (OCU) of the NWWTW, with occasional spikes emitted during tanker unloading. The report concludes that an acceptable living environment for residential area of Phase 3 would be provided were the NWWTW operated in accordance with DEFRA guidance to minimise odour release from the OCU and during tanker unloading.
- 7.10 GBC Environmental Services were consulted on the Phase 3 application including the 2018 odour assessment and advised that they did not have the capacity to rigorously assess its conclusions and that they considered EDC should employ a specialist consultant to independently appraise the report. EDC therefore instructed a consultant, Bureau Veritas (BV), to carry out an independent review of the applicant's odour assessment. BV produced a peer review report, dated 20 February 2018, and following discussion with EDC Planning Officers, the applicant and PBA, a final advisory note dated 01 May 2018. The conclusion reached, in lieu of comments from GBC Environmental Services, was overall agreement with the findings contained in the applicant's 2018 odour impact assessment. They further advised that the main point highlighted by the modelling work is that when the NWWTW is operating to a reasonable standard to ensure odour emissions are mitigated at source, the impact on the Phase 3 site should be reduced to acceptable levels, with the measure of 1.5 OU_E/M^3 (odour units per cubic metre) being deemed as standard practice for the lowest threshold that odour nuisance could occur.

- 7.11 The independent review carried out by BV, as EDC's odour consultant, concurs that the proposed location of residential properties should not be impacted by odour were the NWWTW to be operating efficiently in accordance with best practice. Given this advice, and the low level of recorded complaints, seeking a financial contribution from the applicant for the purpose of funding improvements to the NWWTW that the operator should already be making to comply with best practice cannot therefore be justified. Additionally it is considered that the principle of proposed location of residential development in Phase 3 is not impacted by odour.
- 7.12 A noise assessment was also submitted with the Phase 3 Reserved Matters, which identifies the primary source of noise being the Haulage Depot to north-east within the SEP, with lower noise levels detected from the NWWTW, HS1 Railway line, and surrounding roads, with noise predictions from the new spine road. The assessment proposes an acoustic fence along north eastern quarter boundary, and dwellings fronting the spine road to have enhanced glazing and acoustic ventilation on the facing façade. The noise assessment was reviewed by GBC Environmental Services, whom raised concern with the noise level measured during the night being +9dB(A) above the background noise level considered, and that the dwellings facing towards the SEP should be relocated further south. The applicant's response was that the development is within an urban location, where a greater level of noise is accepted, and that various British Standards and Guidance recognise that windows closed with appropriate ventilation (trickle vents) is an acceptable approach.
- 7.13 Considering the noise assessment and that the concern raised by GBC Environmental Services relates to night time noise for the closest dwellings to the source, it is not considered that noise fundamentally impacts upon the principle of residential development within the Phase 3 area as a whole, and therefore can be assessed further with the Phase 3 Reserved Matters.
- 7.14 With odour and noise not considered to be issues to the general location of Phase 3, and the principle of a residential-led development at Springhead Quarter having been previously approved, the phase 3 area is therefore considered suitable for residential development and an update from the commercial use previously identified by the 2008 QMP acceptable.

Other QMP Updates to reflect changes previously approved in principle

- 7.15 The increased primary school area also reflects principles approved by the outline permission. The site area was enlarged to allow for a 2FE primary school with nursery and multi-agency space, in place of the bus gate and segregated Fastrack route. Other minor changes to the QMP are proposed which generally update plans to reflect the current site context, such as reserved matters approvals granted since 2008, increased floorspace of the community centre approved through two single storey side extensions, and alignments of public rights of way.
- 7.16 For the specific information required by condition C6(a) of the outline permission all matters have been addressed with exception of items (xii), relating to cross sections, and (xv) relating to visual impact, which were agreed would be more appropriately addressed in the Phase 3 reserved matters, and an informative is recommended to clarify that information to address these two matters will be expected at reserved matters stage. Additionally items (xi) 100m overlap with adjoining quarters, (xvi) landfill or former landfill sites, and (xvii) relationship between the built development and railway infrastructure; were agreed as either not required or covered in other plans, and a further informative is recommended to clarify that these three matters have been addressed by this QMP update.

Forthcoming Phase 3 proposals

- 7.17 Reserved Matters submitted for Phase 3 include details for 172 residential dwellings. Together with the previously approved residential phases, the total expected residential floorspace of 81,300 sqm would be well within the maximum 90,000 sqm. With 4,132 sqm of community floorspace the total expected built development is also well within the maximum overall 100,000 sqm. set by the outline permission.
- 7.18 Additionally the Phase 3 reserved matters details include extension to the linear park open space, allotments, relocated and enlarged community use car park (from 50 to 117 parking spaces). The proposals also incorporate a diverted route of Public Right of Way around north of the quarter with surrounding open space, include a 'trim trail' play area within the extended linear park, and indicative hard and soft landscaping. The proposals bring the total quantum of open space to the required 9 ha and provide the remaining play area required for Springhead Quarter.

Summary

- 7.19 The overall range of uses between the two quarters of Springhead and Northfleet Rise has not changed, only the disposition, with the principle of this change approved by the outline permission. The series of plans is considered sufficient to demonstrate that the change of uses proposed can satisfactorily relate to both the reserved matters previously approved, to those parts of the quarter with reserved matters still to be approved, and that the changes proposed from the 2008 QMP acceptable.

8.0 HUMAN RIGHTS

- 8.1 The application has been considered in the light of the Human Rights Act 1998 and it is considered that the analysis of the issues in this case, as set out in this report and recommendation, is compatible with the Act.

9.0 PUBLIC SECTOR DUTY

- 9.1 In determining this application, regard has been had to the Public Sector Equality Duty (PSED) as set down in section 149 of the Equality Act 2010, in particular with regard to the need to:
- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
 - Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - Foster good relations between persons who share a relevant protected characteristic and persons who do not share it. It is considered that the application proposals would not undermine objectives of the Duty.
- 9.2 It is considered that the application proposals would not conflict with objectives of the Duty.

10.0 RECOMMENDATIONS AND CONCLUSIONS

- 10.1 It is considered that the proposed changes to the QMP reflect the principles of the 2016 outline planning permission, as well as reserved matters details, which have been approved since the previous QMP update in 2008. The proposed development footprint and land uses for the quarter as a whole are considered to be acceptable,

reflecting residential-led development balanced with community facilities, public space, road, public transport, cycling and pedestrian routes. The application is therefore recommended for approval and discharge of condition C6(a), (b) and (c) of outline planning permission reference no. 20150155.