

Gravesham Borough Council
Development Control
Civic Centre Windmill Street
Gravesend
Kent
DA12 1AU

Our ref: KT/2021/128685/05-L01
Your ref: 20210757
Date: 17 March 2023

Dear Rebecca

Redevelopment Of The Site And Conversion Of The Existing Building To Provide 27 Residential Units (6 X 1 Bed, 12 X 2 Bed And 9 X 3 Bed) With Associated Landscaping, Parking And Vehicular Access.

Custom House, The Terrace, Gravesend, Kent DA12 2BW

Thank you for consulting us on the above application. **We maintain our objection on flood risk grounds. We withdraw our objection on fisheries, biodiversity and geomorphology grounds subject to the inclusion of a planning condition set out below. We also require groundwater and contaminated land planning conditions to be applied to any planning permission as set out below.**

Flood Risk

We welcome the proposal for a new tidal flood defence across the entirety of the Custom House frontage with a crest level of no less than 8.00 metres Above Ordnance Datum and a 100 year design life. **However, we maintain our objection due to the contradicting information within the submitted Flood Risk Assessments (FRA) and the Remedial Works Report which details the new tidal defence proposal.**

We require that the applicant provides a clear stance regarding the replacement of the site's tidal flood defence. The FRA should be updated to incorporate the points raised within the Remedial Works Report. The FRA should state and not suggest that the defence will be replaced with an adequate flood defence.

We approve of the proposed works but wish to clarify the position at planning.

We would seek to include conditions on any approved proposal to ensure the flood defence works are completed before the site is occupied. We would also seek a condition for a detailed design report to be submitted for approval by the Local Planning Authority in consultation with us before site works begin.

Fisheries, Biodiversity and Geomorphology

We thank the applicant for submitting a Preliminary Ecological Appraisal. We support recommendations set out in this document so **we can withdraw our objection on this basis subject to the following planning condition being**

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INVESTOR IN PEOPLE



applied to any planning permission granted.

It would seem from the photos providing that a good level of naturally occurring vegetation has already established on the upper portion of the shingle beach and therefore as suggested, careful management under a landscape management strategy to be agreed under condition by the local planning authority should detail how this sensitive habitat will be maintained.

Condition 1

No development approved by this planning permission shall commence until a landscape management plan detailing how the shingle beech habitat and other envisaged ecological enhancements within the site will be maintained has been submitted to, and approved in writing by, the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

Reason

To ensure the protection of wildlife and supporting habitat. Also, to secure opportunities for enhancing the site's nature conservation value in line with national planning policy.

Informative

Further enhancements could include but are not limited to providing bird roost/perching structures, enhancement of the tidal flood defence with timber fenders and native planting to create a green wall.

Groundwater and Contaminated Land

Due to the scale, nature and setting of this proposal and the supporting information submitted, we do not object to the proposal in principle providing the following conditions are placed on any permitted development.

Condition 2

No development approved by this planning permission shall commence until a strategy to deal with the potential risks associated with any contamination of the site, particularly the workshop and boathouse, has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
all previous uses;
potential contaminants associated with those uses;
a conceptual model of the site indicating sources, pathways and receptors; and
potentially unacceptable risks arising from contamination at the site.
(Note: the submitted R Carr Desk study report would fulfil this requirements, but as development may be undertaken by other parties who may not have rights to the report, this element of the condition should be retained until the full condition can be discharged)
2. A site investigation scheme, based on (1) to provide information for a detailed

assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework.

Condition 3

Prior to any part of the permitted development being occupied a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reasons

To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework.

Condition 4

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reasons

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 174 of the National Planning Policy Framework.

Condition 5

No surface water drainage into the ground or controlled waters is permitted other than with the written consent of the Local Planning Authority. The development shall

be carried out in accordance with the approved details.

Reasons

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 174 of the National Planning Policy Framework.

Please do not hesitate to contact us should you require any further information.

Yours sincerely

Ms Laura Edwards

Planning Advisor

Direct email KSLPLANNING@environment-agency.gov.uk