

Delegated Report

Householder Planning Application

Planning Application No: 20211070

Location: Elizabeth Huggins Cottages Cross Lane West Gravesend Kent

Description: Application for approval of conditions 2 and 11(a), (b) and (c) attached to planning permission reference number 20210672 relating to external facing materials and contaminated land assessment.

Applicant: Mr Richard Monaghan, Stonechart Developments Ltd

Submitted Documents/Plans

Application form;
Phase 2 Geo-Environmental Assessment dated February 2021 Document Reference: 12545/GEI; and
External Materials Palette.

Procedural Issues

The application has been initially described as the following.

Application for approval of conditions 2 and 11 attached to planning permission reference number 20210672 relating to external facing materials and contaminated land assessment.

However, the applicant at this stage cannot fully discharge condition 11 as a closure report is required. The description has been amended to the following:

Application for approval of conditions 2 and 11(a), (b) and (c) attached to planning permission reference number 20210672 relating to external facing materials and contaminated land assessment

Secondly the applicant was informed on 14.9.21 that the materials palette for condition 2 covers the entire development and not just block D.

Relevant Planning History

20210672 –Application for the variation of condition 2 attached to planning permission reference number 20130801 to provide social housing to ex service personnel to provide a mix of 3 bedroom 2 storey houses, single bedroom flats, 2 bedroom flats, 2 bedroom cottages and a 3 bedroom maisonette for warden, car parking and cycle storage; to allow amendment of the design of Block D, an increase in the number of flats from 12 to 14 and for all the flats to be 2 bed apartments. **Permitted 26.07.2021**

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS19 - Development & Design Principles

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Consultations, Publicity and Representations

Regulatory Services

The applicants have submitted a Phase 2 Geo-Environmental Assessment dated February 2021 Document Reference: 12545/GEI. The report indicates that the level of contamination in the area is generally low and is not considered to pose significant risk or significant harm to human health and it includes results of sampling and monitoring to support this.

Section 11 contains a series of recommendations. This Service would expect all of the recommendations set out in the aforementioned report to be implemented, including remedial strategies such as the soil cover system for any potential residual contaminants. We anticipate clear evidence of each to be provided to the Local Planning Authority for approval prior to construction. Any works identified as being required shall be carried out prior to construction of the development.

As such, we are satisfied that parts a), b) and c) of Condition 11 have been met and look forward to receiving the closure report so that condition 11 can be discharged in full.

Officer's Analysis

Condition 2

External Facing Materials

Notwithstanding the details shown on the approved plans and application form before any above ground works commence details of all external joinery, rainwater goods and colour finishes to external joinery and rainwater goods have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

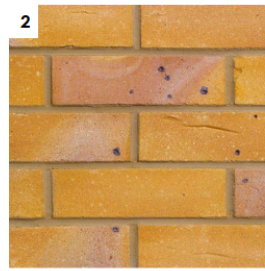
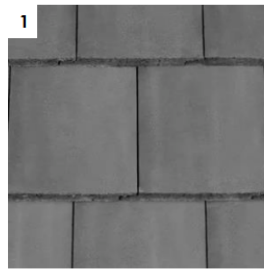
The following information has been submitted for condition 2.

- Application form;
- External Materials Palette.

As the below information shows the proposed external facing materials for the development provides sufficient information on the external materials for the entire development. As no wooden windows are proposed no external joinery details are required.

External Materials Palette – Block D – Rev P2

1. **Roof Tiles** – Redland Mini Stonewold concrete tiles – Slate Grey.
2. **Brickwork** – Forterra Harborough Buff Multi, or similar approved.
3. **Fenestration Details** – Slate grey fibre cement vertical cladding and white fibre cement trim borders such as Hardie Plank cladding & NT3 trims.
4. **Windows / Glazed Doors** – White UPVC.
5. **Entrance Doors** – Composite; Dark Grey with single glazed aperture.
6. **Eaves / Rainwater Goods** – White UPVC fascias and soffits with Black UPVC rainwater goods.



Sufficient information has been provided to discharge condition 2 and no further information is required. No conflict with Policy CS19 (LPCS) or section 12 (NPPF).

Discharge Condition 2

Condition 11 (a), (b) and (c)

Contaminated Land Assessment

No development (excluding the demolition of the existing buildings and laying of foundations for the development shall be commenced prior to a contaminated land assessment (in accordance with the CLEA guidelines and CLR 11 methodology) and if necessary an associated remedial strategy, together with a timetable of works, being submitted to the Local Planning Authority for approval.

- a) *The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the Local Planning Authority prior to investigations commencing on site.*
- b) *The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.*
- c) *A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.*

The following information has been submitted to discharge condition 11

- Application form; and
- Phase 2 Geo-Environmental Assessment dated February 2021 Document Reference: 12545/GEI.

Regulatory Services have been consulted and provided the following comments on Phase 2 Geo-Environmental Assessment dated February 2021 Document Reference: 12545/GEI.

The report indicates that the level of contamination in the area is generally low and is not considered to pose significant risk or significant harm to human health and it includes results of sampling and monitoring to support this.

Section 11 contains a series of recommendations. This Service would expect all of the recommendations set out in the aforementioned report to be implemented, including remedial strategies such as the soil cover system for any potential residual contaminants. We anticipate clear evidence of each to be provided to the Local Planning Authority for approval prior to construction. Any works identified as being required shall be carried out prior to construction of the development.

As such, we are satisfied that parts a), b) and c) of Condition 11 have been met and look forward to receiving the closure report so that condition 11 can be discharged in full.

Taking into account the above comments no further information is required to discharge condition 11 (a),(b) and (c) and no conflict with Policy CS19 (LPCS).

Discharge Condition 11 (a), (b) and (c).

Conclusion & Recommendation

Sufficient information has been provided to discharge condition 2 and Condition 11 (a), (b) and (c). Approval is recommended.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	22nd September 2021	Dated:	22 September 2021