

CONTAMINATED LAND REMEDIATION STRATEGY AND VERIFICATION PLAN

Site Address

Former Fox & Hounds Pub
26-27 London Road
Northfleet
Gravesend
DA11 9JH

Client

Super Asset Management Ltd

Report Reference

REM-2024-000013

Prepared by

STM Environmental Consultants Ltd

Date

21/06/2024



**CONSULTING GEO-ENVIRONMENTAL
ENGINEERS AND SCIENTISTS**

Phase 1 Contaminated Land Desk Studies, Geo-Environmental Site Investigations, Environmental Due Diligence, Flood Risk Assessments, Surface Water Management Strategies (SuDS), Ecology, Noise and Air Quality Assessments, Environmental Management Systems, GIS & Data Management Systems

1. CONTENTS

1. Contents	2
2. Document Control.....	3
3. Disclaimer.....	4
4. Introduction.....	5
5. Background.....	5
5.1 Summary of Phase 1 Desk Study	5
5.2 Summary of Phase 2 Intrusive Site Investigation	5
5.3 Reassessment of Potential Pollutant Linkages.....	7
6. Remediation Strategy	8
6.1 Objectives.....	8
6.2 Remedial Options Appraisal.....	8
6.3 Proposed Remedial Options	11
6.4 Remediation Methodology	11
6.4.1 Installation of Engineered Capping Layer in Impacted Soft-landscaped Areas	11
6.4.2 Use of chemical resistant materials for building and services.....	11
6.5 Health and Safety	12
6.6 Watching Brief and Discovery Strategy	12
6.7 Waste Management.....	13
6.7.1 Waste Disposal.....	13
6.7.2 Materials Reuse.....	13
7. Verification Strategy	14
8. Conclusions	14
9. Appendices	15
9.1 Appendix 1 – Planning Permission Decision Notice	15
9.2 Appendix 2 - Proposed Development Plans	16

2. DOCUMENT CONTROL



CONTAMINATED LAND RISK ASSESSMENT Remediation Strategy and Verification Plan



Site Address	Former Fox & Hounds Pub 26-27 London Road Northfleet Gravesend DA11 9JH
Site Coordinates	563255, 174050
Prepared for	Super Asset Management Ltd
Version No	1.0
STM Reference	REM-2024-000013
Date	21/06/2024
Report Author	Rima Hassan (BSc) Environmental Consultant
Draft Report Checked by	Rebecca Andrew (MSci) Environmental Consultant

3. DISCLAIMER

This report and any information or advice which it contains, is provided by STM Environmental Consultants Ltd (STM) and can only be used and relied upon by Super Asset Management Ltd (Client). Any party other than the Client using or placing reliance upon any information contained in this report, do so at their own risk.

STM has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant when undertaking works of this nature. However, STM gives no warranty, representation or assurance as to the accuracy or completeness of any information, assessments or evaluations presented within this report.

It should be noted that this report has been produced for environmental purposes only. It should not in any way be construed to be or used to replace a geotechnical survey, structural survey, asbestos survey, buried services survey, unexploded ordnance survey or Invasive Plant Survey.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

4. INTRODUCTION

STM Environmental Consultants Ltd. (STM) were commissioned by Super Asset Management Ltd (Client) to undertake a prepare a Remediation Strategy and Verification Plan for a site located at Former Fox & Hounds Pub, 26-27 London Road, Northfleet, Gravesend, DA11 9JH (Site).

This report has been produced to support an application for the discharge of Condition 6(b) of planning permission 20220431 for the “erection of a 4-storey building attached to No.25 London Road to provide 2no. 2-bedroom and 7no. 1-bedroom flats; and, erection of a 2-storey detached block to provide 2no. 2-bedroom and 2no. 1-bedroom flats with associated parking, amenity space and waste storage”.

Condition 6(b) states as follows:

*“b) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed **remediation strategy** shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.”*

The decision notice and proposed development plans are available in [Appendix 1](#) and [Appendix 2](#) respectively.

This document sets out the Remediation Strategy and Verification Plan for the site. It should be read in combination with the following reports:

-  Phase 1 Desk Study Report (Ref: PH1-2018-001017) produced by STM in June 2018;
-  Phase 2 Site Investigation report (Ref: PH2-2024-000021) produced by STM in June 2024.

5. BACKGROUND

5.1 Summary of Phase 1 Desk Study

A Phase 1 Desk Study was carried out by STM in June 2018. Although the site was found not to have been subject to and previous industrial uses, it had been used as a Public House, likely with associated car parking, indicating that there may be Made Ground on the site.

A conceptual risk site model was constructed and a qualitative risk assessment carried out. This identified potentially significant Potential Pollutant Linkages with respect to human health, and property receptors.

The Desk Study recommended that an intrusive site investigation be carried out with the objective of determining the presence and extent of any soil contamination at the site.

5.2 Summary of Phase 2 Intrusive Site Investigation

Site investigation works were carried out on the 1st May 2024. A total of 3no. windowless sample boreholes (BH01 – BH03) were excavated to a maximum depth of 3mbgl for both geotechnical and environmental purposes.

In addition to the above, 6no. trial pits (TP01-TP06) were excavated to a maximum depth of 1.6mbgl using an excavator for environmental purposes and 1no. cable percussion borehole (CP01) was undertaken to a depth of 15mbgl for geotechnical purposes.

Made Ground consisting of chalky SILT/SAND with fragments of brick, concrete and tile was encountered to a maximum depth of 1.2mbgl. The Made Ground/SILT was generally underlain by CHALK to 15mbgl, the maximum depth of the boreholes.

Topsoil was encountered to a maximum depth of 0.35mbgl within the trial pits, underlain by Chalk, Sand, Silt and Gravel to 1.6mbgl.

A total of 12no. soil samples were collected from depths ranging between 0.2 – 0.8mbgl and submitted to a UKAS/MCERTS accredited laboratory for analysis of Heavy Metals, TPH, BTEX, PAHs, SVOCs and Asbestos.

A Generic Quantitative Risk Assessment was carried out where the results of the soil sample analysis were compared to Generic Assessment Criteria (GAC) for a residential housing without home-grown produce land use scenario.

Results of the soil sample analysis indicated that concentrations of PAHs (Benzo(a)anthracene, Benzo(a)pyrene, Dibenzo(ah)anthracene, Benzo(b)fluoranthene) and Heavy Metals (Arsenic and Lead) exceeded the chosen GAC in 2no. of the 9no. sampling locations.

Asbestos Containing Material (ACM) was identified in a 3no. samples (BH01/1, BH01/2, BH02/2) at depths of 0.3mbgl, 0.8mbgl and 0.2mbgl respectively. The Asbestos was identified as Chrysotile. Quantification reported that the total percentage of Asbestos in the samples were less than 0.001%.

The exceedances are summarised in the table below.

Table 1: Contaminants Exceeding GAC

Contaminant	GAC (mg/kg)	No. of Exceedances	Measured Concentrations (mg/kg)		Exceedance Borehole Locations
			Mean	Maximum	
Benzo(a)anthracene	14	1	2.12	21.5	BH03/1*
Benzo(a)pyrene	2.5	1	1.89	17.6	BH03/1*
Benzo(b)fluoranthene	4	1	2.56	24.1	BH03/1*
Dibenzo(ah)anthracene	0.32	2	0.26	2.58	BH01/1, BH03/1*
Arsenic	40	1	16.36	67.8	BH03/1*
Lead	310	3	284.5	1571	BH01/1, BH01/2, BH03/1*

*Maximum value location

5.3 Reassessment of Potential Pollutant Linkages

The Potential Pollutant Linkages (PPLs) identified as being plausible in Phase 1 were as follows:

- Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors (PPL1a – Future Occupiers and PPL1c – Construction Workers);
- Risk of injury/death of on-site human health receptors as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings. (PPL1b- – Future Occupiers and PPL1d - Construction Workers);
- Risk of direct contact with (ingestion and absorption) and inhalation of contaminants to off-site human health receptors as a result of on-site contaminants migrating off-site (PPL2a);
- Risk of injury/death to off-site human health receptors as a result of explosion due to migration of on-site ground gas and subsequent accumulation in confined spaces in off-site buildings. (PPL2b);
- Risk of deterioration of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer (PPL3);
- Risk of deterioration of surface water quality resulting from the migration and entry of on-site contaminants into the surface water receptor (PPL4);
- Risk of deterioration of ecological quality resulting from the migration and entry of on-site contaminants to the ecological receptor during development and after completion (PPL5);
- Risk of damage to buildings and services from on and off-site contaminants (PPL6a);
- Risk of damage to property as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within buildings (PPL6b).

Of these, the Desk Study concluded that PPL1a and PPL6a had the potential to be significant.

The Conceptual Risk Model for the site was reassessed incorporating the results of the site investigation. Potentially Significant Potential Pollutant linkages were considered to exist with respect to human health and property receptors. These are concerned with the risk of human health receptors (future occupiers) being exposed to the contamination identified while undertaking recreational activities in the communal soft landscaped areas.

The revised conceptual site risk model is summarised in Table 2 below.

Table 2: Summary of revised conceptual site risk model

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
On-Site Human Health (Future Occupiers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	Yes	Moderate
	Build-up of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low
On-Site Human Health (Groundworkers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low
	Build-up of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low
Off-Site Human Health	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
	Build-up of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low
Groundwater	Percolation/Leaching	Adverse groundwater quality	No	Very Low
Surface Water	Lateral Migration Groundwater baseflow	Adverse Surface water quality	No	Very Low
Ecology	Ingestion/Absorption	Adverse health Injury/Death	No	Very Low
Property	Physical Contact/Absorption	Damage to building and services	Yes	Low to Moderate
	Build-up of Methane/ VOCs in confined spaces	Explosion/ Fire Damage to building	No	Very Low

Given that the proposed development will introduce soft landscaping, it was considered that future occupiers could be exposed to potential contamination within the proposed gardens. As such, remedial measures were considered to be required in these areas in order to render the site suitable for its intended use.

6. REMEDIATION STRATEGY

This section outlines the remedial strategy that will be implemented as part of the development.

6.1 Objectives

The Remediation Strategy and Verification Plan sets out the proposed remedial works to be undertaken at the Site to support its future development for a proposed residential with communal gardens end use.

The objective of the Remediation Strategy is to break the identified PPLs thus ensuring that the site is suitable for the proposed end use.

In order for land to be considered contaminated, there must be a contaminant (or source), a receptor and a pathway (via which the contaminant can reach the receptor) present at the site. When these three components are identified at a site, a *pollutant linkage* is said to exist.

Pollutant Linkage (PL) = Contaminant → Pathway → Receptor

The PPL can be broken through either the removal of the Source, the Pathway or the Receptor. As the receptor cannot be removed in this scenario (the site is proposed for use as residential dwellings), either the Source or the Pathway will need to be removed.

6.2 Remedial Options Appraisal

An appraisal of the potential remedial options available to sever the PPLs identified with respect to end users was carried out. The results are summarised in table below.

Table 3: Remedial Options Appraisal

PPL	Pathway	Remedial Option No.	Description	Feasible?	Recommended?	Comments
PPL1a	Direct Contact in private gardens and other areas of soft landscaping Direct Contact pathway involves exposure to contaminants via direct ingestion of soil and dust; consumption of home-grown produce and dermal contact Inhalation of dust (indoor and outdoor)	1	Excavation and removal of all contaminated soils from the site	Not Feasible	No	Too expensive and time consuming.
		2	Capping of contaminated areas under hardstanding (i.e. driveways, car parks and buildings)	Feasible	No	This will be possible in some areas but not across the entire site as it may compromise the surface water drainage strategy for the site due to the resulting increase in run-off rates.
		3	Installation of a clean cover system	Feasible	No	Raising the ground levels by the required amounts would likely be impracticable for the development. Also, most of the contamination would be left in-situ resulting in little or no reduction of the potential impact on groundwater and surface water receptors.
		4	Installation of an engineered capping system - excavation and removal of 450 of the contaminated Made Ground and replacement with clean fill.	Feasible	Yes	Feasible in gardens and areas of soft landscaping. Removal of 450mm of Made Ground would result in a reduction of the contaminated soil load at the site and therefore the potential impact on human health receptors.
		5	Onsite remediation of contaminated soils	Feasible	No	Although it is feasible, and the most sustainable of the available options, it would be time consuming and would likely not be completed within the timescales of the project.

PPL	Pathway	Remedial Option No.	Description	Feasible?	Recommended?	Comments
PPL6a	Damage to buildings and services resulting from chemical attack by on-site contaminants	6	Use of chemical resistant materials for building and services. Use of clean service trenches.	Feasible	Yes	This option involves ensuring that buildings and services, in particular potable water, are supplied using materials that are resistant to chemical attack. Services should also be installed into trenches lined with clean fill. The Statutory Water Undertaker for the area should be contacted in to determine their exact specification for the type of pipework/ conduits that should be used on this site.

6.3 Proposed Remedial Options

The proposed remedial measures will comprise of the following:

- **Remedial Option 4** – installation of an engineered capping system; and
- **Remedial Option 6** – use of chemical resistant materials for building and services. Use of clean service trenches.

6.4 Remediation Methodology

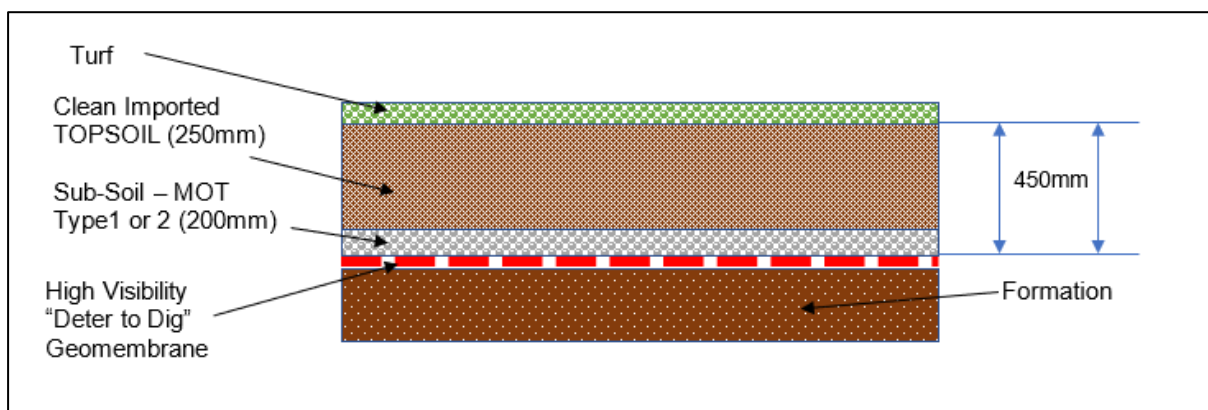
6.4.1 Installation of Engineered Capping Layer in Impacted Soft-landscaped Areas

Made Ground in areas of the site intended for use as communal soft landscaping will be excavated to a maximum depth 450mm respectively. Where the Made Ground is less than maximum depth, validation inspections and soil testing will be required at the base and sides of the excavation to demonstrate that all the Made Ground has been removed.

The Made Ground will be removed and taken to a licenced disposal facility by a licenced waste transport carrier. The soils removed from the excavated areas will be replaced with clean, imported, verified fill materials underlain by a “no dig” geotextile membrane.

The clean fill will consist of 200mm thick sub-base (i.e. MOT Type 1 or 2) layer and 250mm topsoil in proposed communal soft landscaped areas.

Figure 1: Cross-section of engineered capping layer in Communal soft landscaped areas



The excavated Made Ground will be removed and taken to a licenced disposal facility by a licenced waste transport carrier.

6.4.2 Use of chemical resistant materials for building and services

All services will be installed into trenches lined with clean fill.

The Statutory Water Undertaker for the area will be contacted in relation to new services that are to be installed as part of the proposed development in order to confirm their specification for the type of pipework/conduits that should be used on this site.

Unless otherwise advised by the Statutory Water Undertaker, all potable water services will be supplied using materials that are resistant to attack and degradation to chemical attack.

6.5 Health and Safety

The following measures will be undertaken as a minimum for the protection of the health and safety of site workers:

- Provision of appropriate Personal Protective Equipment (PPE) including protective clothing, footwear, gloves and dust masks to all groundworkers on-site. These should not be removed from site, and advice should be given on when and how they are to be used;
- Minimising the amount of dust and mud generated on-site;
- Good practices relating to personal hygiene (i.e. washing and changing procedures) should be adhered to on-site, i.e. food and drink should only be consumed within designated areas on the site and smoking should be prohibited in all working areas.
- Provision of welfare facilities on the site;
- Health and Safety Inductions and daily briefings.

All site works will be carried out in accordance with Health and Safety Executive regulations and guidelines and the Contractor's Construction Health and Safety Plan. Particular should be made to the Health and Safety Executive (HSE) document "Protection of Workers and the General Public during the Development of Contaminated Land".

6.6 Watching Brief and Discovery Strategy

All contractors and groundworkers will be made aware of the potential indicators of contamination which are listed in the table below.

Table 4: Potential Indicators of Contamination

Evidence	Description
Visual	■ Fuel or oil like substances mixed in with or smeared on the soil or floating on perched, groundwater or surface waters; ■ Waste materials (refuse, barrels, industrial wastes, ash, tar, etc.) buried at specific location or across the site; ■ Marked variation in colour. For example, red, orange, yellow, green, light or dark blue, etc. may indicate contamination from a variety of contaminants; ■ Soils including large amounts of ash and clinker where such contamination of soils wasn't expected; ■ Evidence of Asbestos or fibrous material.
Olfactory	■ Fuel, oil and chemical type odours; ■ Unusual odours such as sweet odours or fishy odours.
Wellbeing	■ Light headedness and/or nausea when in excavations, at the working face of an excavation, when visual or olfactory evidence of contamination exists, etc.; ■ Burning of nasal passages, throat, lungs or skin; ■ Blistering or reddening of skin due to contact with soil.

If, during construction and remedial works, contamination not previously identified is found to be present at the site, the following actions should be taken:

- If, during construction and remedial works, contamination not previously identified is found to be present at the site, the Client's Environmental Consultant and the Local Planning Authority should be informed immediately and no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out;
- The Contractor should assess the need for any immediate health and safety or environmental management control measures. If control measures are considered to be required, they should be implemented;
- The Environmental Consultant should attend the site to record the extent of 'contamination' and if necessary, to collect samples. A report indicating the nature of the contamination and how it is to be dealt with should be submitted to, and agreed in writing by, the Local Planning Authority;
- Once remedial works have been completed, the Environmental Consultant should collate evidence of work carried out for inclusion in a Remediation Verification Report which should be submitted to the Local Planning Authority.

Once remedial works have been completed, the Environmental Consultant should collate evidence of work carried out for inclusion in a Remediation Verification Report which should be submitted to the Local Planning Authority.

6.7 Waste Management

6.7.1 Waste Disposal

Groundworks at the site are likely to give rise to waste soils which will require classification before removal from site. The Environment Agency's Hazardous Waste Technical Guidance document (WM3) outlines the methodology for classifying wastes. Once classified the waste can be removed to an appropriately licensed facility for treatment or final disposal. The contractor will need to keep a full documentary record of these works in line with Duty of Care requirements. The record will include waste transfer notes and details of the receiving site. Copies of all relevant documents should be provided to the Client's Environmental Consultant for inclusion in the remediation verification report.

6.7.2 Materials Reuse

As laid out in the CL:AIRE The Definition of Waste: Development Industry Code of Practice (DoWCoP) materials are only considered waste if "they are discarded, intended to be discarded or required to be discarded by the holder". The DoWCoP allows excavated materials to be reused where there is a need for materials and where the risk is acceptable. The following criteria need to be met in order to allow for soils to be reused at a site.

- Pollution of the environment and harm to human health is prevented in reusing the excavated materials;
- The materials are suitable for use without further processing
- There is certainty of use; and
- The quantity that is absolutely necessary (and no more) is used.

A Materials Management Plan (MMP) that confirms the above criteria are met would be required to be submitted to a "Qualified Person" for approval and issuance of an DoWCoP Declaration to the Environment Agency.

Should materials be reused under a DoWCoP declaration, the reuse of the material will need to be fully documented within the final Remediation Verification Report for the site.

7. VERIFICATION STRATEGY

A Remediation Verification Report written by a competent environmental consultant will be submitted and will provide a complete record of the works that have been carried out on the site. The verification reports will as a minimum contain the following:

- Plans showing locations of remediated (i.e. excavated) areas and photographic evidence (e.g. excavations with thickness measurements, filling of imported soils, finished levels etc) of the works undertaken.
- Soil certificates confirming the source of the imported material and that it is suitable for use on a residential site;
- Imported Soil Laboratory Test Certificates for full suite of potential contaminants (i.e. heavy metals, PAH, asbestos etc..) at a density of 1 sample per 50m³;
- Waste Transfer Notes and Soil Importation Certificates including volume of soil transported in each truck;
- Technical specification details, purchase receipts and photographic evidence of the installation of barrier water supply pipes (if applicable) or confirmation from the Water Company that barrier pipes are not necessary;
- An updated risk assessment for the site, taking into account the works that have been implemented and any uncertainties and limitations that were encountered.

8. CONCLUSIONS

It is considered that the proposed remedial measures will be sufficient to break the identified PPLs and render the site suitable for the proposed use.

9. APPENDICES

9.1 Appendix 1 – Planning Permission Decision Notice

Application: 20220431

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND
--

To: **Mr Singh, Super Asset Management Ltd
C/O Miss Ebcin, Barron Edwards Ltd
Whitehall Place
47 The Terrace
Gravesend
DA12 2DL**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED PERMISSION** for development of land situate at:

**Former Site Of Fox And Hounds PH
26 - 27 London Road
Northfleet
Gravesend
Kent**

and being **Erection of a 4-storey building attached to No.25 London Road to provide 2no. 2-bedroom and 7no. 1-bedroom flats; and, erection of a 2-storey detached block to provide 2no. 2-bedroom and 2no. 1-bedroom flats with associated parking, amenity space and waste storage at Fox and Hounds, 26-27 London Road, Gravesend DA11 9JH.** Your application dated 21st April 2022 is permitted subject to the following:-

Time Limit

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2. The development hereby approved shall be carried out in accordance with the following schedule of approved plans:

Application Form - dated 07/04/2022;
Supplementary Information - Lansett Consulting Noise Report reference LC-12-0091-RP1/March 2013;
Drawing no. 001 - Rev. A - Site Location Plan with Existing and Proposed Block Plans;
Drawing no. 003 - Rev. A - Proposed Block Plan;
Drawing no. LR1-19-P2 - Rev. 1 - Proposed Elevations and Floor Plans (Block A);
Drawing no. LR1-19-P3 - Proposed Sections, Detail, Block Plan and Waste Storage;

Reason: For the avoidance of doubt and in the interests of proper planning.

Pre-commencement condition(s)

Code of Construction

3. No development shall take place until a comprehensive Code of Construction Practice covering all environmental impacts of this development is provided by the applicant and submitted for approval to the Local Planning Authority. The approved scheme shall include details of hours of work during the construction period, delivery times for materials, parking of vehicles of site personnel and visitors, loading and unloading of plant and materials, storage of materials and wheel washing proposals; the development hereby permitted shall be carried out in accordance with the approved Code of Construction Practice.

Reason: To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity and in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Sustainable surface water drainage

4. No development shall be commenced until a scheme for sustainable surface water drainage has been submitted to and approved, in writing, by the Local Planning Authority. The detailed drainage scheme submitted shall
- (i) demonstrate that both the rate and volume of run-off leaving the site post-development will be restricted to that of the existing site during any rainfall event (up to and including the climate change adjusted 100yr critical storm),
 - (ii) demonstrate that the existing on-site surface water flow-routes and accumulation points will not be altered in such a way that the development places property at risk from flooding during any rainfall event, up to and including the climate change adjusted critical 100yr storm,
 - (iii) demonstrate that infiltration features are not located on parts of the site where contamination might be present,
 - (iv) include a timetable for its implementation, and
 - (v) include a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

The surface water drainage scheme shall thereafter be implemented in full prior to first residential occupation of the development and thereafter maintained and managed in accordance with the approved scheme.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal; to ensure that the development does not contribute to, or is not put at risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants and to ensure ongoing efficacy of the drainage provisions, in accordance with Policies CS18 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Diversion of Public Sewers

5. No development shall take place until details of the measures which will be undertaken to divert the public sewers is provided by the applicant and submitted for approval to the Local Planning Authority (In consultation with Southern Water). The development hereby permitted shall be carried out in accordance with the approved details.

Reason: To ensure that the existing sewer infrastructure is protected and in accordance with Policies CS18 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Contaminated Land

6. No development approved by this permission shall be commenced prior to a contaminated land assessment (in accordance with the CLEA guidelines and CLR 11 methodology) and if necessary an associated remedial strategy, together with a timetable of works, being submitted to the Local Planning Authority for approval.
- a) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
- b) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.
- c) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance). If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.
- d) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.
- e) Where applicable, a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over an agreed period of time, and the provision of reports on the same, must be prepared and approved in writing by the Local Planning Authority.

Following completion of the measures identified in that scheme, and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the Local Planning Authority.

Reason: To ensure adequate assessment has been undertaken to confirm whether remediation is required to prevent any adverse effects of soil contamination to the public, environment and underlying groundwater.

Prior to above ground level Condition

Materials/samples

7. Prior to any above grounds works and notwithstanding the details shown on the approved plans and application form, additional details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the development hereby permitted, including details of all windows, doors and other openings, 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 before the first occupation of the development.

Reason: To maintain the character and appearance of the area and to ensure a satisfactory visual relationship between the existing development and the wider area in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Pre-occupation Condition(s)

Hard Landscaping Scheme

8. Prior to first occupation of any of the development details of the proposed hard landscaping to include the proposed surface and boundary treatments, security gates and means of demarcating the car parking spaces, shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be completed prior to first occupation of the development and thereafter retained in good order during the lifetime of the development.

Reason: To maintain the character and appearance of the site and to ensure a satisfactory visual relationship between the existing and new development in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Soft Landscaping Scheme

9. Prior to first occupation of any of the development details of the proposed soft landscaping to include the provision of native planting and to be informed by the indicative details included on the approved plans, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter accord with the approved details, and the proposed landscaping scheme shall be fully implemented within one year of first occupation of the building. The soft landscaping shall thereafter be maintained for a period of not less than five years and any trees, shrubs or grassed areas which die, are diseased or vandalised within this period shall be replaced within the next planting season.

Reason: To ensure that the landscaping is maintained in the long term in the interests of the visual amenity of the development, in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Car parking spaces

10. Prior to first occupation of any of the development the car parking spaces indicated on the Drawing no. 001 - Rev. A shall be formed, surfaced and suitably demarcated (in accordance with the hard landscaping scheme to be approved pursuant to condition 8). Thereafter the parking spaces shall be kept available for such use and 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 Class in any statutory instrument revoking and re-enacting that Order), shall be carried out that would preclude their use for car parking.

Reason: That the development without the provision for adequate accommodation for the parking or garaging of a private motor car or cars is likely to lead to car parking inconvenient to other road users and detrimental to amenity and in accordance with Saved Policy P3 of Gravesham Local Plan First Review (1994).

Dropped Kerb

11. Prior to first occupation of the development the applicant/developer shall, through agreement with the Local Highway Authority, carry out the following works in full:
- (i) Provision of a vehicular crossover to serve the development, as indicated on Drawing no. 001 - Rev. A; and
 - (ii) Re-instatement of the footway in place of the existing vehicular crossover on Rural Vale that will be redundant following redevelopment.

Reason: In order to consolidate the public highway to integrate the new development and in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Noise mitigation measures

12. Prior to first occupation of the development the applicant/developer shall provide written confirmation to the Local Planning Authority that the mitigation measures laid out in section 5 of the Lansett Consulting Noise Report reference LC-12-0091-RP1/March 2013 have been implemented within the construction of the development.

Reason: In order to ensure acceptable living conditions for the future residents and in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Security Measures

13. Prior to first occupation of the development details of security arrangements and means of access controls to the site and the individual buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the approved measures shall be retained during the lifetime of the development.

Reason: In order to create a safe and accessible development by reducing opportunities for crime, in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

External lighting

14. Prior to first occupation of the development details of any external lighting to the building, car park or grounds shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be carried out in accordance with the approved details before the first occupation of the development.

Reason: In the interest of amenity and in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Refuse Stores

15. Prior to the first occupation of the development hereby approved details of the refuse arrangements structure indicated Drawing no. 003 - Rev. A shall be submitted to and approved in writing by the Local Planning Authority. The approved refuse stores shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times. Thereafter 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 Class in any statutory instrument revoking

and re-enacting that Order), shall be carried out that would preclude the use of these buildings for their intended purpose.

Reason: In order to ensure the development is served by a suitable refuse storage area in the interest of amenity and in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Bicycle Storage

16. Prior to the first occupation of the development hereby approved details of the cycle storage racks indicated on Drawing no. 003 - Rev. A shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle stores shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times. Thereafter 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 Class in any statutory instrument revoking and re-enacting that Order), shall be carried out that would preclude the use of these buildings for their intended purpose.

Reason: In order to encourage options for sustainable travel in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014) and Saved Policy P3 of Gravesham Local Plan First Review (1994).

Visibility Splays

17. Prior to the first occupation of the development hereby approved and notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modifications) the visibility splay(s) shown on the approved plans shall be cleared of all obstructions over 0.6m above the level of the adjoining highway, including the reduction in level of the land if necessary. Nothing over that height shall be permitted to remain, be placed, built, planted or grown within the area of the approved visibility splays.

Reason: In the interests of highway and pedestrian safety and in accordance with Policy CS11 of the adopted Gravesham Local Plan Core Strategy (September 2014), Saved Policy T5 of the Gravesham Local Plan First Review and paragraph 35 of the National Planning Policy Framework (2021).

Other/On-going conditions

Watching Brief

18. The applicant shall undertake a watching brief during construction in case any contamination is encountered during the groundwork phase. If during development any contamination is found, the Local Planning Authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the Local Planning Authority as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Reason: To ensure no unacceptable risks to human health occur as a result of development.

External fixtures

19. No satellite antenna, apparatus, external pipe work or plant/services of shall be erected on the site or roof/wall of either building hereby approved.

Reason: In the interests of the visual amenity of the development and in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Gates

20. No gates shall be installed across the vehicular access driveway to the development site at any time.

Reason: In the interests of highway safety and to avoid vehicles waiting in the road while gates are opened or closed.

INFORMATIVES:-

1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

2 BUILDING REGULATIONS AND PARTY WALL ACT

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

3 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

4 FOR THE AVOIDANCE OF DOUBT - BLOCK PLAN ON DRAWING NO. LR1-19-P3

The Proposed Block Plan (scale - 1:200) as shown in Drawing no. LR1-19-P3 is incorrect and should not be considered an accurate representation of the redline boundary. Therefore, this is to be excluded from the approved plans and superseded by the Proposed Block Plan (scale - 1:200) shown in Drawing no. 003 - Rev. A.

5 KENT COUNTY COUNCIL HIGHWAYS AND TRANSPORTATION

It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Information about how to clarify the highway boundary can be found at <https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

6 SUPERFAST FIBRE OPTIC BROADBAND

Kent County Council recommends that all developers work with a telecommunication partner or subcontractor in the early stages of planning for any new development to make sure that Next Generation Access Broadband is a fundamental part of the project. Access to superfast broadband should be thought of as an essential utility for all new homes and businesses and given the same importance as water or power in any development design. Please liaise with a telecom provider to decide the appropriate solution for this development and the availability of the nearest connection point to high speed broadband. We understand that major telecommunication providers are now offering Next Generation Access Broadband connections free of charge to the developer. For advice on how to proceed with providing access to superfast broadband please contact broadband@kent.gov.uk

7 SOUTHERN WATER

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Please read their New Connections Services Charging Arrangements documents which has now been published and is available to read on their website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>

Dated: 21 June 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For all other applications, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.

- **For further information regarding Appeals and to make an application please click the relevant link:**
<https://www.gov.uk/appeal-householder-planning-decision>
<https://www.gov.uk/appeal-planning-decision>
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

***Householder applications**

These are:

- (a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

PURCHASE NOTICES

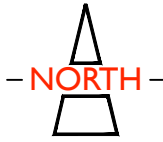
If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

9.2 Appendix 2 - Proposed Development Plans

NOTE
THIS DRAWING IS THE COPYRIGHT OF
BARRON EDWARDS ARCHITECTS LTD AND
MAY NOT BE COPIED, ALTERED OR
REPRODUCED IN ANY FORM, OR PASSED
TO A THIRD PARTY WITHOUT THE WRITTEN
CONSENT OF BARRON EDWARDS
ARCHITECTS LTD. DIMENSIONS SHOULD BE
CHECKED AND VERIFIED ON SITE AND ANY
DISCREPANCIES SHOULD BE REPORTED TO
THE ARCHITECT. USE FIGURED DIMENSIONS
ONLY.
IF IN DOUBT ASK FOR CONFIRMATION.

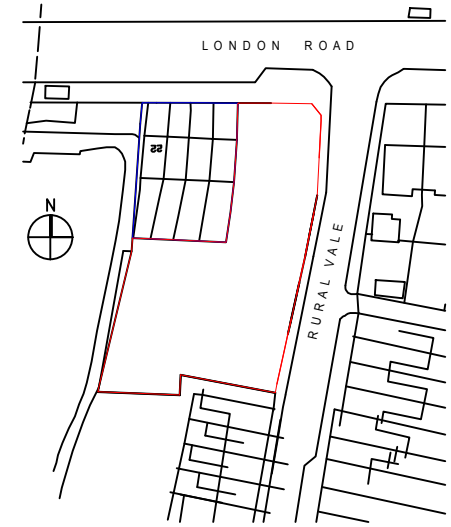
SITE LAYOUT (Scale 1-200)



L O N D O N R O A D

R U R A L V A L E

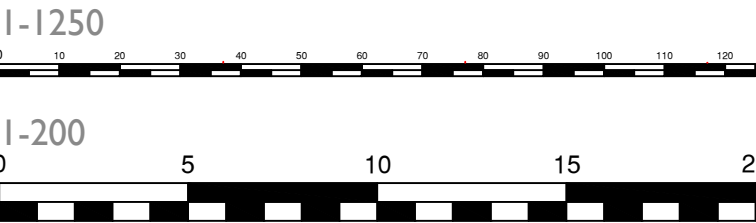
LOCATION PLAN (Scale 1-1250)



MASS MODEL



REV.	DESCRIPTION	DRAWN	DATE
REVISIONS			
Issued for PLANNING			
SITE ADDRESS LONDON ROAD RURAL VALE GRAVESEND KENT DA11 9JH			
CLIENT LONDON ROAD RURAL VALE GRAVESEND KENT DA11 9JH			
SCALE	SHEET SIZE	DRAWN	DATE
VARIES	A2	SR	11-12-17
DRAWING TITLE SITE LAYOUT LOCATION PLAN MASS MODEL			
DRAWING NUMBER LRI-18-PI		REVISION -	



39 Wrothen Road
Gravesend, Kent DA11 9PL

t: 01474 247787

e: <http://barronedwards.co.uk>
info@barronedwards.co.uk