



LUSTRE

CONSULTING

27/04/2022

Our Ref: 4301 - 220419 - AR

Mid Kent Golf Club Limited
Singlewell Road
Gravesend
Kent
DA11 7RB

Sent via email

MID KENT GOLF CLUB – GRAVESEND Watching Brief / Unforeseen Contamination

Pre-App Ref: PRE20210419
Site Address: Mid Kent Golf Club, Singlewell Road, Gravesend Kent DA11 7RB
Proposal: Refurbishment and extension of clubhouse

Watching Brief Requirement

During pre-app enquiry dated 11th November 2021 the following requirements were requested:

Page 16: The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. 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

Page 21: In view of past uses of the site including existing car parking areas and storage buildings there may be the potential for contamination on the site although the Council's Environmental Health Officers suggests that only a watching brief would be necessary.

Confirmation of Requirement by Environmental Protection

On 22nd April 2022 Piotr Pisarczykowski the Environmental Health Technician at Gravesham Borough Council confirmed the approach of the watching brief by email (copy enclosed). This confirmed the approach detailed in the following sections and that it "cannot be discharged until the development/groundworks are complete."

Watching Brief Provision

A non-specialist (full-time) watching brief will be maintained by an appropriate person on-site throughout the works who is experienced and capable of identifying signs of potential contamination, including discolouration/staining, unfamiliar odours and visual evidence of potentially contaminated/ hazardous materials. This person would normally be a site manager and/ or nominated sub-contractor carrying out groundworks, demolition and enabling works when unforeseen contamination may be encountered.

There is always a potential for unforeseen contamination to be encountered during any redevelopment works, particularly when groundworks are being carried out and the site cleared of existing structures and hardstanding. As such, there is a potential for hazardous ground conditions /contaminated soils to be encountered during the development works.

Should any unforeseen contamination (material or potentially contaminated soils and/or water such as stained, oily or malodours materials, or possible asbestos etc.) arise during the development works, the appointed person and/or site manager must contact Lustre to arrange a site visit for inspection, assessment and sampling (if required). The Environmental Consultant (Lustre Consulting) should be contacted immediately to:

- ▶ Visually inspect the suspected contamination/ materials;
- ▶ Estimate the volume and extent;
- ▶ Note any corresponding odours and/or staining;
- ▶ Take samples for testing to confirm type/nature of materials/ contamination present; and
- ▶ Undertake a suitable risk assessment.

It may be recommended that the contamination is excavated and stockpiled in order to allow further assessment and classification whilst site works continue with minimal disruption to the construction programme. The nature and means of managing the unforeseen contamination will be recorded accordingly.

Prior to groundworks starting, contact should be made to the Environmental Consultant. The following contact details can be used:

Lustre Consulting: 01634 757 705 or info@lustreconsulting.com

Credentials

Lustre Consulting is a firm of Chartered environmental professionals specialising in brownfield regeneration, contaminated land, flood risk and drainage and acoustics. We are members of the Association of Geotechnical and Geoenvironmental Specialists (AGS) and CHAS; a SSIP approved Health and Safety scheme. Please visit our website www.lustreconsulting.com for further details.

I trust the above is clear. If you have any queries or require further clarification, please do not hesitate to contact the undersigned.

Yours sincerely,



Matthew Larkin
Associate Director
BSc MSc MCIWEM C.WEM CSci RSoBRA



Ariel Rapson

From: Pisarczykowski, Piotr <piotr.pisarczykowski@gravesham.gov.uk>
Sent: 22 April 2022 14:48
To: Ariel Rapson
Subject: RE: Pre-App Ref: PRE20210419

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ariel

Thank you for your email.

A Watching Brief is a condition that is now widely used across a range of planning applications. It cannot be discharge until the development/groundworks are complete.

If during construction/demolition works, evidence of potential contamination is encountered, works shall cease and the site fully assessed to enable an appropriate remediation plan to be developed. Works shall not recommence until an appropriate remediation scheme has been submitted to, and approved in writing by, the local planning authority and the remediation has been completed. Upon completion of the building works, this condition shall not be discharged until a closure report has been submitted.

If no contamination has been discovered during the build then evidence (for example, photos or letters from site manager) to show that no contamination was discovered should be provided, which will allow for the discharge of the condition.

Regards

Piotr Pisarczykowski BSc (Hons)
Environmental Health Technician
Environmental Protection
Gravesham Borough Council
Email: piotr.pisarczykowski@gravesham.gov.uk

Gravesham Borough Council - Delivering a Gravesham to be proud of

**INVESTORS
IN PEOPLE**

From: Ariel Rapson <ariel.rapson@lustreconsulting.com>
Sent: 19 April 2022 14:04
To: Environmental Protection Team <EP@gravesham.gov.uk>
Subject: Pre-App Ref: PRE20210419

Pre-App Ref: PRE20210419
Site Address: Mid Kent Golf Club, Singlewell Road, Gravesend Kent DA11 7RB
Proposal: Refurbishment and extension of clubhouse

To Whom it may concern,

We are working on behalf of the applicant for this pre application enquiry.

Within the pre-app enquiry dated 11th November 2021 (copy attached) the following comments were made:

Page 16: The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. 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

Page 21: In view of past uses of the site including existing car parking areas and storage buildings there may be the potential for contamination on the site although the Council's Environmental Health Officers suggests that only a watching brief would be necessary.

Our client's understanding is that a 'Watching Brief' is now a required document to submit with their planning application. As a watching brief can only be undertaken once works on the site have commenced, and therefore after permission is granted, we would like to clarify your requirements.

Can the 'watching brief' be dealt with as a planning condition? Or if not, what information would you like to support the planning application to fulfil the 'watching brief'?

Thank you for your time.

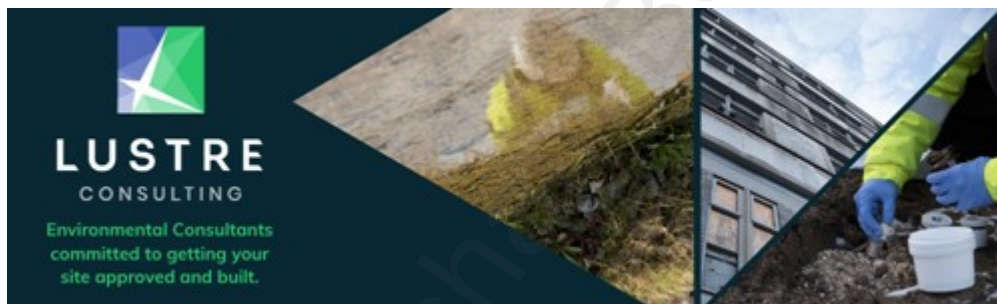
Regards,

Ariel Rapson

Office Manager

t. 01634 757 705

e. ariel.rapson@lustreconsulting.com



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