

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

Our ref: KT/2023/130785/01-L01
Your ref: 20230239
Date: 04 July 2023

Dear Katherine

**Erection Of A Portal Frame Shed For Servicing And Maintaining Coaches,
Including Space For An Office On A Mezzanine Floor And Storage On The
Ground Floor.**

Grange Travel Limited, Canal Road, Gravesend, Kent, DA12 2RS

Thank you for consulting us on the above application.

We **object** to this proposal as it does not demonstrate that the risks of pollution to controlled waters are acceptable, or can be appropriately managed. We therefore recommend that planning permission is refused.

Groundwater and Contaminated Land Reasons

The previous use of the development site as industrial/commercial and as an historic landfill (*Gas Works - Canal, historic landfill dataset reference EAHLD19292*), presents a *high* risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the site is located upon a principal aquifer overlain by a secondary aquifer.

As the planning application is not supported by an appropriate risk assessment, it does not meet the requirements set out in paragraphs 174 and 183 of the National Planning Policy Framework.

Overcoming our objection

The applicant should submit a preliminary risk assessment which includes a desk study, conceptual model and initial risk assessment. This information must demonstrate to the local planning authority that the risk to controlled waters has been fully understood and can be addressed through appropriate measures.

Further information

Please note that the above comments only relate to Groundwater and Contaminated Land. We have other comments to make in relation to issues within our remit, which will be provided once our above objection has been overcome.

If the applicant would like us to review a revised technical report prior to a formal submission, outside of a statutory consultation, and/or meet to discuss our position, this will be chargeable in line with our cost recovery service.

If they wish to request a meeting, or document review, please contact our team email address at KSLPlanning@environment-agency.gov.uk

Further information on our charged planning advice service is available at:
<https://www.gov.uk/government/publications/planning-and-marine-licence-advice-standard-terms-for-our-charges>

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