

Richard Hart
Principal Planner (Major Sites)
Planning and Regeneration Services
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent, DA12 1AU

Date: 6th January 2022
Our reference: I1080835

Dear Richard,

Land at Market Square and Horn Yard Car Parks (The Charter), New Swan Yard, Gravesend, DA12 2EN | Discharge of Conditions

As you will be aware Knight Frank have been appointed by Reef Group (hereinafter 'the Applicant') to submit an application to discharge those planning conditions pursuant to the Full Planning Permission (Ref. 20200343), at Land at Market Square and Horn Yard Car Parks (hereinafter 'the Site').

Full Planning Permission was granted by Gravesham Borough Council on 21st December 2020 for:

Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian, landscaping, highway and other associated works.

This application seeks the discharge Condition 9 of Ref. 20200343. It should be noted that Part (1) and (2) of Condition 9 were approved under Ref. 20210061 on 23rd April 2021. This application therefore seeks to discharge the final elements of Condition 9, Parts (3) and (4).

Condition 9 – Contaminated Land Strategy

Condition 9 reads as follows:

"No development approved by this permission shall be commenced until a strategy to deal with the potential risks associated with any contamination of the site 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.*
- 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.*

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The scheme shall be implemented as approved”.

In accordance with the requirements of Condition 9 we hereby submit a letter prepared by DTS Raeburn. As required by Part (3), the letter sets out the proposed remediation strategy, alongside remedial measures and procedures in place to deal with any unforeseen contamination. As required by Part (4), the letter confirms the contents and data to be included within the Verification Plan.

Summary

The application fee of £116.00 (excluding service charge) has been sent by BACS directly to the Planning Portal as requested by the Council.

We trust that you find the enclosed planning application in order to meet the full requirements of Condition 9 and look forward to hearing confirmation of the application's validation.

Should you have any queries or require any further information please contact me on the details below.

Kind regards



Kelly McCann
Senior Planner
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