

Proposed removal and amendments to Planning Conditions attached to Ref: 20230885

Supporting Information to S73 application

Summary

An application (S73) has been submitted to Gravesham Council for the following:

- 1) The removal of planning condition 4 requiring the submission of detailed proposals for passing places and their then construction.
- 2) The amendment of condition 7 this requiring the implementation of a traffic regulation order for the proposed one-way routing system for HGVs during construction phases to now be a permanent TRO for all traffic.
- 3) Removal of condition 12 on a site wide scheme of archaeological investigation. Following discussions with the county archaeologist on the non dig nature of the proposals and the Health and Safety issues of asbestos contamination, this is now felt to be unnecessary.
- 4) Removal of Condition 6 requiring the submission and approval of the temporary traffic signals to be placed on Canal Road.

Background and Context

In June 2023, SCP were appointed by LEJ properties to undertake a detailed and three dimensional topographical survey to support the detailed design of the 23 passing places that had been provisionally identified with two dimensional mapping and subsequently conditioned:

Condition 4.

No development approved by this permission (including demolition and engineering operations) shall commence until full details of the construction of additional passing places (within the public highway) along Lower Rochester Road and Gore Green Road generally in accordance with RSK Drawing Ref. 661792-10-04B have been submitted to and approved in writing by the Local Planning Authority. The passing places shall be completed in accordance with the approved details prior to any works commencing on site.

Following review of the survey data, it was identified that 3 of the passing places were in effect redundant due to their proximity to the junction (as the junction would be used as

an informal passing bay). A further nine of the remaining passing places were found to require development on land not on the public highway.

The private landholdings of these 9 were a combination of private home-owners gardens and agricultural land owned by an investment trust. Approaches were made and either not responded to or actively rebuffed.

This has in effect left the passing places solution incapable of providing the necessary management of heavy goods vehicles and their safe passage to and from the Nuralite site.

Following dialogue with both the LPA and the Highways Authority (Kent County Council), it was agreed that a viable way forward was to seek, in lieu of the passing places, an all traffic and permanent TRO for the proposed one-way routing strategy (which currently is framed as both temporary (capping, demolition and construction) and heavy goods vehicles only.

The planning permission also has a condition (12) which seeks an agreed programme of archaeological work prior to commencement of works. This is in addition to a further condition (15) which seeks a detailed recording and interpretation programme of the existing industrial archaeology.

Following recent discussion with the county archaeologist, it was proposed that condition 12 is not required. The site and its contamination with asbestos means that the whole approach is based on no dig. The site is to be capped. In addition, there would be grave risks to any archaeological site operatives if they did undertake digging and sifting works given the asbestos contamination in the soil.

Given the existence of condition 15. It is therefore proposed that condition 12 is unnecessary and undeliverable in any event.

Lastly, it is proposed that condition 6 is also removed. This condition requires the submissions and approval of traffic control signals and duration in support of one way working along Canal road during capping and construction phases. It is proposed that this condition is unnecessary as temporary traffic management will always be subject to approval from the Council's Highway's Street works teams.

Further details on proposed amendments to planning conditions on passing places and TRO

1) To **remove Condition 4** passing places as this is no longer a workable proposal following three dimensional surveying and landowner approaches.

2) Amend Condition 7 Traffic Regulation order

Other than the works shown on Drawing No.23/171/14 - Nuralite Retaining Wall no development approved by this permission (including demolition and engineering operations) shall commence until a Traffic Regulation Order has been enacted to introduce a one-way routing strategy requiring HGV vehicles travelling westbound to use Lower Rochester Road and Gore Green Road for travelling eastbound during the construction of the development. For the avoidance of doubt this includes demolition works.

Now proposed as:

Other than the works shown on Drawing No.23/171/14 - Nuralite Retaining Wall no development approved by this permission (including demolition and engineering operations) shall commence until a Traffic Regulation Order has been enacted to introduce a permanent, one-way routing strategy requiring all vehicles travelling westbound to use Lower Rochester Road and Gore Green Road for travelling eastbound and generally in accordance with SCP drawing SCP-230503-0106.

Drawing SCP -230503-0106 is appended.