

# Delegated Report

## *Submission of Details to Discharge Conditions*

**Planning Application No:** 20250041

**Location:** Former Site Of Battle Of Britain Coldharbour Road Northfleet Gravesend

**Description:** Application for the approval of condition 6 (External Facing Materials, Colours and Finishes) and condition 7 (parts a, b and c only) (Contaminated Land - Desk Study Report) attached to planning reference number 20231182.

**Applicant:** Mr Neil Dobbie

### Submitted Documents/Plans

Application Form  
Covering Letter  
Samples Submitted  
Schedule of External Materials  
Panel Brochure  
Danum Roof Tile Brochure  
Ground Investigation Report  
Woodward Brick Example  
Sandtofy Calderdale Data Sheet  
Hardie VL Plank Anthracite Grey Example  
Hardie Board Slate Grey Example

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                                                                                                                                      | Decision  | Decision Date |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|
| 20231182  | Application for the variation of condition 2 attached to planning reference 20221251 for the construction of a care home (within Class C2) associated parking, access, drainage, boundary treatments, landscape and other associated works; to allow the increase of 65 bedrooms to 75 bedrooms and the provision of a basement. | Permitted | 12.03.2024    |
| 20221251  | Construction of a care home (within Class C2) associated parking, access, drainage, boundary treatments, landscape and other associated works.                                                                                                                                                                                   | Permitted | 20.06.2023    |

### Development Plan

#### Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS19 – Design and Development Principles
- CS20 – Heritage and the Historic Environment

#### Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

#### National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

#### Supplementary Planning Guidance

- Design for Gravesham – Design Code (2024)

### **Consultations, Publicity and Representations**

#### Consultees

##### *GBC Environmental Protection*

The submitted 'Report on Ground Investigation' dated 22/02/2024 by Applied Geology (Report Ref: AG3571-23-AR62) has been reviewed. This report pulls together some previous investigation undertaken on the site along with some additional ground investigation undertaken as part of this most recent study. A desk top study and conceptual site model is also submitted as part of the report.

With regards to the intrusive sampling, analysis of an appropriate suite of contaminants has been carried out and assessed against the relevant generic screening criteria. Some exceedances of TPH and PAH's were found in TP3 and TP4 (along the northwest, north and northeast boundaries) and are likely to be as a result of fuel spills/leakage that occurred in the car park area of the former pub.

The report recommends that shallow made ground (including asphalt) beneath the asphalt hard standings are removed during the ground works stage in order to remove the source of elevated contaminants. Alternatively, a clean cover layer (minimum 450mm in residents garden spaces and 300mm in general landscaped areas) over a marker layer (hard to dig or geotextile membrane) could be installed in areas that are intended for soft landscaping.

Ground gas monitoring was also undertaken with results being low and of no concern. No gas protection measures are therefore needed.

The report addresses parts a), b) and c) of Condition 7 and these parts can be discharged. Part d) and e) cannot be discharged at this time.

*Environment Agency*

This application relates to a condition that was not requested by us, we therefore have no comments to make with regards to the discharge of condition.

### Officer's Analysis

This application seeks approval of details submitted to discharge condition 6 and 7(a,b,c) of planning reference 20231182.

The wording of Condition 6 is as follows:

#### *Approved Materials*

6. *Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence, additional details (and samples where requested by the Local Planning Authority) of all the external facing materials, colours and finishes to be used in the construction of the development hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details and thereafter maintained.*

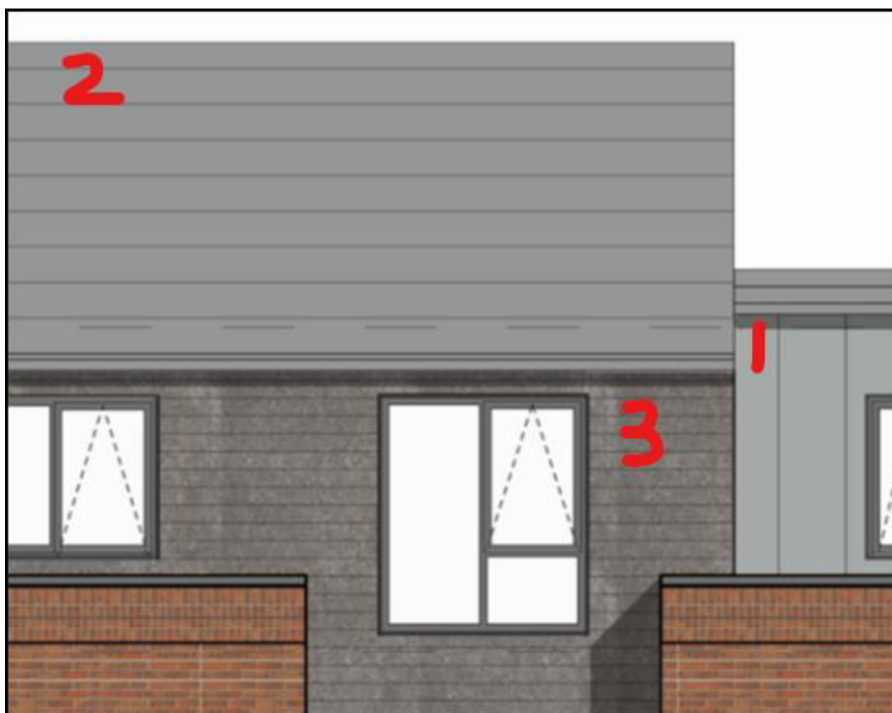
*Reason: To protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (2014).*

To address this condition a schedule of materials, brochure details and samples of the external planks, panel and roof tiles have been submitted. It is proposed that the roof tiles would use a Dark Grey coloured concrete roof tile. The windows and rainwater goods would be an Anthracite Grey UPVC. The external metalwork would also be Anthracite Grey. The bricks would be of a red colour with underburnt and overburnt appearance, the panels would be a non-combustible (A2 fire rated), fire cement, smooth textured grey slate and the rainscreen cladding would be a non-combustible (A2 fire rated) engineered cellulose-fibre and cement composite in Anthracite Grey Cedar textured planks. The paving for the parking area would be grey and the feature paving would be Silver Dust coloured, with a resin bound gravel.

The below images have been annotated to show where the sample panels would be located on the building.



Provided Samples



Annotated section of elevation from 20231182

The wording of Condition 7 is as follows:

*Contaminated Land - Desk Study Report*

7. *Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the Local Planning Authority:*
  - a) A desk study detailing the history of the site uses and proposed site investigation strategy.*
  - b) Details of Quality Assured Sampling and analysis methodology, with all site investigation including relevant soil, soil gas, surface and groundwater sampling conducted by a suitably qualified and accredited consultant/Contractor.*
  - c) A site investigation report detailing all investigative works and sampling on site, together with results of analysis and risk assessment to any receptors.*
  - d) A remediation strategy to be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.*
  - e) Prior to occupation, a closure report shall be submitted and approved by the Local Planning Authority, including details of the proposed remediation works and the quality assurance certificates, details of any post remediation sampling and analysis and details of waste materials removed from site.*

*The development shall thereafter be carried out in full accordance with the approved details and thereafter maintained.*

*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 180 of the National Planning Policy Framework (2023) and to accord with Policy CS19 of the Gravesham Local Plan: Core Strategy (2014).*

To address parts a, b and c of this condition, a ground investigation report has been submitted. This details the history of the site, its uses and potential contaminants. Details sampling was undertaken, which revealed elevated concentrations of Polycyclic Aromatic Hydrocarbons (PAH) and Total Petroleum Hydrocarbons (TPH) within the upper granular Made Ground, beneath surface asphalt along the north-western, northern and north-eastern boundaries of the site. PAH's are made when organic matter is burned, such as burning of wood, gas, oil or coal. TPH is a term used to describe a large family of chemical compounds which originally come from crude oil and is often found in petroleum products. The ground investigation report recommends that to prevent impact on end users from these chemical compounds within the soil, consideration could be given to removing shallow made ground, including asphalt from areas currently beneath the asphalt hardstanding during the groundworks, removing the source of potential elevated contaminants. Alternatively, it would be necessary to place a suitable inert cover layer in proposed garden spaces and within other areas of soft landscaping where hardstanding is currently present. In areas not currently underlain by asphalt or hardstanding, no evidence of elevated concentrations of contaminants has been identified in these areas, no specific cover layers are considered necessary to mitigate risk to Human Health. An Unexploded Ordnance Risk Assessment was also submitted which concludes that there is a Low Risk from items of German aerial delivered UXO and a Low Risk from Allied UXO across the site.

Parts d and e of this condition required a remediation strategy to be implemented and a closure report to be submitted. These elements of the condition would therefore need to be submitted prior to occupation and so cannot be considered as part of this application.

## Conclusion

The details provided to discharge condition 6 demonstrates the use of a high quality mix of materials, with a varied texture and use of varying grey tones which would enhance the visual appearance of the building without resulting in a garish appearance which would be inconsistent with the wider built form in the area. The details submitted meet the purposes of the condition which were to; *protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents.*

The details provided to discharge condition 7 (Parts a, b, c only), evidences the limited risk from ground contaminants and unexploded bombs, and would contribute to meeting the purposes of the condition which were 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*

## Recommendation

The recommendation is to approve the details submitted to discharge condition 6 (materials) and Condition 7 (a, b and c) (Contamination), of planning permission 20231182.

(see draft Decision)

|                      |                                                                                     |                     |                                                                                       |
|----------------------|-------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Lisa Fisher                                                                     | <b>Team Leader:</b> | Mrs Faye Walsh                                                                        |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 6th May 2025                                                                        | <b>Dated:</b>       | 06 May 2025                                                                           |