
SUMMARY REPORT

Application Ref:	20220839
Site Address:	Cobham Lodge, Valley Drive, Gravesend, Kent
Application Description:	Conversion of existing house to 10no. flats including side and rear extension and loft conversion. Conversion of rear annex building to 2no. dwelling houses including proposed new dormers. Construction of new apartment building to form 11no. new apartments. Construction of 8no. semi-detached and 1no. detached houses and associated development.
Applicant:	Dwight Breley Design Ltd
Agent:	Mr John Breley, Breley Design Ltd
Ward:	Singlewell
Parish:	Non-Parish Area
Decision due date:	8 December 2022
Publicity expiry date:	14 October 2022
Decision Level:	Planning Committee – Wednesday 23 November 2022
Reason for referral:	Member call-in and at the discretion of the Service Manager (Planning)
Recommendation:	Delegated to the Service Manager (Planning) to grant PERMISSION subject to planning conditions (including agreeing SUDS conditions with KCC) and the completion of a section 106 legal agreement

Summary of Reasons for Recommendation

This is a major application for:

Conversion of the existing house into 10no. flats including side and rear extension and loft conversion;

- Conversion of rear annex building to 2no. dwelling houses including proposed new dormers;
- Construction of new apartment building to form 11no. new apartments;
- Construction of 8no. semi-detached houses;
- Construction of 1no. detached house; and
- Associated development.

The proposed development is deemed to be a sustainable form of development that accords with national and local planning policy, apart from in relation to the delivery of affordable housing. The agent / applicant has confirmed they will provide all of the S.106 financial contributions which meet the relevant tests set out within the NPPF (2021), however due to the viability of the scheme they are proposing to deliver a 100% market scheme with a viability review to assess actual costs and revenues, to determine whether or not they are able to deliver any sums to make the scheme policy compliant in affordable housing terms.

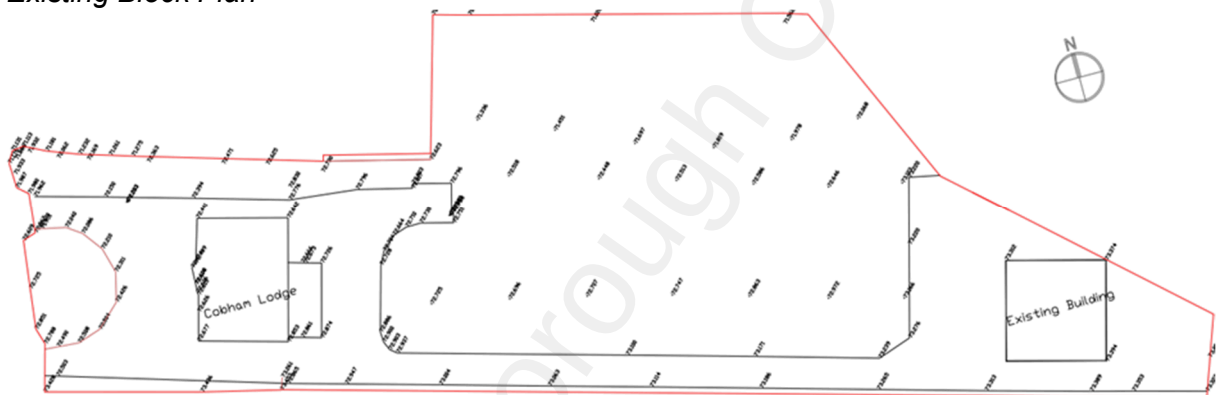
All representations received from both 3rd parties and consultees have been taken into account when considering this proposal and no amendments to the proposal are required.

Permission is recommended subject to the S.106 being signed and appropriate planning conditions being included.

1. Proposal

- 1.1 The proposal is for the conversion of existing house to 10no. flats including side and rear extension and loft conversion. Conversion of rear annex building to 2no. dwelling houses including proposed new dormers. Construction of new apartment building to form 11no. new apartments. Construction of 8no. semi-detached and 1no. detached houses and associated development.

Existing Block Plan



Proposed Block Plan



- 1.2 The existing two storey detached dwelling would be extended with a two storey side extension, two storey rear extension, first floor side extension, loft conversion/extension with dormers to the front and rear, removal of chimney and conversion to provide 10no. flats consisting of 5no. 1 bed 2 person flat and 5 no. 2 bed 3 person flats, together with associated parking to the front, cycle and bin storage and private gardens for Flats 2 and 3 located directly to the rear.

Existing Elevations – Existing two storey detached dwelling

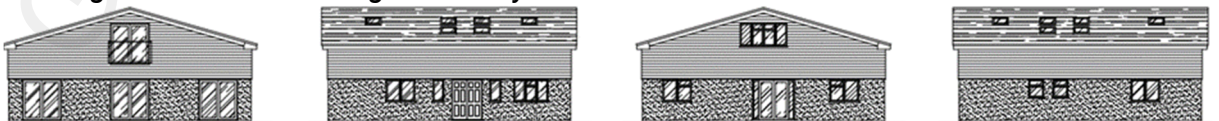


Proposed Elevations – Proposed 10 no. flats

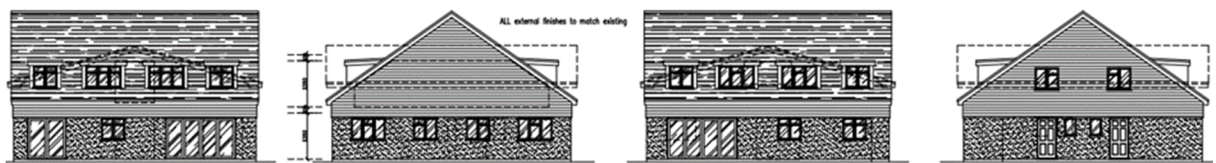


- 1.3 The existing two storey detached annexe to the rear of the site would have a roof extension including dormers to the front and rear and would be divided into 2no. two storey semi-detached 3-bed dwellings with associated parking, cycle and bin storage and private gardens.

Existing Elevations – Existing two storey detached annexe

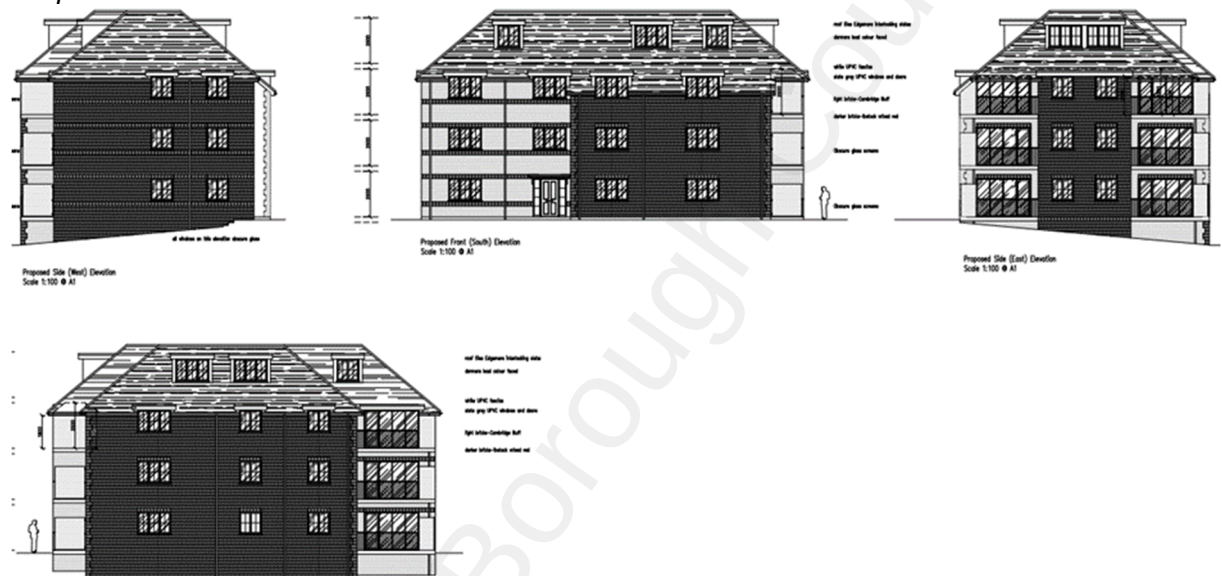


Proposed Elevations – Proposed 2 no. two storey semi-detached dwellings



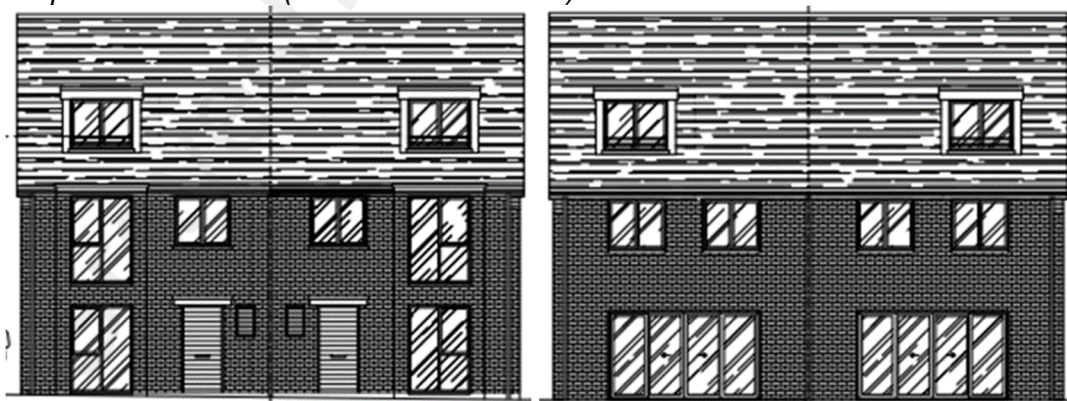
- 1.4 To the north of the site, the applicant is proposing to construct a three storey apartment block with dormers, with accommodation over four floors providing 11no. new flats consisting of 10no. 2 bed 3 person units and 1no. 1 bed 1 person unit, together with associated parking, cycle and bin storage.

Proposed Elevations



- 1.5 To the east of the existing dwelling the applicant is proposing to construct 4no. 4 bed 6 person semi-detached houses, 4no. 3 bed 4 person semi-detached houses and 1no. 4 bed 6 person detached house, with associated parking, cycle and bin storage and private gardens.

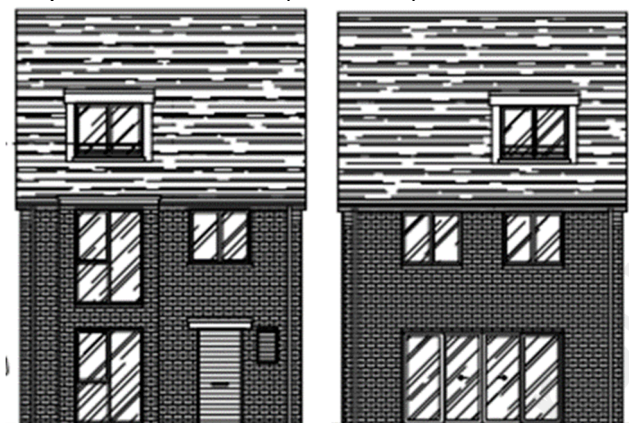
1.6 Proposed Elevations (semi-detached 4 bed)



Proposed Elevations (semi-detached 3 bed)

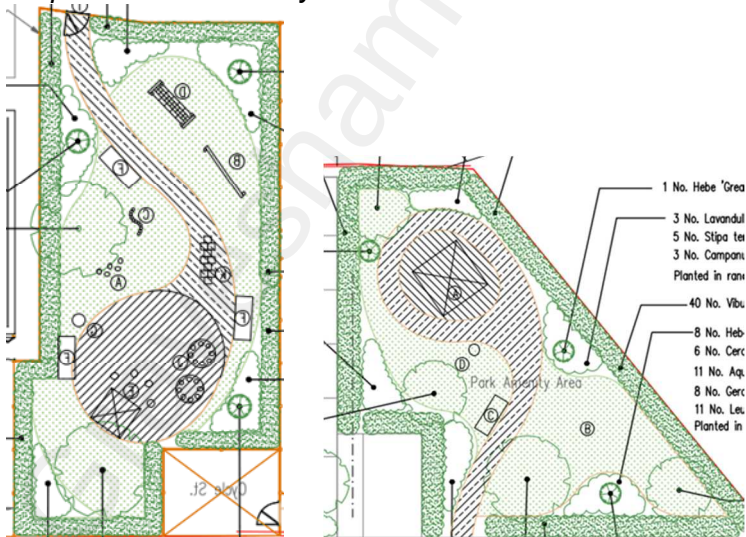


Proposed Elevations (detached)



- 1.7 Two park amenity areas are proposed, to the rear of the existing dwelling and at the far north east corner of the site, east of the proposed apartment building.

Proposed Park Amenity Areas



- 1.8 Entrance to the site would be from the existing north entrance with the access road running directly from this to the rear of the site which would have direct access to all the associated parking areas, together with turning heads.

2. Relevant Planning History

20190169 - Demolition of existing house and outbuildings and erection of a part four storey and part three storey building for Build to Rent residential units (Use Class C3), comprising of 20no. one bedroom, 41no. two bedroom and 3no. three bedroom apartments with associated car parking. **Refused 09.01.2020**

Development Plan

Gravesham Local Plan Core Strategy (LPCS) (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS13 – Green Space, Sport and Recreation
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS16 – Affordable Housing
- CS18 – Climate Change
- CS19 – Design & Development Principles
- CS20 – Heritage and the Historic Environment

3.1 Paragraph 33 of the NPPF (2021) sets out those 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.

3.2 The Council undertook such a review in September 2019 and the review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

Saved Policies in the Gravesham Local Plan First Review (LPFR) (November 1994):

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on the Highway Network
- T5 – New Access onto Highway Network
- LT6 – Additional Open Space in New Housing Developments

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 5 – Delivering a sufficient supply of homes
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting Sustainable Transport
- Section 10 – Supporting high quality communications
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt Land
- Section 14 – Meeting the challenge of climate change, flooding and coastal change.

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (1996)
- SPG 4 - KCC Parking Standards (2006)
- Housing Standards Policy Statement, 1st October, 2015; and
- Technical Housing Standards: Nationally Described Space Standards
- KCC Guide to Development Contributions and the Provision of Community Infrastructure (2007)
- National Design Guide (January 2021)
- Kent Design Guide
- Planning Guidance on Waste Collection Requirements (2019)

3. Consultations, Publicity and Representations

Internal

GBC – Highways Officer

These notes have been prepared in response to various comments made by people objecting to the development due to traffic generation.

The application was supported with a Transport Statement by DHA which used the nationally recognised data base TRICS (Trip Rate Information Computer System) to determine the likely traffic generation for the site, given surveys at similar developments in similar locations elsewhere in the country.

The analysis gave the following result;

*Transport Statement for Cobham Lodge, Gravesend, Kent
Ref: PL/HA/TV/16995*

Period	Arrivals	Departures	Total
0800-0900	3	8	11
1700-1800	8	4	12
0700-1900	52	54	106

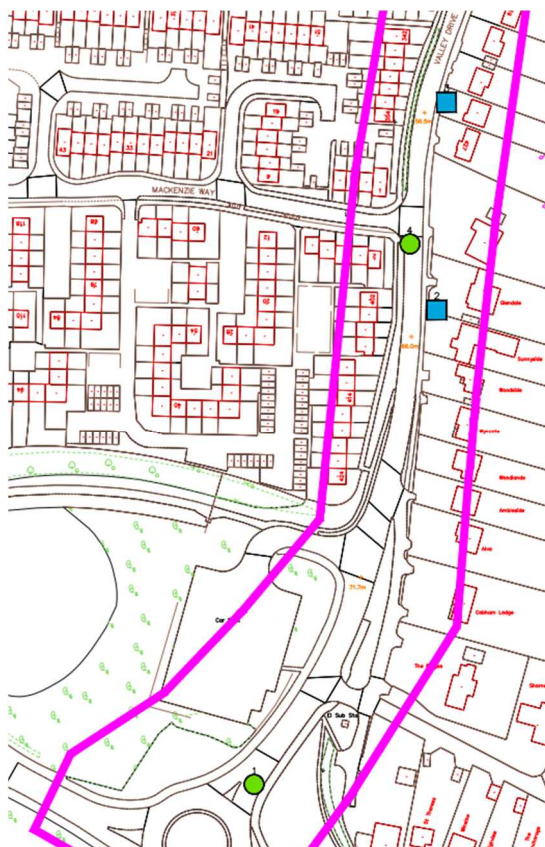
Table 5-6: Total Proposed Development Trip Generation

Page 20 of the Transport Statement.

From these figures it would be usual to deduct the current traffic generation from the site, but given it is a single dwelling the changes would be minimal and have been ignored here, although the Transport Statement does consider it.

The Transport Statement also provides details of recent accidents at the site and this has been sourced from Kent County Council as Highway Authority. This data does not show any accidents on the layby/service road, although 5 accidents were shown on Valley Drive at different locations.

Note this data is for the three years prior to 30/9/2018 (provided below).

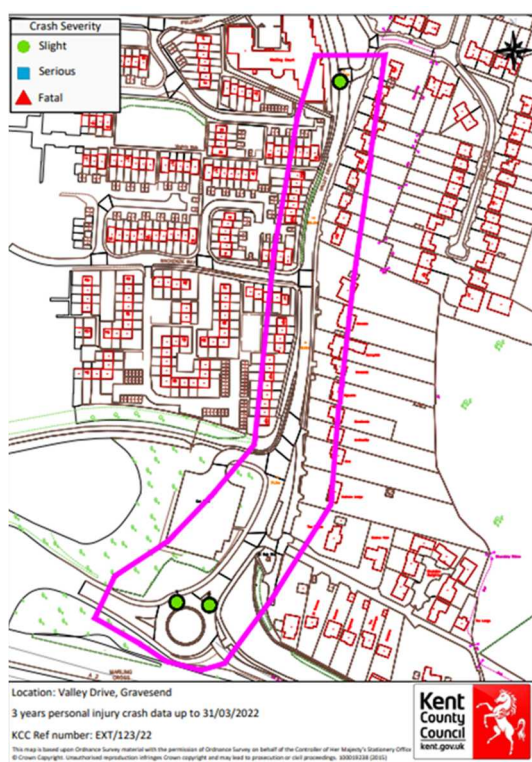


No	Location	Severity	Date	Day	Time	Street Lighting	Road Surface	Weather	Pedestrian Direction	Factors	Involved
1	Road No U Section Grid 566100E Ref 170453N	SLIGHT	22/03/2016	3	17:10	L	Dry	Fine			
VALLEY DRIVE 20 METRES NORTH OF JW HEVER COURT ROAD ROUNDABOUT, GRAVESHAM										Gravesham	
PASSENGER OF V1 STATES THAT THE D1 WAS TRAVELLING IN A DIRECTION TOWARDS THE A2. IT IS STATED THAT THE DRIVER OF V1 HAD BEEN DRINKING PRIOR TO DRIVING AND D1 WAS ATTEMPTING TO CHANGE THE CD WHEN THEY SWERVED VIOLENTLY CROSSING THE CENTRAL WHITE LINE INTO ONCOMING VEHICLES (V2). SUBSTANTIAL DAMAGED CAUSED TO BOTH VEHICLES.							Veh1, car, N -> S Veh2, car, S -> N			Casualties 1 Vehicles 2	
2	Road No C4 Section 046 Grid 566175E Ref 170648N	SERIOUS	24/04/2016	1	16:55	L	Dry	Fine		S.VEH	M/C
VALLEY DRIVE, OUTSIDE NUMBER 354, GRAVESHAM										Gravesham	
D1 FAILED TO SEE TRAFFIC IN FRONT HAD SLOWED/STOPPED AND WHEN DID BRAKE HARD LOCKING FRONT WHEEL CAUSING RIDER TO FALL OFF BUT AVOIDED HITTING OTHER VEHICLES.							Veh1, m/cycle 125 - 500cc, S -> N			Casualties 1 Vehicles 1	
3	Road No U Section 001 Grid 566179E Ref 170733N	SERIOUS	03/07/2017	2	17:55	L	Dry	Fine			P/C
VALLEY DRIVE, GRAVESHAM (MAPPED TO 566174,170733)										Gravesham	
V1 (pedal cycle) being ridden on pavement up the hill, rider has got too close to the edge of the kerb and tried to put their right leg down to steady themselves, but it was further down than they expected and they lost balance. As they fell into the road, V2 has tried to avoid them but the rear nearside has made contact with the rider and driven over their left leg causing injury. V2 has stopped at the scene.							Veh1, pedal cycle, N -> S Veh2, car, N -> S			Casualties 1 Vehicles 2	

No	Location	Severity	Date	Day	Time	Street Lighting	Road Surface	Weather	Pedestrian Direction	Factors	Involved
4	Road No C4 Section 046 Grid 566164E Ref 170675N	SLIGHT	09/08/2018	5	17:05	L	Wet/Damp	Rain			
C4 VALLEY DRIVE J/W MACKENZIE WAY, SINGLEWELL										Gravesham	
V1 and V2 both exited the A2 onto Valley Drive. V2 braked just prior to Mackenzie Way to allow other traffic out. V1 went into the rear of V2.							Veh1, car, S -> N Veh2, car, S -> N			Casualties 1 Vehicles 2	

Details of accident 5 was not included, but this is not considered significant, as it is remote from the development.

The Transport Statement also considers the 3 year period up to 31/03/2022



D-PRINT CRASH REPORT

21-Jun-2022
14:54:07

Valley Drive, Gravesend
Accident Date BETWEEN '01-Apr-2019' AND '31-Mar-2022'

No	Location	Severity	Date	Day	Time	Street Lighting	Road Surface	Weather	Pedestrian Direction	Factors	Involved
1	Road No C4 Section 044 Grid 566190E Ref 170829N	SLIGHT	25/01/2020	7	09:20	L	Dry	Fine		S.VEH	
C4 VALLEY DRIVE J/W MARLEY WAY, SINGLEWELL										Gravesham	
V1 was exiting Marling Way when it failed to stop at the junction, went straight across Valley Drive without colliding with traffic and entered the ditch straight ahead at the junction and collided with a building.							Veh1, car, NE -> W			Casualties 3 Vehicles 1	
2	Road No C4 Section 001 Grid 566094E Ref 170444N	SLIGHT	25/04/2020	7	16:30	L	Dry	Fine			
C4 VALLEY DRIVE J/W C367 HEVER COURT RD RDNBT, THONG										Gravesham	
V1 HAS OVERTAKEN V2, V1 HAS HAD TO SWERVE BACK IN CAUSING V2 TO HIT OBJECT ON ITS NEAR SIDE CAUSING MINOR DAMAGE.							Veh1, car, NE -> SW Veh2, car, NE -> SW			Casualties 1 Vehicles 2	
3	Road No C367 Section 001 Grid 566070E Ref 170446N	SLIGHT	14/01/2021	5	21:48	DRK STL	Dry	Fine			
C367, HEVER COURT RD RDNBT J/W C4 VALLEY DRIVE, GRAVESHAM.										Gravesham	
THIS IS A PURSUIT WHICH STARTED ON MET GROUND AND CONTINUED INTO KENT. V1 WAS FAILING TO STOP, IT WAS TRAVELLING ON A2 A C/WAY & CAME OFF AT THE HEVER CT RD SLIP. V1 APPROACHED THE RDNBT AT THE TOP OF THE SLIP RD & V2/MET PATROL WHO WAS PURSUING THE VEHICLE, MADE TACTICAL CONTACT WITH V1 IN ORDER TO STOP IT.							Veh1, car, NW -> SE Veh2, car, NW -> SE			Casualties 1 Vehicles 2	

I note one of the objectors states they were recently hit by a bicycle, but the application can only be considered on the information available at the time of submission. Please note, it is standard practice to only consider the previous 3 or possibly 5 years when considering any accident records, as this is deemed adequate to determine if there is a particular current problem in an area.

In this instance there is no common thread in the recorded accidents that demonstrates there is a highway maintenance or design issue that needs to be resolved.

When considering planning applications the National Planning Policy Framework must be taken into account and in Paragraph 111 it states;

Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 112 continues;

Within this context, applications for development should:

(a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;

(b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;

(c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;

(d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and

(e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

So considering the various issues:

Traffic Generation. The applicant has demonstrated that the site will not generate a significant volume of traffic with a maximum number of vehicle movements of 12 during the evening peak period, or on average one every 5 minutes, even if the number of movements were doubled it would still only be one every 2 minutes 30 seconds.

In terms of highway safety, the service road is an existing shared surface access to the properties that front the road and at the time of submission no recent accident record and there is minimal increase in vehicle movements.

The Highway Code was updated on the 27th July this year (2022) and introduced the Hierarchy of Road Users.

The 'hierarchy of road users' is a concept that places those road users most at risk in the event of a collision at the top of the hierarchy. The hierarchy does not remove the need for everyone to behave responsibly. The road users most likely to be injured in the event of a collision are pedestrians, cyclists, horse riders and motorcyclists, with children, older adults and disabled people being more at risk. The following H rules clarify this concept.

Rule H1

It is important that ALL road users are aware of The Highway Code, are considerate to other road users and understand their responsibility for the safety of others.

Everyone suffers when road collisions occur, whether they are physically injured or not. But those in charge of vehicles that can cause the greatest harm in the event of a collision bear the greatest responsibility to take care and reduce the danger they pose to others. This principle applies most strongly to drivers of large goods and passenger vehicles, vans/minibuses, cars/taxis and motorcycles.

Cyclists, horse riders and drivers of horse drawn vehicles likewise have a responsibility to reduce danger to pedestrians.

None of this detracts from the responsibility of ALL road users, including pedestrians, cyclists and horse riders, to have regard for their own and other road users' safety.

Always remember that the people you encounter may have impaired sight, hearing or mobility and that this may not be obvious.

This firmly establishes that the drivers of wheeled figures have a responsibility to drive appropriately. Equally, pedestrians have a responsibility not to do anything without due regard of other road users,

Considering the development the access road has a 4.8 metre carriageway, with a 1.2 metre wide footway that can be overrun by vehicles, it is effectively a shared surface with a shallow kerb face identifying the footway.

Given the short length of road involved, low number of additional vehicle movements and the slight increase in pedestrians, which reinforces the shared surface and the absence of any recorded accidents at the time of submission. It is difficult if not impossible to justify, given the guidance of the NPPF, any offsite works as there is neither an accident record nor a significant increase in traffic and given the guidance in the revised Highway Code, there is a clearly defined hierarchy of road users.

However, if there are concerns regarding the current proposal, there are options possible although they would need to be discussed with the applicant and Kent County Council.

- 1) Install warning signs that Pedestrians will be in the road ahead. (Diagram number 544.1) with a plate providing details of the distance and direction.



- 2) Mark a footway with white road markings or by constructing a shallow kerb with paving a footway on the side of the service road, providing a minimum width of 3 metres carriageway is maintained.
- 3) Subject to land availability widen the service road and construct a footway, this may however result in increased speeds, as drivers will not be constrained by pedestrians on the shared surface.
- 4) Consider introducing a 20mph speed limit or one-way working. However, neither is liable to be enforceable given the short lengths of road involved and the available resources.

GBC – Environmental Protection

Environmental Protection has no objection to the application. Although the application site is not within an area of poor air quality, consideration has been given to the information in

the Transport Statement (July 2022 by DHA) in this respect. The conclusion in Section 6 that "The proposed development is likely to produce an increase of 101 vehicle movements over the 12-hour weekday period (07:00-19:00), including approximately 11 vehicle movements in the AM peak hour and 12 during the PM peak hour. It is therefore concluded that the proposals should not result in any detrimental impacts in transport terms and therefore there should be no sound transport-based objections to the planning application." is accepted.

In respect of other matters, it is recommended that the following be considered and conditioned as necessary:

Watching Brief: 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 LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Code of Practice on Construction and Demolition: Please apply to prevent nuisance from noise and dust during demolition and construction occurring to nearby existing residential premises.

Smoke Control Informative: The proposed development is situated in a smoke control area. As such, only authorised smokeless fuels as listed in the Smoke Control Areas (Authorised Fuels) Regulations 1991 shall be burnt or fireplaces/appliances exempted by Smoke Control (Exempted Fireplaces) Orders shall be utilised. Exempt appliances are appliances (ovens including pizza and tandoori ovens, wood burners and stoves) which have been exempted by Statutory Instruments (Orders) under the Clean Air Act 1993. These have passed tests to confirm that they are capable of burning an unauthorised or inherently smoky solid fuel without emitting smoke. They must be fitted and used according to manufacturer's instructions and they can only be used for the fuel for which they are designed. When purchasing fuels and fireplaces the applicant should clarify with the vendor their suitability with respect to use in Smoke Control Areas. For further information, including confirmation that an appliance and/or fuel is suitable for use in a smoke control area, the applicant should contact the Council's Regulatory Services air.quality@gravesham.gov.uk

Lighting: Artificial lighting can cause a statutory nuisance under the Environmental Protection Act 1990. It is important that the applicants are not permitted to install external lighting that illuminate anything other than the ground within the curtilage of the new properties in order to assist in preventing a nuisance from occurring (which would be most likely if the bedrooms on neighbouring properties are illuminated).

Drainage/sewerage informative: The foul sewage shall be removed by means of the mains drainage system and not by the use of non-mains sewerage systems, unless connection to the drainage system is not reasonably practicable.

Electric Vehicle Charging Point(s): Residential dwellings with on-plot parking should provide electrical charging points. Where it is considered unviable to do so, dwellings should be designed to enable the provision of an electrical charging point either as an optional extra or at a later date. Where residential dwellings do not have parking within their curtilage, consideration should be given to providing charging points within communal parking areas. This will minimise the cost and disturbance of retrofitting charging points at a later date.

GBC – Leisure & Resilience Manager

Policy CS13 and the NPPF recognises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Therefore, it is positive that the design includes an element of informal recreation within the development, especially with regards to amenity greenspace. It would be useful to gain specific guidance from the Parks and Open Spaces Manager with regards to the details outlined within the drawings provided, such as the type of play equipment to be installed as well as the layout of the amenity space planting and furniture. It would also be useful to understand how the area will be managed and maintained.

Due to the nature of the site it would not be expected for the developer to provide formal leisure provision on site, but it is reasonable to expect the applicant to offset the impact of its development on existing leisure facilities within the area.

The approach promoted by officers is to secure a financial contribution towards the upgrading and development of existing local sporting and recreational facilities located within a reasonable distance of the application site, such that it will be directly related to the development and will contribute to offsetting the impact of the increased population.

Based on all the assessment data currently available including, the Open Space, Sport & Recreation Assessment compiled by Knight Kavanagh & Page in 2016; there is a need for major capital improvements to multi-use games areas, especially at nearby sites such Mackenzie Open Space, or large scale project support, such as the planned redevelopment of Cascades Leisure Centre.

Using Sport England Sports Facility Calculator (SFC) as a guide for associated costs, based on the anticipated number of residents generated from the revised development (i.e. approx. 32 properties based on 2.5 residents per dwelling = 80 new residents), the SFC gives an indicative figure of approximately £36,215 towards a series of general leisure facility types towards projects within this locality.

GBC – Parking Services

It will be necessary to ensure that there is ample parking for residents and any potential visitors as to the main road outside the property is covered with double yellow lines and nearby roads are already highly congested so there is very little on-street parking availability in the vicinity.

GBC – Private Sector Housing

We can confirm Private Sector Housing have no comments to relay in relation to our housing legislations and regulations. We believe the proposed scheme is currently out of our remit with Planning requirements and Building Regulations taking precedence.

GBC – Waste Management

I have reviewed this planning application and have the following comments on refuse collection arrangements.

From the plans it appears refuse storage areas have been provided although there is no detail on the quantity of bins per bin store.

The following provision is required

- Refuse - 1 x 1100ltr bin per 6 flats
- Recycling – 1 x 1100ltr bin per 6 flats with special recycling lid
- Food Waste – 1 x 140ltr bin per 10 flats with an individual 5ltr caddy per flat

Also please can the distance from the bin store to the collection vehicles which relates to B1 / B2.

Gravesham Borough Council operates a fortnightly collection of refuse and recycling and a weekly collection of food waste.

It is the responsibility of the developer to ensure that all the relevant bins and sufficient storage space is provided for each property.

The immediate area outside the bin store should be level with the road, should not include an incline and the installation of a drop kerb where necessary is mandatory. Car parking spaces should not be allocated immediately in front of the access to the bin store.

It is recommended that bin stores are fitted with a lock which is accessed via a key or a key code pad.

Developers are welcome to purchase their own 1100ltr bins however the bins must be metal and comply with European Standard EN840.

Collections from sites will not occur until containers are in place. It is the responsibility of the developer to collect and remove any waste at their cost until the Council is satisfied that all waste requirements have been met. All complaints in regard to non-collection due to the fault of the developer will be passed onto the developer for response.

The Council should be informed at least two weeks prior to collections taking place.

Finally I have concerns about the access to the site for the refuse collection vehicle. I require more detailed information on the tracking information provided by DHA Transport. Generally where appropriate we will not enter private land to collect refuse bins, if we are required to then we will not be responsible for any damage the collection vehicle may cause to the road surface.

For information the Council's refuse collection vehicle information is below.

The Council uses three axle, rear steer 26 tonne collection vehicles.

Width – 2.5m

Overall length – 10.5m

Height – 3.8m

Kerb Turning Circle – 18m

Wall to Wall Turning Circle – 19m

External

KCC – Developer Contributions

The assessment currently for this application of 32 units (27 excl 1bed flats) on the site is:

1. Primary – currently no requirement
2. Secondary: £1135.00 per flat of more than 56sqm (x27) Total £30,645 Meopham School
3. Libraries: £55.45 per household (x32) Total £1,774.40 Bookstock and resources for Gravesend Library
4. Adult Education: £16.42 per household (x32) Total £525.44 Towards Gravesend Adult Education Centre Darnley Rd

5. Youth: £65.50 per household (x27) Total £1,768.50 Equipment and resources for local youth centre and to enable outreach youth support in the vicinity of the development.
6. Social Services: £146.88 per household (x32) Total £4,700.16 Plus All Homes built as Wheelchair Accessible & Adaptable Dwellings in accordance with Building Regs Part M 4 (2) Towards Specialist care accommodation, assistive technology systems and equipment to adapt homes, adapting Community facilities, sensory facilities, and Changing Places within the Borough
7. Waste: £183.67 per household (x32) Total £5,877.44 Ebbsfleet Waste Transfer Station
8. Broadband: Broadband Delivery UK (BDUK), part of the Department for Culture, Media and Sport, requires delivery of superfast broadband to all. It is requested any Planning Consent provides 'fibre to the premise' (Superfast fibre optic broadband) to all buildings (residential, commercial, community etc) of adequate capacity (internal min speed of 1000mbps to each building) for current and future use of the buildings (NPPF Para 114).

KCC – Biodiversity

We query the inputs into the biodiversity metric, e.g., the creation of woodland habitat on-site. It is not obvious to us where woodland is being created on-site according to the site plan and, therefore, we assume that the positive result in habitat units is inaccurate and likely negative. We note that there is a clear increase in linear habitat units (hedgerow).

In accordance with rule 4 of the metric, the habitat units and linear habitat units cannot be summed for a positive result. However, in the absence of secondary legislation regarding the Environment Act (2021), we take the view that it would be difficult for the local planning authority to refuse the application based on these metric results alone.

If planning permission is granted, we advise that the most important ecological aspect is to safeguard the adjacent ancient woodland by limiting light pollution (that would disrupt the woodland's invertebrate population) and ensuring that the development has a native species-only landscape scheme. This would not only help safeguard the ancient woodland from potential colonisation of non-native species but maximise biodiversity value on-site. Suggested condition wording (and a breeding bird informative):

Biodiversity and Lighting

Prior to commencement of works, a lighting design plan for biodiversity will be submitted to, and approved in writing by, the local planning authority. The plan will show the type and locations of external lighting, as well as expected light spill in lux levels, to demonstrate that areas to be lit will not adversely impact biodiversity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.

Biodiversity and Ecological Enhancement

Within six months of works commencing, details of how the development will offset biodiversity loss/enhance biodiversity will be submitted to, and approved in writing by, the local planning authority. This will include a native species-only landscape scheme. The approved details will be implemented and thereafter retained.

Breeding Bird Informative

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act. Breeding bird habitat is present on the application site and assumed to contain nesting birds between 1st March and 31st

August, unless a recent survey has been undertaken by a competent ecologist and has shown that nesting birds are not present.

Shorne Parish Council

The Parish Council commented **objecting** to the previous application ref 20190169, which was refused.

This current application shows some improvement on the previous application however the Parish Council still wishes to overall **OBJECT** to this proposal for the following reasons:

The site presently features a good sized detached house, plus a large detached annexe, on a large garden plot with similar sized neighbouring houses. Alongside are other houses that were built subsequently along the southern boundary, some very close to it. The existing buildings fit in well in the area, which is an urban fringe to rural setting.

The proposal has several sections:

a. To convert and extend the existing house (side, rear and loft) and convert to 10 flats:

- Retention of the existing building will have less impact on the streetscene
- The proposed flats are small but this could be a useful addition to accommodation locally
- There are 9 parking spaces but 10 flats.

b. Conversion of rear annexe building to 2no. dwelling houses including proposed new dormers:

- No objection as the building already exists and conversion is proposed.

c. Construction of new apartment building to form 11no. new apartments:

- We **OBJECT** to this element due to landscape impact and overlooking of neighbouring properties so reducing their amenity - It would be preferable for it to be omitted but if to be permitted, this block is at least one storey and possibly two-storeys too tall.
- If omitted then both parking spaces and landscaping could overall be improved.

d. Construction of 8no. semidetached and 1no. detached houses and associated development

- These are proposed very close to, and causing overlooking of, existing neighbouring housing and should be reconsidered as they are negatively impacting amenity.
- We **OBJECT** to the half-a-semi at the end as it looks incongruous and shoe-horned into place, so should be omitted. Without this the properties could be more separated, reducing the terraced appearance.

Increased traffic volumes and turning movements in an increasingly busy traffic area are also a concern.

The new flats building would be highly visible in the landscape and would therefore detrimentally affect the nearby Area of Outstanding Natural Beauty, Thong Village Conservation Area, Shorne Woods Country Park, Claylane Woods and the general Green Belt landscape.

The proposal overall is out-of-character and results in over-intensification of the plot. We consider this proposal to be overall inappropriate, to include backland development and to constitute overdevelopment of the site.

Parking arrangements are impracticably minimalistic in size and numbers. If unallocated (as suggested by others) there will be constant neighbour disputes being built into the scheme. There is also no visitor parking provision and there are no electric vehicle charging points.

The failure to provide any affordable housing as part of the scheme is regrettable.

Permitted development rights should be withdrawn.

KCC – Highways and Transportation

The application has been submitted with an accompanying Transport Statement by DHA, dated July 2022 which is considered to be robust.

Access and visibility

There is no significant crash record on the highway network in the vicinity of the site. However, the proposal would result in an increase in use of the access and visibility splays should be provided. It is considered that visibility splays of 2.4m x 43m should be provided in both directions, for the 30mph speed limit. It is likely that actual driven speeds on Franklin Road are lower than the posted speed limit and the applicant may wish to carry out a speed survey to demonstrate that lesser speeds are applicable. We would then use the 85th percentile speed to determine the length of the visibility splays needed.

There should be no obstruction within the visibility splays over 1.05m above the carriageway level and the splays must cross land that is either within the control of the applicant or KCC as the highway authority.

In addition, pedestrian visibility splays measuring 2.0m x 2.0m should be provided with no obstructions above a height of 0.6m.

It should be noted that the footway along this section of Franklin Road is narrow at 1m, which would make it difficult for wheelchair users or pedestrians with pushchairs to use.

Traffic Generation

The trip generation data provided indicates that the development proposal will result in an increase of about 101 two-way vehicle movements per 12-hour weekday period. Given the site location, close to Valley Drive and the A2 junction, it is not considered that the development is likely to create any significant issues on the local highway network.

Parking

Although the level of parking provided is considered to be acceptable, the size of the parking spaces should be increased. Parking spaces should measure 2.5m wide x 5m long, with 6m reversing space behind each space. The width of any space that abuts a hedge, wall or fence should be increased to 2.7m in width.

The parking spaces at the end of the parking aisles would be difficult to access properly, as there is no 1m extension to the aisles.

The disabled parking space which serves the flats to the rear of the development (P6) should be positioned closer to the entrance of the building, to ensure it is accessible for all users.

It is recommended that the car parking spaces for the flats are unallocated to allow for greater flexibility.

I am pleased to note that adequate cycle storage and electric vehicle charging points are to be provided.

National Highways

Referring to the consultation on a planning application dated 12 September 2022 referenced above, in the vicinity of the A2 and M2 and the proposed Lower Thames Crossing forming part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

b) recommend that a condition should be attached to any planning permission that may be granted (see Annex A – National Highways recommended Planning Conditions & reasons);

Highways Act 1980 Section 175B is not relevant to this application.¹

This represents National Highways formal recommendation (*prepared by the Area 4 Spatial Planning Team*) and is made available to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via transportplanning@dft.gov.uk and may not determine the application until the consultation process is complete.

The Local Planning authority must also copy any consultation under the 2018 Direction to planningse@highwaysengland.co.uk.

Annex A National Highway's assessment of the proposed development

National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

Recommendation:

That a condition should be attached to any planning permission that may be granted:

Reasons

We will be concerned with proposals that have the potential to impact on the safe, reliable and efficient operation of the SRN, in this case, particularly the proposed route of the Lower Thames Crossing in the vicinity of Gravesend.

We have assessed the application from two perspectives

- a) Impact of traffic attracted to or generated by the proposed development once the site is developed. Given the location and small-scale nature of the potential development we have no objection from this perspective.

- b) Impact on the construction and/or operation and maintenance of Lower Thames Crossing. The site is located close to the current red-line boundary for the Lower Thames Crossing. We have concerns regarding the potential for impacts on the SRN during the construction phase of the proposed development, particularly if it coincides with Lower Thames Crossing related works. Therefore, we recommend that a Construction Management Plan condition (see below) be attached to any permission granted

It should be noted that it is assumed that the applicant is fully aware of the proximity of the Lower Thames Crossing route to the site as will be any future investor, developer, purchaser or occupant and that any party will make any decision in full knowledge of the potential consequences of that proximity.

On this basis, we are content that, subject to the imposition of the recommended condition (see below), the above proposed development will not unacceptably impact on the safety, reliability and/or operational efficiency of the current and proposed SRN (the tests set out in DfT C2/13 and MHCLG NPPF2021).

Consequently, we have No Objection to application 20211170 subject to the imposition of the recommended condition set out below.

Recommended Condition

Pre-Commencement Condition: Construction Management Plan

No works shall commence on the site hereby permitted (including site clearance or preparation) until the details of a Construction Management Plan have been submitted to and approved in writing by the local planning authority (who shall consult with National Highways). Thereafter the construction of the development shall proceed in strict accordance with the approved Construction Management Plan unless otherwise agreed in writing by the local planning authority (who shall consult National Highways).

Reason: To ensure that the A2 and proposed Lower Thames Crossing Trunk Roads form an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

Informative: The CMP shall include details (text, maps and drawings as appropriate) of the scale, timing and mitigation of all construction related aspects of the development. It will include, but is not limited to: site hours of operation; numbers, frequency, routing and type of vehicles visiting the site; travel plan and guided access/egress and parking arrangements for site workers, visitors and deliveries; plus sheeting of loose loads and wheel washing and other facilities to prevent dust, dirt, detritus etc from entering the public highway (and means to remove if it occurs).

Natural England

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

DESIGNATED SITES [EUROPEAN] – NO OBJECTION SUBJECT TO SECURING APPROPRIATE MITIGATION

This advice should be taken as Natural England's formal **representation on appropriate assessment** given under regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 (as amended). You are entitled to have regard to this representation.

With regard to European Sites, Natural England does not object to the granting of this permission subject to the advice given below.

Natural England advises that the specific measures previously identified and analysed by your Authority to prevent harmful effects on coastal European Sites from increased recreational pressure should be applied to this proposed development at appropriate assessment.

Your authority has measures in place to manage these potential impacts through the agreed strategic solution which we consider to be ecologically sound. Natural England is of the view that if these measures, including contributions to them, are implemented, they will be effective and reliable in preventing harmful effects on the European Site(s) for the duration of the proposed development.

Providing that the appropriate assessment concludes that these measures must be secured as planning conditions or obligations by your authority to ensure their strict implementation for the full duration of the development, and providing that there are no other adverse impacts identified by your authority's appropriate assessment, Natural England is satisfied that this appropriate assessment can ascertain that there will be no adverse effect on the integrity of the European Site in view of [its conservation objectives](#).

If your authority's appropriate assessment has identified any other adverse impacts from the proposed development in addition to those that may be caused by increased recreational pressure and which have not been addressed by your Authority, you must consult Natural England for further advice on this appropriate assessment. Permission should not be granted until such time as Natural England has been able to consider these additional impacts and respond.

Ancient Woodland

Natural England advises that the proposals as presented have the potential to adversely affect woodland classified on the ancient Woodland Inventory. Natural England refers you to our Standing Advice on ancient woodland <https://www.gov.uk/ancient-woodland-and-veteran-trees-protection-surveys-licences>

Southern Water

The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

Please note:

- The public foul sewer requires a clearance of 3 metres on either side of the public foul sewer to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3 metres of the external edge of the public foul sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public foul sewer.
- All existing infrastructure should be protected during the course of construction works.

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (southernwater.co.uk/media/3027/ds-tree-planting-guide.pdf) and the Sewerage Sector Guidance (water.org.uk/sewerage-sector-guidance-approved-documents) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here: gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SuDS).

Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Sewers for Adoption (Appendix C) and CIRIA guidance available here:

water.org.uk/sewerage-sector-guidance-approved-documents

ciria.org/Memberships/The_SuDS_Manual_C753_Chapters.aspx

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with Sewers for Adoption standards will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

Our investigations indicate that Southern Water can facilitate water supply to service the proposed development. Southern Water requires a formal application for a connection to the water supply to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

Environment Agency

Based on the submitted information we consider that planning permission could be granted for the proposed development if the following planning **conditions** are included as set out below. Without these conditions, the proposed development poses an unacceptable risk to the environment and we would object to the application.

Condition 1

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority (LPA)) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the LPA. The remediation strategy shall be implemented as approved.

Reasons

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 from previously

unidentified contamination sources at the development site in line with paragraph 174 of the National Planning Policy Framework (NPPF).

NOTE: any surface or fly-tipped waste materials should be removed to suitable permitted sites as part of any site clearance/preparation works.

Condition 2

No infiltration of surface water drainage into the ground is permitted other than with the written consent of the LPA. The development shall be carried out in accordance with the approved details.

Reasons

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 caused by mobilised contaminants in line with paragraph 174 of the NPPF.

Informative

The CLAIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice: Excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution.

Treated materials can be transferred between sites as part of a hub and cluster project

Some naturally occurring clean material can be transferred directly between sites. Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, we should be contacted for advice at an early stage to avoid any delays.

we recommend that developers should refer to the Position statement on the Definition of Waste: Development Industry Code of Practice and The Environmental regulations page on GOV.UK.

Kent Police – Designing Out Crime Officer

We have reviewed this application in regard to Crime Prevention Through Environmental Design (CPTED) and in accordance with the National Planning Policy Framework (NPPF).

Applicants/agents should consult us as Designing out Crime Officers (DOCO's) to address CPTED and incorporate Secured By Design (SBD) as appropriate. We use details of the site, relevant crime levels/type and intelligence information to help design out the opportunity for Crime, Fear of Crime, Anti-Social Behaviour (ASB), Nuisance and Conflict.

There is a carbon cost for crime and new developments give an opportunity to address it. Using CPTED along with attaining an SBD award using SBD guidance, policies and academic research would be evidence of the applicants' efforts to design out the opportunity for crime.

We request a condition for this site to follow SBD guidance to address designing out crime to show a clear audit trail for Designing Out Crime, Crime Prevention and

Community Safety and to meet our Local Authority statutory duties under Section 17 of the Crime and Disorder Act 1998.

1. Perimeter, boundary and divisional treatments must be 1.8m high. Any alleyways must have secure side gates, which are lockable from both sides, located flush to the front building line.
2. Parking - To help address vehicle crime, security should be provided for Motorbikes, Mopeds, Electric bikes and similar. SBD or sold secure ground or wall anchors can help provide this. We advise against the use of parking courts as they can create an opportunity for crime. Where unavoidable, the areas must be covered by natural surveillance from an "active" window e.g. lounge or kitchen and sufficient lighting – the same recommendations apply to on plot parking bays. In addition, we request appropriate signage for visitor bays to avoid conflict and misuse.
3. New trees should help protect and enhance security without reducing the opportunity for surveillance or the effectiveness of lighting. Tall slender trees with a crown of above 2m rather than low crowned species are more suitable than "round shaped" trees with a low crown. New trees should not be planted within parking areas or too close to street lighting. Any hedges should be no higher than 1m, so that they do not obscure vulnerable areas.
4. Lighting. Please note, whilst we are not qualified lighting engineers, any lighting plan should be approved by a professional lighting engineer (e.g. a Member of the ILP), particularly where a lighting condition is imposed, to help avoid conflict and light pollution. Bollard lighting should be avoided, SBD Homes 2019 states: "18.3 Bollard lighting is purely for wayfinding and can be easily obscured. It does not project sufficient light at the right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime. It should be avoided." Lighting of all roads including main, side roads, cul de sacs and car parking areas should be to BS5489-1:2020 in accordance with SBD and the British Parking Association (BPA) Park Mark Safer Parking Scheme specifications and standards.
5. All external doorsets (a doorset is the door, fabrication, hinges, frame, installation and locks) including folding, sliding or patio doors to meet PAS 24: 2016 UKAS certified standard, STS 201 or LPS 2081 Security Rating B+. Please Note, PAS 24: 2012 tested for ADQ (Building Regs) has been superseded and is not suitable for this development.
6. Windows on the ground floor or potentially vulnerable e.g. from flat roofs or balconies to meet PAS 24: 2016 UKAS certified standard, STS 204 Issue 6:2016, LPS 1175 Issue 8:2018 Security Rating 1/A1, STS 202 Issue 7:2016 Burglary Rating 1 or LPS 2081 Issue 1.1:2016 Security Rating A. Glazing to be laminated. Toughened glass alone is not suitable for security purposes.
7. Bedroom windows on the ground floor require a defensive treatment to deflect loitering, especially second bedrooms often used by children.
8. We recommend "A GUIDE FOR SELECTING FLAT ENTRANCE DOORSETS 2019" for buildings featuring multiple units, any covered access must deflect loitering that can stop residents and their visitors from using it without fearing crime. Entrance doors must be lit and designed to provide no hiding place.
9. For the main communal doors audio/visual door entry systems are required. We strongly advise against trade buttons and timed-release mechanisms, as they permit unlawful access and have previously resulted in issues with Crime and ASB.
10. Cycle and Bin Stores must be well lit and lockable, with controlled access for the residents within the flats. We advise on the use of ground/ wall SBD or sold secure anchors within the cycle storage area and sheds of dwellings.
11. Mail delivery to meet SBD TS009 are strongly recommended for buildings with multiple occupants along with a freestanding post box of SBD/Sold Secure approved Gold standard. For the houses, we recommend SBD TS008. If mail is to be delivered

within the lobby, there must be an access controlled door leading from the lobby to the apartments/ stairs on the ground floor to prevent access to all areas.

12. CCTV is advised for all communal entry points and to cover the mail delivery area.

Please note, site security is required for the construction phase. There is a duty for the principle contractor "to take reasonable steps to prevent access by unauthorised persons to the construction site" under the Construction (Design and Management) Regulations 2007. The site security should incorporate plant, machinery, supplies, tools and other vehicles and be site specific to geography and site requirements.

We welcome a discussion with the applicant/agent about site specific designing out crime. If the points above are not addressed, they can affect the development and local policing.

This information is provided by Kent Police DOCO's and refers to situational crime prevention. This advice focuses on CPTED and Community Safety with regard to this specific planning application.

Kent Fire & Rescue

The means of access for the fire and rescue service under the above act would be considered satisfactory subject to the details within the document listed below accessed on your portal being designed and implemented as proposed;

- 1458-02 REV Q, Existing and Proposed Block Plan.

Applicants should be aware that in the event of planning permission being granted the Fire and Rescue Service would require emergency access, as required under the Building Regulations 2010, to be established.

Fire Service access and facility provisions are a requirement under B5 of the Building Regulations 2010 and must be complied with to the satisfaction of the Building Control Authority. A full plans submission should be made to the relevant building control body who have a statutory obligation to consult with the Fire and Rescue Service.

KCC – Heritage

The site of the proposed development lies in an area of multi-period archaeological potential. Evidence for prehistoric, Romano-British and medieval activity, including for burials, has been recorded to the east and south of this site. There is historic map evidence that there was a building in the centre of the site in the mid-20th century and the construction of this may have impacted below-ground archaeological remains.

Considering the archaeological potential of the site and possible past impacts I recommend that if planning permission is granted the following condition is applied to any forthcoming consent.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of

- archaeological field evaluation works in accordance with a Written Scheme of Investigation and timetable which has been submitted to and approved in writing by the Local Planning Authority; and*
- following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a Written Scheme of Investigation and timetable which has been submitted to and approved in writing by the Local Planning Authority.*

Reason: To ensure appropriate assessment of the archaeological implications of any

development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record.

Health & Safety Executive (HSE)

HSE is a statutory consultee for certain developments within the consultation distance of major hazard sites and major accident hazard pipelines and has provided planning authorities with access to the HSE Planning Advice Web App - <https://pa.hsl.gov.uk/> - for them to use to consult HSE and obtain HSE's advice.

I would be grateful if you would ensure that the HSE Planning Advice Web App is used to consult HSE on developments including any which meet the following criteria, and which lie within the consultation distance (CD) of a major hazard site or major hazard pipeline.

- residential accommodation;
- more than 250m² of retail floor space;
- more than 500m² of office floor space;
- more than 750m² of floor space to be used for an industrial process;
- transport links;
- or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area.

There are additional areas where HSE is a statutory consultee. For full details, please refer to annex 2 of HSE's Land Use Planning Methodology:

www.hse.gov.uk/landuseplanning/methodology.htm

NB On 1 August 2021 HSE became a statutory consultee with regard to building safety (in particular to fire safety aspects) for planning applications that involve a relevant building.

A relevant building is defined in the planning guidance at gov.uk as:

- containing two or more dwellings or educational accommodation and
- meeting the height condition of 18m or more in height, or 7 or more storeys

If the planning application relates to Fire Statements and applications relating to relevant buildings, then these are not dealt with by the Land Use Planning team and instead they should be sent to PlanningGatewayOne@hse.gov.uk

There is further information on compliance with the Building Safety Bill at <https://www.gov.uk/guidance/fire-safety-and-high-rise-residential-buildings-from-1-august-2021>.

KCC – Flood and Water Management

Unfortunately no surface water drainage strategy has been provided for the proposed development. We would therefore recommend the application is not determined until a complete surface water drainage strategy has been provided for review.

At a minimum, a drainage strategy submission must comprise:

- A location plan
- A site layout
- A drainage proposal schematic or sketch
- A clear description of key drainage features within the drainage scheme (e.g. attenuation volumes, flow control devices etc.)
- Information to support any key assumptions (e.g. impermeable areas, infiltration rates etc.)
- Supporting calculations to demonstrate the drainage system's operation and
- drainage model network schematic
- Drainage strategy summary form (from our Drainage and Planning Policy Statement)

- Consideration of key questions and / or local authority planning policy requirements.

Our Drainage and Planning Policy Statement sets out how Kent County Council, as Lead Local Flood Authority and statutory consultee, will review drainage strategies and surface water management provisions associated with applications for major development and should be referred to for further details about our submission requirements. This is available to download at: www.kent.gov.uk

National Grid UK

The application falls outside of Cadent's distribution network and will not be passed to the relevant distributor. Cadent can only comment on applications within our distribution area.

NHS Kent & Medway

NHS Kent and Medway has delegated co-commissioning responsibility for general practice services in Dartford, Gravesham and Swanley and is the body that reviews planning applications to assess the direct impact on general practice.

I refer to the above full planning application which concerns the proposed residential development comprising up to 31 dwellings.

NHS Kent and Medway has assessed the implications of this proposal on delivery of general practice services and is of the opinion that it will have a direct impact which will require mitigation through the payment of an appropriate financial contribution.

In line with the Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (the CIL Regulations) (Regulation 122) requests for development contributions must comply with the three specific legal tests:

1. Necessary
2. Related to the development
3. Reasonably related in scale and kind

We have applied these tests in relation to this planning application and can confirm the following specific requirements. **The calculations supporting this requirement are set out in Appendix 1.**

	Total Chargeable units	Total (See Appendix 1)	Project
General Practice	31	£24,912	Towards refurbishment, reconfiguration and/or extension of Oakfield Health Centre, Downs Way Medical Practice, Rochester Road Surgery, Swanscombe Health Centre, The Shrubbery Surgery and/or towards new general practice premises development in the area

The obligation should also include the provision for the re-imburement of any legal costs incurred in completing the agreement.

Justification for infrastructure development contributions request

This proposal will generate approximately 69 new patient registrations based on the dwelling mix provided in Appendix 1. The proposed development falls within the current practice boundaries of Oakfield Health Centre, Downs Way Medical Practice, Rochester Road Surgery, Swanscombe Health Centre and The Shrubbery Surgery.

There is currently limited capacity within existing general practice premises to accommodate growth in this area. The need from this development, along with other new developments, will therefore need to be met through the creation of additional capacity in general practice premises. Whilst it is not possible at this time to set out a specific premises project for this contribution we can confirm that based on the current practice boundaries we would expect the contribution to be utilised as set out above. Any premises plans will include the pooling of S106 contributions where appropriate.

In addition to the above we request that any S106 agreement regarding a financial contribution recognises the following:

- Supports the proactive development of premises capacity with the trigger of any healthcare contribution being available linked to commencement or at an early stage of development.
- Allows the contribution to be used towards new general practice premises in the area serving this population (should GP Estates Strategy identify future requirement) and not just limited to the practices detailed above.
- Allows the contribution to be used towards professional fees associated with feasibility or development work for existing or new premises.

General practice premises plans are kept under regular review as part of the GP Estates Strategy and priorities are subject to change as NHS Kent and Medway must ensure appropriate primary medical care service capacity is available as part of our commissioning responsibilities. Planning for growth in general practice is complex; physical infrastructure is one element but alongside this workforce is a critical consideration both in terms of new workforce requirements and retirements. Any plans developed need to support delivery of sustainable services for the future.

NHS Kent and Medway is of the view that the above complies with the CIL regulations and is necessary in order to mitigate the impacts of the proposal on the provision of general practice services.

Please note that for any s106 contributions secured by NHS Kent and Medway, the legal agreement should detail NHS England and Improvement (NHSE/I) as the recipient of the funding.

Appendix 1

NHS Kent and Medway uses a formula for calculating s106 contributions which has been used for some time and is calculated as fair and reasonable. This calculation is based the number of proposed units multiplied by the assumed occupancy multiplied by £360.

Where the application identifies unit sizes the following predicted occupancy rates will be used.

- 1 bed unit @ 1.4 persons
- 2 bed unit @ 2 persons
- 3 bed unit @ 2.8 persons

4 bed unit @ 3.5 persons
5 bed unit @ 4.8 persons

Where the unit sizes are not identified then an average occupancy of 2.4 persons will be used.

The calculations for this development are:

Based on the dwelling mix provided:

Total Units (per application) (A)	Proposed Number of bedrooms (per planning application)					NHS Predicted Occupancy Rates					Predicted Occupancy (N)	X £360 (O)
	1 (D)	2 (E)	3 (F)	4 (G)	5+ (H)	1 (I)	2 (J)	3 (K)	4 (L)	5+ (M)		
31	6					1.4					8.4	£3,024
		15					2				30	£10,800
			6					2.8			16.8	£6,048
				4					3.5		14	£5,040
					0					4.8		
											69.2	£24,912

Publicity

3.1 This application was advertised as a major development proposal by display of site notices and by neighbour notification letters sent to addresses in the vicinity of the site.

As a result of the consultation process 604 responses have been received (as at 11 Nov 2022).

Objections (419 responses)

- The development is horrendous and will have a permanent impact on the area.
- Little difference from the previously refused scheme.
- Members at planning committee on the previous application stated that development of this type would not be allowed in this area, in particular should not include flats.
- Traffic, pedestrian and highway safety implications
- Development is uncharacteristic of the existing local area, housing vernacular and plot sizes.
- More houses are needed. Flats are inappropriate in the area.
- More dwellings would certainly lead to anti-social behaviour
- Privacy and overlooking concerns
- Devaluation of properties
- Would set a precedent for flats in large gardens
- The increase in congestion noise and pollution would impact health and wellbeing
- Not good for the environment
- Scheme does not reflect the need for more houses in this area.
- The development will be an eyesore
- The development will be an eyesore, a monstrosity of flats, dormers and a few houses

- Housing Density concerns
- Bulky/Too big
- Wrong location
- Every town should keep beautiful character houses
- Compromises the distinct character of the area
- Flats would increase the number of vehicles parked on the intersection
- They are trying to expand the city
- Does not adhere to our principles, values and moral code
- The flats will ruin part of the countryside
- Not in keeping with the landscape
- Would result in overcrowding
- Would not respect neighbours
- The existing home should not be demolished for new flats
- The development would be a building site for over 18 months resulting in disruption and dust in an already polluted road.
- Previous scheme was rejected, this is the same scheme with little difference
- Development would set a precedent; if you have a big garden you can put flats in it
- Gardens would be overwhelmed by the structure
- A Birch Tree 80-100 feet tall, subject to preservation order TPO1999 DAC/EN/PRT.197 would become unstable if footing for the proposed flats is dug out as this would sever the roots
- Historic issues with domestic water pressure and sewage outflow capacity which would become worse
- Traffic jams as a result of the development will cause a delay to prayers
- Waste of public money
- The proposal does not comply with policy CS15 of the local plan as it would be of a density inconsistent with achieving good design and compromises the distinctive character of the area in which it is situated
- Concerns around NHS capacity
- Goes against National Planning Policy
- The development has no consideration for any new infrastructure regarding, schools, doctors, hospitals, parking, pollution, socially and environmental

Support (185 responses)

- Gravesend is run down and needs some new life
- More beautiful housing is needed, and this will be an asset to the area
- Nice new development which is sure to help the housing crisis
- Community growth and benefits
- Would be an attractive place to move to
- New build requirements to comply with latest building regulations mean they will be more energy efficient with lower bills
- The provision of affordable housing should be a strategic priority within Local Plan Policies
- Proposal seems reasonable and in keeping with the area
- This development will provide jobs for local tradesman and trade for businesses in the area
- More flats are needed in the Valley Drive Area

- Providing new homes for people also means better facilities for the wider community. These are the things which turns houses into communities
 - High quality designed housing in a good location
 - Similar development has taken place nearby
 - We should support local builds and business
 - There are no available houses in Gravesend, this development will make it possible for me to move here
 - Flats are less expensive and safer than houses, require less costly maintenance, they have better finishes and allow opportunities for socialising and greater contact with other people
 - The scheme includes a good mix of houses and luxury apartments
 - Building new homes means that future generations of children can stay in the local community instead of moving to find cheaper housing elsewhere
 - Good use of the plot in an urban zone
 - Looking to move to the area but no housing is available
 - Opportunity to build wonderful homes, expand communities, foster connection, family and creativity
 - Building more houses makes them more affordable
 - It will brighten the area
 - Efficient use of a huge parcel of land currently in use as garden space
 - Will help many families get on the property ladder
 - The proposed park area is brilliant providing a safe and fun area for families to enjoy
 - Will not have much visual impact on the area as the majority of the development is behind the existing property
 - New build properties are built to latest regulation and are not likely to require repairs for some time but would also be covered by a 10 year NHBC warranty covering structural defects
 - Nationwide shortage of houses; demand is high and supply is low
 - Close to the motorway which will appeal to working individuals
 - House building is a key driver of economic growth
 - It may be possible to benefit from Government incentives such as Help To Buy when purchasing a new build property
 - A more detailed and thought out scheme than the previous one
 - The developer will build this out as they have done with other fantastic schemes locally
 - Good location in a built up area – Smaller houses in large urban plots near amenities are needed.
- 3.2 A number of non-material planning considerations are also raised by neighbour representation letters. As they are non-material considerations they are not summarised.
- 3.3 The comments above received are all of those received up until 4pm on Thursday 10th November 2022. Any additional 3rd party comments received up to midday on 21st November 2022 will be summarised in the supplementary report. Any further comments received will be verbally updated to the Planning Committee.

4. Planning Analysis and Service Manager (Planning) Comments

Site History and Context

- 4.1 The site (0.494 hectare in area) consists of a large detached two storey dwelling with a crescent style access. To the rear is extensive garden, bounded by dense hedging and trees, and a large two storey detached annexe.
- 4.2 The site is located primarily within the urban area of Gravesend, however the rear of the site including part of the rear annex falls within the Borough's rural area and within the Green Belt. The site is close to the A2 which is to the south of the site and runs parallel to the site.
- 4.3 The area is predominantly residential in character, with Claylane Wood (comprised of ancient woodland) to the east. However directly adjacent to the site to the north is a former residential dwelling that is a mixed commercial and residential property comprising of dental practice, osteopath, accountants and one self-contained flat. To the south is Nell's Café.
- 4.4 The immediate area is predominately consisting of single residential dwelling, however further north of Valley Drive are apartment blocks, specifically Watling Court. Further north along Valley Drive are more blocks of flats are the more recent development of St Patrick's Garden.
- 4.5 Generally the surrounding properties are large detached dwellings with extensive gardens, with the exception of Sheldon Heights which is a more recent backland development consisting of 7 detached dwellings with modest gardens arranged in a gated crescent close.
- 4.6 In terms of spatial layout, the application site is substantially larger than the surrounding properties as can be seen from the below image:

Application Site



4.7 In 2019, an application for the demolition of existing house and outbuildings and erection of a part four storey and part three storey building for Build to Rent residential units (Use Class C3), comprising of 20no. one bedroom, 41no. two bedroom and 3no. three bedroom apartments with associated car parking (ref. 20190169) was refused by Planning Committee in line with officer recommendation in January 2020 for the following reasons;

1. The proposal by virtue of its siting, size, bulk, massing and design would create an overly dominant development that would not relate well to the character of the street scene and would not integrate well with the surrounding local area. As such the proposed development would, if permitted, fail to maintain the prevailing character of the area contrary to the objectives of Policies CS15 and CS19 of the Gravesham Local Plan Core Strategy (2014) and section 11 and 12 of the NPPF of the National Planning Policy Framework (2019).
2. The proposed development, if permitted, would result in inadequate and unsatisfactory communal amenity space for future occupiers and would provide a poor layout which is car dominated putting pedestrians into conflict with vehicles. The proposal would therefore be contrary to Section 12 of The National Planning Policy Framework (2019) and Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and saved policy LT6 of Gravesham Local plan First Review (1994) which seek to ensure that proposed developments provide a good standard of amenity for all existing and future occupants of land and buildings, as well as maintaining the amenity of surrounding properties.

3. The proposed development by virtue of its siting, size, bulk, massing and design would create an overly dominant addition and unneighbourly form of development that would adversely affect the outlook and the private amenity space of numerous surrounding dwellings. As such, it would be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014), which amongst other criteria requires new development safeguard the amenity of neighbouring properties and to integrate well with the surrounding area.
- 4.8 Whilst the supporting Planning Statement states that this application is a resubmission of the refused application, the current proposal has a whole different design concept and is of a mixed tenure scheme to redevelop the whole site.

Housing Need and the Principle of Development

- 4.9 Policy CS02 (LPCS) sets out the Borough's objectively assessed need for housing over the Plan period (up to the year 2028) and finds that there is a need for at least 6,170 new dwellings during the period. Evidence now available shows that the Council is not able to demonstrate a five-year housing supply. This engages the first part of footnote 7 of the NPPF (2021) and this means for decision-taking that planning permission for applications involving the provision of housing should be granted in line with the requirements of the NPPF (2021) Para 11(d) unless:
- i. the application of policies in this Framework (the NPPF) that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 4.10 In the Gravesham context, the policies referred to in paragraph 11(d)(i) above are those set out in the NPPF (2021) at footnote 7 (rather than those in development plans) relating to any of the following:
- Habitats sites (and those sites listed in NPPF paragraph 180)
 - Sites of Special Scientific Interest;
 - Green Belt,
 - Local Green Space,
 - Areas of Outstanding Natural Beauty
 - Irreplaceable habitats;
 - Designated heritage assets (& other heritage assets of archaeological interest, see NPPF footnote 67); and
 - Areas at risk of flooding or coastal change.
- 4.11 In determining applications for planning permission involving housing, the Council will therefore apply a weighted balance in favour of granting planning permission in accordance with relevant case law and guidance, having regard to the acceptability or otherwise of the proposals when evaluated against development plan policy, the need to make efficient use of land (paragraph 125(c)) in context, the relative contribution the proposal makes towards the alleviation of any shortfall in housing delivery at that time and any other considerations material to the proposed development

- 4.12 The proposed development for a net increase of '32' dwellings would offer a generous contribution towards meeting this local need and, accordingly, officers consider that this should be accorded significant weight in support of the application.
- 4.13 However, as part of this balancing exercise it should be noted that paragraphs 130 and 134 of the NPPF (2021) requires development to add to the overall quality of the area, be visually attractive, sympathetic to local character and create acceptable amenity for future occupiers.
- 4.14 Notwithstanding the Council's shortages in housing delivery and the consequent weight to be given in favour of the proposed development it is necessary to assess the proposals against the policies in the National Planning Policy Framework (NPPF) and established local planning policy taken as a whole.
- 4.15 The key issues to be considered are as follows:
- Background
 - Housing Need
 - Green Belt
 - Design, Character and appearance
 - Sustainability
 - Amenity (Future Occupiers and neighbours)
 - Open Space
 - Refuse Storage and Collection Arrangements
 - Highways
 - Surface Water Drainage
 - Contaminated Land
 - Archaeology
 - Gas Pipelines
 - Ecology and Biodiversity
 - Planning Obligations/Affordable Housing

Background

- 4.16 The previous application (ref. 20190169) was for the demolition of existing house and outbuildings and erection of a part four storey and part three storey building for Build to Rent residential units (Use Class C3), comprising of 20no. one bedroom, 41no. two bedroom and 3no. three bedroom apartments with associated car parking).
- 4.17 This scheme consisted of apartments only with no low density residential dwellings and with little or no private or shared amenity space.
- 4.18 The overall quantity, tenure, design and layout of the site, together with insufficient/inadequate no amenity space for residents, was deemed out of character and an overdevelopment of the site, as well as having a detrimental impact on occupier and neighbour amenity and thus refused for the reasons laid out in paragraph 5.10 above.
- 4.19 Following the refusal, the applicant has engaged with the local authority through the pre-application process prior to the submission of this current application.

Green Belt

The appropriateness of the development within the Green Belt

- 4.20 Policy CS02 of the Gravesham Local Plan Core Strategy (September 2014) (LPCS) prioritises development in the urban area as a sustainable location for development. In the rural area it states that development will be supported within rural settlements that are inset from the Green Belt and defined on the Policies Map. Development outside those settlements (which is the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in (LPCS).
- 4.21 Inappropriate development in the Green Belt is development that by definition, is harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 goes on to say that very special circumstances will not exist unless the potential harm to the Green Belt, by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 4.22 The NPPF (2021) notes that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and permanence. At paragraph 138 the NPPF (2021) lists the 5 purposes which the Green Belt serves. Of particular relevance in this case is that it assists in safeguarding the countryside from encroachment.
- 4.23 Paragraph 149 states that a Local Planning Authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this include:-
- a) Buildings for agriculture and forestry;
 - b) Provision of appropriate facilities (in connection with existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments, as long as the facilities preserves the openness of the Green Belt and do not conflict with the purposes of including land within it;
 - c) The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
 - d) The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 - e) Limited infilling in villages;
 - f) Limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
 - g) Limited infilling or the partial or complete redevelopment of previously developed land (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.
- 4.24 In this case, the proposals would be for the delivery of 31 net new residential units within the existing residential curtilage and garden of Cobham Lodge. The majority of the property is located within the urban area of Gravesend, with the rear of the site including part of the rear annexe falling within the Borough's rural area and within the Green Belt.

Area of Green Belt



Is the application Site Previous Developed Land?

- 4.25 Annex 2 of the NPPF (2021), defines Previously Developed Land, as, "Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape."
- 4.26 In the case of Dartford Borough Council v Secretary of State for Communities & Local Government (CO/3129/2015) the Deputy Judge held that the wording of the exemption to previously developed land, within the NPPF (2021) was significant. It reads "land in built-up areas such as: private residential gardens". As such, the Deputy Judge found that only residential gardens within the "built-up area" were exempt from the definition of previously developed land whereas, residential gardens outside "built up areas" were "brownfield". As the lawned garden area for Cobham Lodge falls within the urban area and in a built-up area, it is considered to fall outside of the definition of previously developed land. However, the elements of the garden that fall within the rural area and the green belt, consist of an annexe and hard standing. As such, this is considered to fall within the definition of previously developed land.

Proposals affecting the Green Belt

- 4.27 As set out earlier within the report the proposal for the annexe is to convert the structure to two residential dwellings through alterations to the building. The NPPF (2021) at Para 149 sets out that the construction of new buildings should be regarded as inappropriate in the Green Belt, unless the proposal meets one or more of the exceptions set out within the NPPF (2021). Para 149 c) allows for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Whilst Para 149 g) of the NPPF allows limited infilling or the

partial or complete redevelopment of previously development land, whether redundant or in continuing use (excluding temporary buildings), which would:

- Not have a greater impact on the openness of the Green Belt than the existing development; or
- Not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

4.28 It is considered that the proposal falls within the parameters of Para 149 g) of the NPPF. Therefore the next step is to consider whether or not the proposal will have a greater impact on the openness of the Green Belt, in comparison to the existing development.

4.29 The NPPF (2021) notes that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and permanence.

4.30 As part of this proposal, the existing detached annexe would be separated in two dwellings with the roof height being increased by only 1.74m and 4no. single dormer windows inserted within the new front and rear roofslopes. The external footprint would not be increased. The site is largely visually self-contained by the mature woodland to the north and east and residential development to the south. Views of the site from further afield would not change, as the annexe is not visible from other parts of the Green Belt. In addition, this element of the site, only forms a very small part of the wider Green Belt. Whilst the proposal sees an the annexe increasing in height, it would be visually self-contained, the harm to openness of the site would therefore have limited effect on the wider Green Belt.

4.31 Taking into consideration the existing annexe and hardstanding surrounding it, the proposal does not result in any further material harm to the openness of the Green Belt. It is important to note that the threshold for the proposal to be considered as inappropriate development is substantial harm, this is a high bar and the proposal clearly falls below it. The proposal is therefore 'not inappropriate' development in the Green Belt. Due to this, there is no need to further consider issues in relation to Green Belt development or to consider 'very special circumstances'.

4.32 In summary the proposed development is considered to fall within the exception set out in Para. 149 (g) of the NPPF (2021), and therefore complies with Policy CS02 (LPCS).

Design, Character and appearance

4.33 When considering the design of this proposal, it needs to be considered against the relevant local and national planning policy. Policy CS15 (LPCS) states that sites will be developed at a variety of densities depending on the sites location and accessibility to public transport. Furthermore, development needs to be delivered at a density that achieves good design and does not compromise the character of the area.

4.34 Policy CS19 (LPCS) states that the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. The NPPF (2021) sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

- 4.35 At a national level, the NPPF (2021) Section 12 states development should create high quality buildings and places which will function well and add to the overall quality of the area for the lifetime of the development.
- 4.36 In terms of density, the proposal seeks 32 units of mixed tenure consisting of two apartment blocks of 10 and 11 units and 11no. semi-detached/detached residential dwellings. Within the urban area there is a target of 40 dwellings per hectare or more, whilst in the rural area a lower density of 30 dwellings per hectare or more is accepted. The application site and proposal would result in a density of 64 dwellings per hectare. Where the proposal is of mixed tenure, the units would be spread over two apartment blocks and 11 houses which are generously spaced, allowing for private and shared amenity spaces, parking and access. Looking to the surrounding area and the spatial layout, whilst a number of properties on the east side of Valley Drive benefit from large plots, the properties within Sheldon Heights and to the west of Valley Drive have much smaller plots and proposed site layout would not be out of character with the wider area. In addition, Valley Drive is located on a main bus route providing a good location to public transport, together with direct access to the A2. Taking all of this into consideration, it is considered that the proposal would accord with Policy CS15 (LPCS).
- 4.37 The existing host dwelling would be retained and extended to create Building A. The proposed extensions and dormers are of a good design that reflect the existing building and would not result in bulky or unsympathetic additions and overall would retain a more domestic appearance which reflects the existing built form and streetscape. In addition, the retention of the existing building would further act as a screen from further views of the site from the streetscene.
- 4.38 Dwellings B1 and B2 would utilise the existing detached two storey annexe which would be separated into two dwellings and the roof extended and dormers located within the front and rear roofslopes only and 2no. smaller windows on the north side elevation at first floor level. Views of these properties would not be afforded from the public realm and would only be visible from within the site and the properties in Sheldon Heights. The proposed roof extension and dormers would not result in bulky or unsympathetic additions and the overall ridge height would increase by 1.74m. Part of the annexe falls within the Borough's rural area and Green Belt, these matters are dealt with under the Green Belt section.
- 4.39 The new three storey 11-unit apartment block, Building D would be situated to the north of the site which sits at a lower ground level than the majority of the site as the land levels fall to the north. It would be located to the rear of the property to the north, Alva, which is an extended two storey mixed use commercial and residential building which has been extended within the roof to create a three-storey aspect from the rear. In addition, there are mature and extensive trees that run across the rear boundary of Alva and to the far north of the application site, which together with the existing building would screen the majority of the views of the proposed Building D from Valley Drive. The building has been designed to reflect design features of the existing Cobham Lodge and the extensions proposed. The fenestration details, roof design and dormers are reflective of Building A and would not appear incongruous within its setting. The overall external footprint of Building D would be 280.87m² which taking into consideration the overall size of the site, would not be dominant within the site context, which in total has an area of 4940.00m².
- 4.40 The proposed semi-detached dwellings, Buildings C1-8 are two storey pitch roof properties that are both modest in footprint, height and scale. The fenestration details would not be out of keeping with the existing Cobham Lodge, the proposed Building D or the properties within Sheldon Heights which are located to the south of the proposed

location of the single dwellings. This is also the case within the detached dwelling, Building C9 which is similar in design and layout of the semi-detached dwellings with the addition of dormers which reflect that of the dormers within the existing annexe, Buildings B1 and B2.

- 4.41 In addition to private amenity space, the proposal includes two areas of communal gardens/play areas which are located to the rear of the existing Cobham Lodge which separates Buildings A and C1-9, together with the second communal space being located to the north east corner of the site which abuts the ancient woodland. These, together with the location and layout of the parking areas, access road and communal areas create a spacious layout of the site and separation between the different elements.
- 4.42 Overall, it is considered that the proposed development would utilise the size and layout of the site together with the change in land levels. The extensions and alterations to the existing dwelling and the proposed apartment buildings and single dwellings have been designed to reflect the existing streetscape and character of the wider area and would not result in an overdevelopment of the site or have a detrimental impact on the character, appearance or the quality of the area. The development would therefore accord with Policies CS19 (LPCS) and Section 12 of the NPPF (2021).

Sustainability

- 4.43 Policies CS01 (LPCS) requires the Council to take a positive approach that reflects the presumption in favour of Sustainable development contained within the Core Strategy and the NPPF (2021).
- 4.44 Policy CS02 (LPCS) requires development to prioritise the redevelopment and recycling of underused, derelict and previously developed land in the urban area. Development within the Green Belt is supported where it is compatible with national policies for protection of the Green Belt and policies within the adopted Local Plan Core Strategy. Due to the location, size and layout, together with the spatial character of the area, this application site meets these definitions.
- 4.45 Policy CS18 (LPCS) sets out that new development should aim to reduce the overall carbon footprint of on development.
- 4.46 Policy CS19 (LPCS) requires (where relevant) that new development will provide carbon reduction and provision for low carbon and renewable imagery, minimising energy consumption and water use.
- 4.47 At a national level, the NPPF (2021) states in paragraph 8 that achieving sustainable development means improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. Paragraph 105 of the NPPF (2021) states the planning system should actively manage patterns of growth in support of these objectives. Significant development should be focussed on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.
- 4.48 Gravesham Borough Council recognises the importance of sustainability and on 25 June 2019 at its full Council meeting declared a climate emergency and this includes the target to make the borough Carbon Neutral by 2030.

- 4.49 Accompanying this application to address sustainability is the Planning, Design & Access Statement, Transport Statement, Phase 1 Environmental Report and Ecology and Biodiversity Net Gain Report.
- 4.50 The site is located within an existing residential area that has good links to both public and private transport. Valley Drive is a main access road in and out of Gravesend and is served by a main bus route, together with local shops situated within walking distance. The main A2 is also within very close proximity providing direct links to London and the coast. The proposal includes both car and cycle parking for all residents. As such, the proposed development would provide sustainable travel modes in accordance with policy.
- 4.51 The proposal seeks to utilise a large site that is predominately laid to lawn with hard landscaping around and is underused. The proposal would provide a mixed tenure of residential properties of good design. The proposal seeks to retain all the existing trees and also incorporate both private and shared amenities spaces with additional planting, creating a sense of community. The proposal also provides the opportunity to improve biodiversity by including native landscaping which would create natural habitats and screen the development from the ancient woodland, thus resulting in a biodiversity net gain.

Broadband provision

- 4.52 Section 10 of the NPPF (2021) acknowledges that reliable high quality communications is essential for economic growth including full fibre connections and new development shall look to provide full fibre connections.
- 4.53 In order to ensure this occurs, a planning condition will be included; requiring details of how broadband to the premises will be provided to the serve the development and be available at first occupation.
- 4.54 In summary, the proposed development is considered to be sustainable form of development that is designed to minimise the impact on climate and result in a biodiversity net gain. As such there is no conflict with Policies CS01, CS02, CS18 and CS19 (LPCS) and Section 2 of the NPPF (2021).

Amenity (Future Occupiers)

- 4.55 Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users' and that 'the design and layout of new residential development, including conversion, will accord with the adopted Residential Layout Guidelines'. On 25 March 2015, the Government issued a written ministerial statement which introduced new technical housing standards in England.

Building A

- 4.56 Building A would contain a total of 10 apartments consisting of 5no. 1 bed 2 person flat and 5no. 2 bed 3 person flats.

Building A - Flat	Actual floor area	National Standard	Double Bedrooms 11.5sqm	Single Bedrooms 7.5sqm	Living/kitchen /diner 25.2sqm
A.1 1b2p	45.99sqm	50sqm	11.53sqm	-	27.22sqm
A.2 2b3p	63.05sqm	61sqm	11.9sqm	7.53sqm	25.87sqm

A.3 2b3p	62.94sqm	61sqm	12.09sqm	7.61sqm	25.86sqm
A.4 1b2p	41.13sqm	50sqm	13.14sqm	-	21.77sqm
A.5 1b2p	45.81sqm	50sqm	11.53sqm	-	27.22sqm
A.6 2b3p	64.87sqm	61sqm	11.9sqm	7.53sqm	27.6sqm
A.7 2b3p	64.64sqm	61sqm	12.09sqm	7.61sqm	27.6sqm
A.8 1b2p	41.2sqm	50sqm	13.14sqm	-	21.77sqm
A.9 2b3p	70.51sqm	61sqm	19.07sqm	11.21sqm	30.62sqm
A.10 1b2p	67.31sqm	50sqm	20.41sqm	-	37.73sqm

- 4.57 As seen from the table above, all of the 2 bedroom units and one of the 1 bed units exceed the minimum national space standard.
- 4.58 The exception lies with flats A.1, A.4, A.5 and A.8 which fall short of the minimum gross internal floor area, however the individual room sizes, as well as the provision of storage accord with the standards, and would provide a good level of accommodation.
- 4.59 This is also reflected within the Gravesham Residential Layout Guidelines which minimum floor areas are lower than the national standard.

Building D

- 4.60 Building D would contain a total of 11 apartments consisting of consisting of 10no. 2 bed 3 person units and 1no. 1 bed 1 person unit.

Building D - Flat	Actual floor area	National Standard	Double Bedrooms 11.5sqm	Single Bedrooms 7.5sqm	Living/kitchen /diner 25.2sqm
01 2b3p	69.43sqm	61sqm	14.3sqm	10.4sqm	29.0sqm
02 2b3p	70.32sqm	61sqm	14.3sqm	9.0sqm	29.0sqm
03 2b3p	70.52sqm	61sqm	14.3sqm	9.0sqm	29.0sqm
04 2b3p	69.43sqm	61sqm	14.3sqm	10.4sqm	29.0sqm
05 2b3p	70.32sqm	61sqm	14.3sqm	9.0sqm	29.0sqm
06 2b3p	70.52sqm	61sqm	14.3sqm	9.0sqm	29.0sqm
07 2b3p	69.43sqm	61sqm	14.3sqm	10.4sqm	29.0sqm
08 2b3p	70.32sqm	61sqm	14.3sqm	9.0sqm	29.0sqm
09 2b3p	70.52sqm	61sqm	14.3sqm	9.0sqm	29.0sqm
10 2b3p	63.81sqm	61sqm	13.5sqm	12.3sqm	27.9sqm
11 1b1p	43.89sqm	37sqm	-	10.7sqm	21.9sqm

- 4.61 As seen from the table above, all of the units exceed the minimum national space standard for gross internal floor areas and individual room sizes.
- 4.62 This is also reflected within the Gravesham Residential Layout Guidelines which minimum floor areas are lower than the national standard.
- 4.63 In terms of floor layouts, both apartment blocks have been laid out similarly in order to avoid noise transfer from rooms between the floors.

Buildings B1 and B2

- 4.64 Buildings B1 and B2 are two storey 3-bed 5-person dwellings of the same footprint and layout.

- 4.65 The national standard for a property of this size is 93sqm and both dwellings have a gross internal floor area (GIA) of 124.91sqm which would exceed the minimum.
- 4.66 All of the individual rooms would exceed the national standard and all habitable rooms have access to a good level of outlook and natural light.
- 4.67 Each property would have a private garden area measuring 172sqm and 199.52m and depth of 11.54m and 13.2m respectively which would exceed the minimum 60sqm size and 10m depth laid out in the Residential Layout Guidelines.

Buildings C5-C8

- 4.68 Buildings C1 to C8 are two storey 3-bed 4-person dwellings of the same footprint and layout.
- 4.69 The national standard for a property of this size is 84sqm and all the dwellings have a gross internal floor area (GIA) of 99sqm which would exceed the minimum.
- 4.70 All of the individual rooms would exceed the national standard with the exception of bedroom 3, however it would accord with the Gravesham Residential Layout Guidelines. In addition, all habitable rooms have access to a good level of outlook and natural light.
- 4.71 Each property would have a private garden area measuring approximately 55sqm and a depth of 8.5m. Whilst these would fall short of the 60sqm size and 10m depth minimum laid out in the Residential Layout Guidelines, all residents would have access to the two communal gardens within the development. It is considered that the shortfall in private garden space would be mitigated by the shared parks that would be provided.

Buildings C1-4 and C9

- 4.72 Buildings C1-4 and C9 are two storey 4-bed 6-person dwellings which have second floor accommodation within the roof, served by dormers to the front and rear.
- 4.73 The national standard for a property of this size is 112sqm and the proposed dwelling has a gross internal floor area (GIA) of 130.78sqm which would exceed the minimum.
- 4.74 All of the individual rooms would exceed the national standard with the exception of bedroom 3, however it would accord with the Gravesham Residential Layout Guidelines. In addition, all habitable rooms have access to a good level of outlook and natural light.
- 4.75 The properties would have a private garden area measuring approximately 60.47sqm and a depth of 8.4m. Whilst these would fall short of the 100sqm size and 10m depth minimum laid out in the Residential Layout Guidelines, all residents would have access to the two communal gardens within the development. It is considered that the shortfall in private garden space would be mitigated by the shared parks that would be provided.
- 4.76 In addition, all habitable room windows for the whole development would be served by a good level of outlook and natural light.
- 4.77 Taking into consideration all of the above, it is considered that the development as a whole would provide a good level of residential accommodation that would be in line

with the advice laid out in the Residential Layout Guidelines and would accord with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Amenity (Neighbours)

- 4.78 Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and paragraph 130 of the NPPF (2021) requires development to have a high standard of amenity for existing users (In this case surrounding properties).

Building A

- 4.79 Building A is located further forward than the adjacent residential property to the south, The Ridges. The proposed extensions/alterations would see 2no. windows on each flank elevation located at ground and first floor levels to serve bedroom 2 of Flats 2, 3, 4 and 7 and Velux windows to serve flats 9 and 10.
- 4.80 In terms of the impact on The Ridges, the windows in the south elevation would only afford views over the front driveway and garden. The neighbour has raised concerns regarding loss of privacy to the front sitting room bow window and first floor side (north) facing bedroom window. Due to the distance of between the two properties and the application site sitting lower than The Ridges, together with existing boundaries, it is not considered that there would be a loss of privacy. Furthermore, the first floor side facing bedroom window is already obscured by the roof of the existing detached annexe to the side of High Ridges. The annexe itself does not have any side facing or roof windows that would be impacted.
- 4.81 With regard to the adjacent property to the north, Alva, this is a mixed commercial and residential property that does not have any side facing habitable room windows that would be overlooked by the proposed bedroom windows of the proposed flats. Furthermore, the existing property already benefits from dormer windows along the north elevation that face directly onto the side elevation of Alva.

Building D

- 4.82 Building D would be located to the rear of Alva and set behind extensive trees that screen most views of the site and are to be retained as part of this proposal. This part of the site sits at a lower ground level than the majority of the site and as such the proposed building would be set lower.
- 4.83 Building D has been designed to face into the site, with the main entrance located on the south facing elevation and with the majority of the main habitable room windows and balconies being located on the north, south and east elevations.
- 4.84 On the west facing elevation there would be secondary bedroom or kitchen windows, with the west side of the balconies having obscured privacy screens.
- 4.85 Alva is a mixed commercial property with residential rooms located at third floor level to the rear and with no residential garden. The rear of the property is used for parking only.
- 4.86 To the north is a residential dwelling, Ambleside. This property is set further forward in its plot and benefits from a long rear garden. The rear facing windows would be located approximately 23.92m from the boundary of the application site and has

extensive trees and hedging along the common boundary with Alva and Cobham Lodge.

- 4.87 The existing trees of the application site which are located along the north and west boundaries with Alva and Ambleside, act as a screen and obscure the majority of views from and into the site.
- 4.88 As such, it is considered that the proposed Building D has been designed to have as little impact in terms of overlooking and overshadowing over neighbouring properties and gardens, and as such there would be no detrimental loss of privacy or natural light from any habitable room windows.

Buildings C1-C9

- 4.89 Buildings C1 to C9 are single residential dwellings. The orientation of these properties are such that they face into the site with the rear windows and gardens being located on the south elevations which would face onto Shorne View and Sheldon Heights.
- 4.90 As covered within the site description, the application site sits at a lower land level than the properties to the south and has extensive trees running along the southern boundary which act as a screen from and into the site. These trees would be retained and would be conditioned as part of a landscaping scheme.
- 4.91 Buildings C1 to C4 back onto Shorne View which is set further to the south with the rear elevation of the property being approximately 16.9m from the common boundary. With the rear gardens being 8.5m in depth there would be separation of the rear elevations of Shorne View and the proposed dwellings of 25.4m which would accord with the Residential Layout Guidelines. Furthermore, the height of the trees would obscure views from and into the site.
- 4.92 Buildings C5 to C9 would back onto the side elevation of No. 3 and the western corner of No.4 Sheldon Heights. No. 3 does have a number of windows located along the side, north facing, elevation which faces into the site. These windows serve a bathroom, dressing room and a secondary window to the master bedroom. This bedroom is also served by a window in the front elevation of the property, and as such there is only one habitable room window which would face onto the rear elevation of Building C9 and would be separated by a gap of 10.7m. No. 4's rear elevation faces away from the dwellings and as such no windows would directly face the rear elevations of the proposed dwellings.
- 4.93 In addition, the existing boundary trees are extensive in height and obscure most of the views from and into the site.
- 4.94 With regard to overshadowing, the orientation of the site is such that the proposed dwellings would cast shadow over the front parking areas and access road only.

Buildings B1 and B2

- 4.95 Buildings B1 and B2 utilise the existing two storey detached annexe which already benefits from first floor windows to the front and rear.
- 4.96 The proposed roof extension would only increase the ridge height by 1.74m and the proposed dormers would be located within the front and rear roof slopes only.
- 4.97 There would be no first floor windows located within the south facing side elevation.

- 4.98 Nos. 4 and 5 Sheldon Heights' rear elevations face directly onto the side elevation of the existing annexe and as such no direct window to window relationship would result.
- 4.99 The front facing dormers would face into the site to the west and would afford the same views that the existing Juliet balcony has. Any views from the proposed dormers would be oblique.
- 4.100 In addition the existing boundary trees obscure the majority of the views in and out of the site.
- 4.101 As such, it is considered that the proposed Buildings B1 and B2 would not result in a detrimental impact on the privacy of the residents of Sheldon Heights.
- 4.102 Overall and taking all of the above into consideration, the proposed development has been designed in such a way to address any issues of overlooking or overshadowing and subject to a condition securing a landscaping scheme and management plan, the development would accord with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Open Space

- 4.103 As many of the dwellings proposed could be occupied by families' weight is attached to the need to provide open space to meet the needs of future residents as required through Policy CS13 (LPCS) and Saved Policy LT6 (LPTR). At a national level The NPPF (2021) recognises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
- 4.104 The nature of the site, being in a suburban location and the site layout being somewhat dictated by the shape of the site has required the architect to carefully consider how to provide amenity space for future occupiers to enhance their living conditions.
- 4.105 Within this proposal a variety of different spaces are being provided.
- 4.106 The single-family dwellings have their own private gardens, and the flats have a mixture of private amenity space and shared amenity space. Flats 2 and 3 of Building A have private gardens and Flats 1 – 9 of Building D have their own private 7.7m² balcony.
- 4.107 Within the wider development two pocket parks being dispersed through the site. One behind the existing dwelling and the second one in the north east corner of the site.
- 4.108 In order to ensure the two pocket parks being proposed are acceptable the following should be secured by appropriate planning conditions.
- The parks are suitably fenced to keep dogs separated from users of the park.
 - Trees and planting should be native and secured.
 - Grass would be appropriate as planting such a wilder flower is good in principle this would to long term management issues.
- 4.109 In order to address the above the landscaping details will require details specifically relating to the pocket parks and other communal amenity areas

4.110 Beyond the site future occupiers have pedestrian access to the dedicated shared pedestrian and cycle route which links the site with Shorne Country Park to the east and to the west towards Gravesend and Northfleet which includes the A2 linear park.

4.111 It is concluded that the overall development will provide acceptable open space for future occupiers and the site is within walking distance of various other amenities for families, there is no conflict with Policy CS13 (LPCS) and Saved Policy LT6 (LPTR).

Refuse Storage and Collection Arrangements

4.112 Policy CS19 (LPCS) requires new development to incorporate facilities for the storage and recycling of waste generated further clarification is provided in Planning Guidance on Waste Collection Requirements (2019). In order to ensure this proposal complies with Policy CS19 (LPCS) Gravesham Waste and Recycling department have been consulted.

4.113 The supporting transport statement confirms that communal refuse stores will be provided to serve the flats and for each of the single-family dwellings the plans indicate bin storage area in the rear gardens. For the single-family dwellings there will need to be sufficient bin storage for waste, recycling and garden waste along with food waste. On collection days the owners would bring the bin stores to the front of the dwellings for collection by Gravesham refuse team.

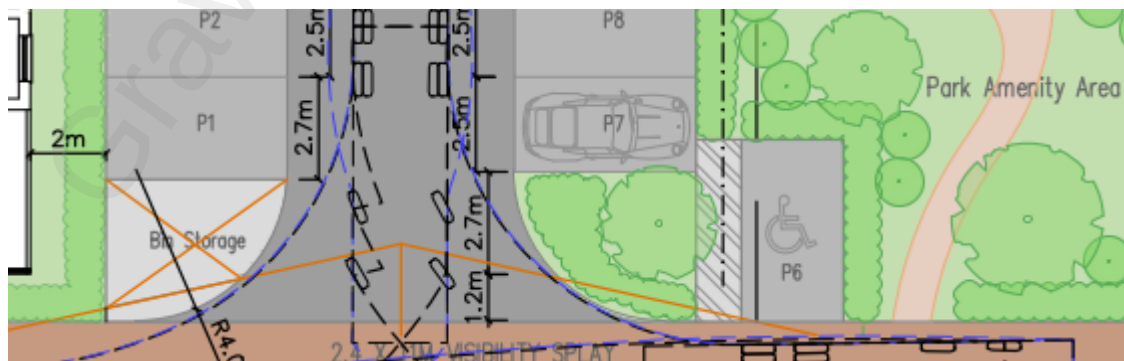
4.114 In order to ensure each of the dwellings have acceptable bin store locations these will be conditioned (prior to first occupation).

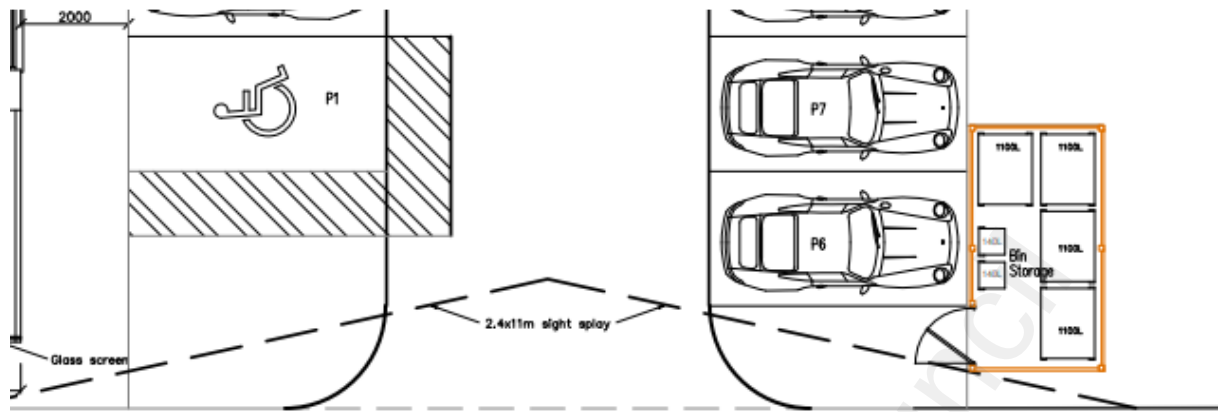
4.115 Turning to the flats there will be communal bin stores serving the two blocks of flats and the communal bin stores serving the development will need to provide the following:

- Refuse - 1 x 1100ltr bin per 6 flats
- Recycling – 1 x 1100ltr bin per 6 flats with special recycling lid
- Food Waste – 1 x 140ltr bin per 10 flats with an individual 5ltr caddy per flat

4.116 To ensure the communal bin stores are secure and to avoid any fly tipping details of security measures of the bin stores will be conditioned along with final layout details of the stores to ensure the stores can accommodate the required bins

4.117 Concern was raised by Gravesham Waste and Recycling department on the bin store and its location adjacent to Block D. To address this issue the bin store has been relocated to the east of the turning head. This is shown below.





4.118 This relocation provides sufficient visibility splays for refuse trucks turning on site.

4.119 In summary with regard to refuse arrangements subject to appropriate planning conditions relating to final details of refuse arrangements it is considered the proposal complies with Policy CS19 (LPCS).

Surface Water Drainage

4.120 Policy CS18 (LPCS) sets out the requirements for dealing with sustainable drainage and surface water run-off. Kent County Council (KCC) is the Lead Local Flood Authority. The application site lies within Ground Source Protection Zone 3 and is not within a flood zone. The Environment Agency has been consulted and their response raises no objection in relation to surface water drainage.

4.121 KCC have been consulted on the application and their comments noted that no detailed Surface Water Drainage scheme has been submitted.

4.122 On 10th November 2022 a Surface Water Drainage Strategy was submitted by the applicant.

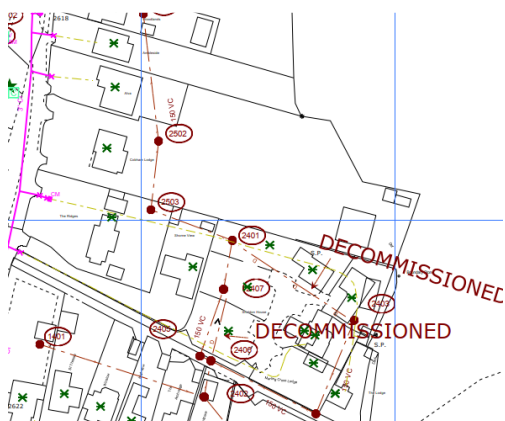
4.123 The report concluded that the best solution for dealing with surface water drainage for the site will be surface water run off into the grounds. The SUDS strategy submitted also recommends, rainwater harvesting, permeable surfacing and soakaways. KCC SUDS have been consulted on this revised report and if comments are received these will be provided in a supplementary report.

4.124 Whilst KCC SUDS comments are awaited, it is proposed that KCC SUDS standard conditions are sought, which are as follow:

1. *Development shall not begin until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the Council.*
2. *Details of operation and maintenance of the sustainable surface water drainage scheme.*
3. *Verification Report pertaining to the surface water drainage system.*
4. *Details of infiltration if used to manage flood water.*

4.125 With regard to the impact on the surrounding sewer network Southern Water have been consulted and raise no objection the proposal subject to the applicant complying with all relevant requirements from Southern Water on protecting existing sewers and providing connections to the relevant sewers.

- 4.126 It is worth noting that the sewers that run behind the rear of the properties surrounding the application site and through the site are now decommissioned. See below extract from Southern Water map.



- 4.127 In summary it is not considered that the proposal would not conflict with Policy CS18 (LPCS) in regard to drainage matters

Archaeology

- 4.128 Policy CS20 (LPCS) gives a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource, central to the regeneration of the area and the reinforcement of sense of place. Particular attention in this regard will be focused on those heritage assets most at risk. When considering the impact of a proposed development on a designated heritage asset, the weight that will be given to the asset's conservation value will be commensurate with the importance and significance of the asset. For non-designated assets, decisions will have regard to the scale of any harm or loss and the significance of the heritage asset.
- 4.129 Saved Policy TC7 (LPFR) 1994 indicates that planning permission may be refused without adequate assessment of the archaeological implications in areas of archaeological potential.
- 4.130 At a national level paragraph 189 of the NPPF (2021) advises that where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest (evidence of past human activity), local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- 4.131 The site of the proposed development lies in an area of multi-period archaeological potential. Evidence for prehistoric, Romano-British and medieval activity, including for burials, has been recorded to the east and south of this site. There is historic map evidence that there was a building in the centre of the site in the mid-20th century and the construction of this may have impacted below-ground archaeological remains.
- 4.132 Considering the archaeological potential of the site and possible past impacts on archaeology the inclusion of a planning condition relating to field evaluation for archaeology is recommended.
- 4.133 Subject to the inclusion of the relevant archaeological condition, it is considered the proposal complies with Policy CS20 (LPCS), Saved Policy TC7 (LPFR) and Paragraph 189 of the NPPF (2021).

Contaminated Land

- 4.134 Policy CS19 (LPCS) indicates that new development will be located, designed and constructed to avoid adverse environmental impacts from pollution, including noise, air, odour and light pollution, and land contamination.
- 4.135 Paragraph 174 of the NPPF (2021) indicates that planning decisions should contribute to and enhance the natural and local environment by, amongst other things:
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability; and
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 4.136 The application is accompanied by a phase 1 Environmental report. The report concludes that there is no significant contamination issues associated with the site. Gravesham Environmental Protection team have reviewed the report and agree with the report's findings.
- 4.137 In order to account for any potential contamination issues a watching brief condition will be included.
- 4.138 No objection to the proposal subject to the above suggested condition and the proposal complies with Policy CS19 (LPCS) and Paragraph 170 of the NPPF (2021).

Ecology and Biodiversity

- 4.139 Paragraph 174 and 177 of the NPPF (2021) requires planning decisions to ensure that the natural and local environment is enhanced by minimising impacts on and providing net gains for biodiversity and this is reflected in Section 40 of the Natural England Commission Rural Communities (NERC) Act (2006) and the Environmental Act (2021).
- 4.140 Policy CS12 (LPCS) indicates that sites designated for their biodiversity value will be protected, with the highest level of protection given to internationally designated Special Protection Areas, Special Areas of Conservation and Ramsar sites, and that there will be no net loss of biodiversity in the Borough.
- 4.141 To the east of the site is the ancient woodland of Claylane Wood and paragraph 180 of the NPPF (2021) states development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists".
- 4.142 Initially KCC Biodiversity Officer raised concern stating 'We advise that an ecological assessment is undertaken to assess the potential impact to the adjacent woodland, which should take into account aspects such as any new hardstanding within 15m of the woodland and impacts from external lighting. This should be provided prior to determination'.
- 4.143 Clarification on these comments were requested as the KCC Biodiversity Officer comments submitted in relation to the pre-application enquiry were contrary to the comments received for this application in relationship the impact on Claylane Woods.
- 4.144 On 25th October KCC Biodiversity Officer confirmed that the comments on 13 April 2022 relating to Claylane woods are the ones which should be taken into account when considering this application. The comments are as follows:

- 4.145 *The site is bordered along the eastern boundary by ancient woodland. As such, we highlight paragraph 180 of the NPPF which states that “development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists”, with Natural England stating that there should be a 15m buffer-zone between a development and ancient woodland (primarily to prevent root damaged).*
- 4.146 *Usually, we would highlight that development up to an ancient woodland boundary is unacceptable, however, there appears to be existing hardstanding along this boundary. Therefore, the proposed layout of the development is acceptable in our view.*
- 4.147 It is considered that taking into account the above comments and the nearest proposed dwellings will be a conversion of an existing dwelling means the impact on the woodlands will be minimal from the proposed dwellings. In addition the remainder of site adjacent to the ancient woodland is amenity space there will be no built form impact on the woods.
- 4.148 Appropriate planning conditions and informatives will be included to ensure the ancient woodland is protected.

Appropriate Assessment

- 4.149 The Habitats Directive protects certain species of plants and animals that are particularly vulnerable and requires a Habitats Regulations Assessment (HRA) to be undertaken by a competent public body, such as a local planning authority where any development has the potential to have an impact on a European protected site. The process of HRA involves an initial ‘Screening’ stage followed by an Appropriate Assessment (AA) if proposals are likely to have a significant (adverse) impact on a protected site - in this case the Thames Estuary and Marshes Special Protection Area of SPA (termed Natura 2000 site).
- 4.150 In the light of any such assessment, the Borough Council may only grant planning permission if it has been ascertained that the proposed development will not, either on its own or in-combination with other plans and projects, have an Adverse Effect on the Integrity (AEOI) of such a site, unless there is no feasible alternative or imperative reasons of overriding public interest apply.

Recreational Pressures on the Thames Estuary and Marshes Special Protection Area (SPA) and SAMMS

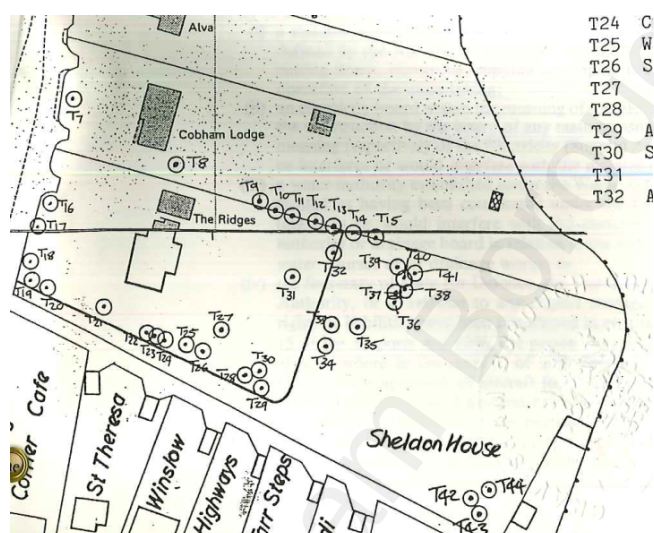
- 4.151 The Thames Estuary and Marshes Special Protection Area (SPA) is classified in accordance with the European Birds Directive which requires Member States to classify sites that are important for bird species listed on Annex 1 of the European Directive, which are rare and/or vulnerable in a European context, and also sites that form a critically important network for birds on migration. It is also listed as a Wetland of International Importance under the Ramsar Convention (Ramsar Site). Studies have shown marked declines in key bird species, particularly in areas that are busiest with recreational activity. Research conducted in 2011 found that additional dwellings were likely to result in additional recreational activity, causing disturbance to protected bird species that over-winter or breed on the SPA and Ramsar Site. The studies found that 75% of recreational visitors to the North Kent coast originate from within 6 km of the SPA boundary and Ramsar Site. The impacts of recreational disturbance can be such that they affect the status and distribution of key bird species and therefore act against the stated conservation objectives of the European Sites.

- 4.152 The Local Planning Authority has mitigated out the impacts of this on each and every planning application for a new residential development of one or more units within the 6km zone since September 2015 by accepting a Strategic Access Mitigation and Monitoring Strategy (SAMMS) (tariff) payment (currently £275.88 per dwelling). This approach is approved by Natural England for all new residential developments. For every planning application for a new dwelling (including new flats), the tariff contributions are secured through a Section 106 legal agreement or unilateral undertaking or if there are no other financial contributions this is secured through a contribution agreement. Where a developer is unwilling to make the SAMMS payment, sufficient evidence is required to be supplied to enable the Council to undertake an Appropriate Assessment to determine that it is unnecessary to mitigate any potential Likely Significant Effect.
- 4.153 The tariff has previously been accepted effectively in lieu of an Appropriate Assessment (AA). However, in a recent Court of Justice European Union (CJEU) ruling this approach was not considered to be valid, as the CJEU considered the first stage to be a screening assessment as to whether the development either alone or in combination, is likely to have significant effects on a designated site without mitigation. In this respect, the CJEU judgement made a distinction between “the plan or project” itself and “measures intended to avoid or reduce the harmful effects of a plan or project on a European site”. This means that mitigation measures, which are intended to avoid or reduce effects, should be assessed within the framework of an Appropriate Assessment and that mitigation measures cannot be taken into account at the screening stage.
- 4.154 The applicants accept in their submitted Preliminary Ecological Appraisal that a Strategic Access Management and Monitoring Strategy (SAMMS) mitigation contribution would be required to offset any potential recreational impacts, and that with the adoption of this payment then the scheme will prevent any likely significant impact occurring, but that further adverse impacts from the proposed development on designated sites are not anticipated. The Local Planning Authority is therefore satisfied that the proposals would put in place adequate measures to mitigate potential significant adverse impacts on the Thames Estuary and Marshes SPA/Ramsar sites and to protect their integrity in accordance with their conservation objectives. On this basis, the proposal is considered to comply with Paragraphs 180 and 181 of the NPPF and policy CS12 (LPCS), and the requirements of the Conservation of Habitats and Species Regulations 2017. Potential impacts on the European Sites do not therefore impose an impediment on the grant of planning permission in this instance.

Biodiversity Net Gains

- 4.155 The application is accompanied by an Ecology and Biodiversity net Gain Report which makes the following recommendations
- Compile detailed biodiversity management plans
 - Bat surveys of B1 if works required to roof
 - Follow measures set out in CEMP
 - Sensitive lighting plan
 - landscape planting plan
 - Remove vegetation outside of nesting bird season
- 4.156 KCC Biodiversity have been consulted and raised queries on how biodiversity net gain could be achieved on site taking into account the amount of development on site and the limitations of the site.

- 4.157 KCC Biodiversity note that in the absence of secondary legislation regarding the Environment Act (2021) a refusal based on a lack of biodiversity net gain would be unsustainable and raise no objection to the proposal in regards to biodiversity net gain.
- 4.158 To ensure as much on site biodiversity gain is achieved on site the soft landscaping will ensure it makes reference to native planting and tree/ bush planting will be semi-mature.
- 4.159 It is recommended that the most important ecological aspect is to safeguard the adjacent ancient woodland by limiting light pollution (that would disrupt the woodland's invertebrate population) and ensuring that the development has a native species-only landscape scheme. This would not only help safeguard the ancient woodland from potential colonisation of non-native species but maximise biodiversity value on-site. This will be secured by appropriate planning condition(s).
- 4.160 It is worth noting that there are a number of Tree Preservation Order at the southern end of Valley Drive which covers 7 sites including the application site of Cobham Lodge. The following diagram shows the location of trees from when the order was made in 1989 (Please note since the TPO came into force there have been various infill developments in the vicinity of the area).



- 4.161 Tree T8 which is to the south east of the dwelling has been felled, although the Local Planning Authority has no record of agreeing to the felling of this tree.
- 4.162 To the front of the property is protected tree T7, which is an established Beech Tree. This tree is considered to have at least 20 + years life left and has no significant defects. Should consent be granted it would be appropriate to impose conditions requiring this tree to be protected during the construction using tree protection methods and ensuring that no development takes place within the root protection area.
- 4.163 In order to protect the existing trees conditions which will be in place to protect to retained trees to be protected during the construction using tree protection methods and ensuring that no development takes place within the root protection area.
- 4.164 In regards to biodiversity and ecology there is no conflict with local and national planning policy subject to the relevant planning conditions and the SAMMS payment being secured.

Planning Obligations and Affordable Housing

4.165 Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as s106 agreements, are a mechanism that we as a Council, often use to secure financial contributions or other forms of mitigation such as affordable housing from developers, make a development proposal acceptable in planning terms.

4.166 In order for the Local Planning Authority to request financial contributions on behalf of third parties any contributions will need to meet all of the tests listed below:

- (A) necessary to make the development acceptable in planning terms;
- (B) directly related to the development; and
- (C) fairly and reasonably related in scale and kind to the development.

Developer Contributions

4.167 It is important to ensure that sufficient infrastructure is provided to meet the needs of new residents, employees and businesses in the Borough. As recognised in the NPPF (2021), the provision of new infrastructure is an important part of new development and the Council has worked with local service providers to identify their infrastructure needs over the plan period. Policy CS10 (LPCS) states that where new development generates a need for new infrastructure, developers will have to provide or contribute towards such provision, subject to viability consideration.

4.168 KCC have requested the following contributions

Contribution	Amount Per Unit	Total Amount
Secondary School	1135 (x27 Units)	£30,645
Libraries	55.45 (x32 Units)	£1,774.40
Adult Education	16.42 (x32 Units)	£525.44
Youth Services	65.50 (x27 Units)	£1,768.50
KCC Waste	183.67 (x32 Units)	£5,877.44
Social Services	146.88 (x32 Units)	£4,700
Total amount		£45,290.78
Total amount payable (less KCC Waste)		£39,413.34
Trigger Point	Prior to Commencement	

4.169 KCC's Commissioning Plan for Education Provision in Kent is clear that there is a significant deficit of secondary school provision in Gravesham there is sufficient evidence for KCC's contribution request. In regard to Libraries, Adult Education, Youth and Social Services KCC have confirmed acceptable site specific schemes and no further clarification is required.

4.170 With regard the Waste request Policy CS06 (LPCS) states 'facilities will be provided to support development of the Springhead Quarter and Northfleet Rise Quarter Key Sites and will be accessible to both existing and future communities. These will include the provision of educational, health, social care, sports and community facilities, open space to meet a variety of needs and recycling and waste transfer facilities. These will be provided in accordance with the phasing schedule set out in the Infrastructure Delivery Schedule.

- 4.171 No site specific schemes have been identified for the KCC Waste contribution and combined with a lack of supporting information the KCC financial requests for Waste, it is the view of officers that this request does not meet the requirements of paragraph 56 of the NPPF (2021) and cannot be lawfully requested. Therefore the total sum sought for KCC will be £39,413.34

Gravesham Leisure Services

- 4.172 Policy CS13 (LPCS) and the NPPF (2021) recognises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. As also outlined by Sport England, consideration should be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Due to the constrained nature of this development, it would not be expected that the developer would provide types of formal and informal leisure provision at site, but it is reasonable to expect the applicant to offset the impact of its development on existing leisure facilities in the area being Mackenzie Open Space enhancements or Mackenzie Open Space or Cascades Leisure Redevelopment.

- 4.173 Taking into consideration the development's location within the borough and real time need/deficiencies on the ground, the development needs to make a financial contribution of £36,215 towards a series of general leisure facility types towards projects within this locality. This figure has been accepted by the applicant and complies with local and national planning policy.

NHS Requests

- 4.174 NHS Kent and Medway Strategic Planning and Primary Care Estates have requested £24,912 towards enhancing local medical facilities and is deemed to be acceptable and meets the relevant tests. The applicant has agreed to this request.

Total Requests

- 4.175 The applicant has agreed to all of the above requests and the heads of terms for financial contributions are as follows:

Obligation	Sum
Kent County Council	£39,413.34
Gravesham Leisure Services	£36,215
Bird Wise North Kent SAMMS	£8,552.28
NHS Kent and Medway	£24,912
Total Figure:	£109,092.62

Affordable Housing

- 4.176 The Borough Council's position on affordable housing, as set out in Policy CS16 (LPCS) is that affordable housing will be required at a provision of 30% on sites in the urban area proposing 15 or more dwellings or on sites of 0.5 hectares or more. Policy CS16 (LPCS) seeks a broad mix of 70% rented and 30% shared ownership (negotiable), although the tenure mix should meet local needs and achieve a viable, sustainable and socially inclusive development.

- 4.177 The starting point in terms of Policy CS16 (LPCS) therefore would be that 10 units of the proposed 32 units would need to be affordable units on site to meet adopted policy. However, this would be subject to viability considerations. The applicant has undertaken a viability assessment (set out as an affordable housing statement) that shows the scheme is unviable, this assessment was independently verified on behalf of the Council by Pathfinder. This assessment concluded that under certain circumstances the scheme should be able to deliver affordable housing on site.
- 4.178 Pathfinder's independent assessment was undertaken prior to the mini-budget in August 2022, which has resulted in borrowing costs for developers increasing, with continued increases in building material and labour costs. This coincides with a weak economy, which according to the Bank of England will result in a prolonged recession, with market experts predicting falling house prices in the coming years.
- 4.179 The applicant disputes Pathfinder's findings and argues that Pathfinder have not accurately costed for the estate road, pocket park, site levelling/filling and services. Pathfinder assume that these will be covered under the 15% allowed for under external works, however this is disputed by the applicant. Other items disputed included levels of professional and sales fees, and existing use value / profit allowance.
- 4.180 The original assessment also only allowed for s.106 contributions of approximately £55,000, whereas in reality they are closer to £110,000.

	Applicant data (100% Market)	Pathfinder data (with 9 affordable units)
Value of scheme	£10,015,000.00	£9,430,000
Costs	£9,158,185.80	£7,041,608.96
Residual land value	£856,814.20	£2,388,391.04
Target value/Existing use value	£1,650,000.00	£1,200,000

- 4.181 The average cost to build a home was estimated to be around £2,387.50 per m² in March 2022, however this varies between the cost of constructing a home varying between £1,430-2,190 per m² and for flats this figure is around £1,680-2,510 per m². The costs assumed by Pathfinder are around £1,401 per m² for a home and £1,627 per m² for an apartment. This is before taking into account inflation, adjustments for location, allowances for abnormal costs/external works/risks/fees. Data produced by the ONS shows that construction costs since March 2022 and when Pathfinders work was undertaken, have continued to increase (with monthly inflation rates being April 2022, +2.1%, May 2022 +4.2%, June 2022 +0.5%, July 2022 +0.4%, August 2022 -0.7% and September 2022 +0.5%).
- 4.182 Given the increase in construction costs due to inflation, finance costs due to the autumn budget, as well as increased s.106 costs and disputed sums for external works and fees the actual cost that will be incurred in constructing the development will exceed the approx. £7 million assumed by Pathfinder, with the cost more likely to fall closer to the applicants assumptions, therefore making the scheme unviable.
- 4.183 Given the uncertainty surrounding the housing market and construction sector at present, and as the scheme is not policy compliant in terms of affordable housing. The applicant has agreed to undertaking a viability review of the scheme upon completion of the development or substantial implementation. This review will use actual costs and/or revised sales values, and will assess whether the approved scheme has become more

viable from the date that planning permission was granted to the date of the viability review. If it is shown that the schemes viability has improved, the applicant will return a portion of the schemes revised value to the Council, up to the level that would be required for a policy compliant scheme.

- 4.184 This approach is considered to comply with both the adopted Development Plan and NPPF (2021).

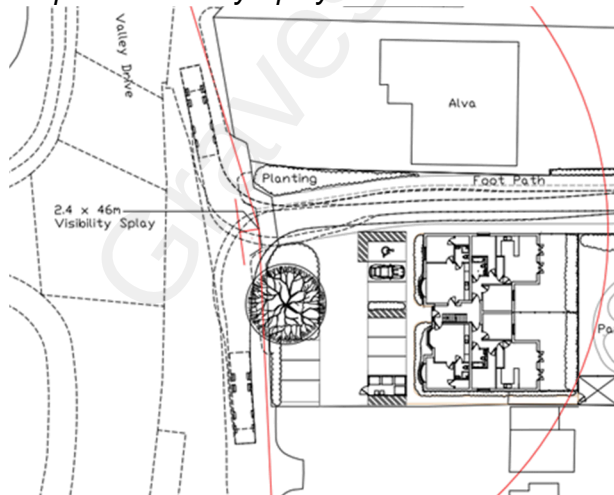
Highways

- 4.185 The proposed development needs to be considered against Policy CS11 (LPCS) which states that new development should mitigate their impact on the public highway and that transport assessments should be provided and implemented to ensure delivery of travel choice and sustainable opportunities for travel. Furthermore, it states that sufficient car parking in new developments will be provided in accordance with adopted standards which will reflect the availability of alternative means of transport accessibility to services and facilities. This is also reflected by Saved Policy T1 (LPFR) which requires proposed development to be adequately served by the highway network and Saved Policy P3 (LPFR) which sets out highways parking standards for development.
- 4.186 At a national level the NPPF (2021) states at paragraph 105, significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. The NPPF (2021) goes on to state development should only be prevented or refused on transport grounds where the cumulative impact of development is severe.

Proposed Highway Layout & Arrangements

- 4.187 Vehicular and pedestrian access for the development would be via the existing north entrance from Valley Drive, with the south entrance being removed to allow for car parking. Any changes to the adopted highway would need to be subject to Section 278 / Section 38 Agreements to be approved by KCC Highways.
- 4.188 This section of Valley Drive only has a narrow, approximately 1m wide footpath. A proposed 2.4 x 4.6m visibility splay has been submitted which was accepted by both KCC Highways and GBC Highways Officer, and therefore would provide adequate visibility of the footpath and highway when using the access.

Proposed Visibility Splay



4.189 In terms of the comments received relating to pedestrian safety and incidents relating to the access, there is no significant crash record on the highway network in the vicinity of the site.

4.190 Whilst the proposal would result in an intensification of the access, the section of highway directly in front of the site is narrower than the main Valley Drive and vehicle movements tend to be much slower which was evident during officer site visits. This together with the proposed visibility splay is considered to address the concerns raised and no objections have been raised from either KCC Highways or the GBC Highways Officer.

4.191 Furthermore, the proposal and access would not significantly differ from that of the approach to Sheldon Heights located to the south of the site that uses the same section of highway.

Traffic Generation

4.192 The trip generation data provided indicates that the development proposal will result in an increase of about 101 two-way vehicle movements per 12 hour weekday period. Given the site location, close to Valley Drive and the A2 junction, it is not considered that the development is likely to create any significant issues on the local highway network.

Parking Provision

4.193 The proposed development seeks to provide 9 no. parking spaces including one dedicated disabled bay to serve the 10 flats within Building A and these would be located to the front of the site.

4.194 The 11 flats within Building D would be served by 11 parking spaces including one dedicated disabled bay and would be located to the east of the Building D.

4.195 The parking for the flats would be unallocated to allow for flexibility which was agreed by KCC Highways.

4.196 The 11 no. single residential dwellings would be served by 2 private parking spaces each and these would be located to the front of each of the dwellings C1 to C9 and to the side of dwellings B1 and B2.

4.197 The supporting information has indicated that the parking bays would measure 2.4m by 4.8m which would be increased to 2.7m where the space would abut a hard boundary. The advice from KCC Highways is that the parking bays should be increased to 2.5m in width by 5m in length. The increase of the size of the parking spaces can be addressed within the hard landscaping details of the development which would be secured by condition.

4.198 Electric Vehicle charging would be provided as part of the proposal and this would be secured via condition prior to occupation.

4.199 Two secure communal cycle stores are also proposed to serve the flats and would be located to the rear of each building. In addition, each single residential dwelling would also have cycle storage located within the rear gardens for each property.

4.200 The development does not provide any dedicated visitor parking, however with the parking for the flats being unallocated giving a level of flexibility, together with the sustainable location of the site to public transport, this is not deemed to be unacceptable.

4.201 In terms of layout and provision, the proposed parking and cycle plan would provide adequate on-site parking to serve all of the proposed units and the layout is such that it would not be parking dominant.

Impact on surrounding properties

4.202 There have been no significant traffic accidents formerly recorded for this part of Valley Drive.

4.203 The proposal would result in an increase in traffic movements to and from the site, however due to the location of the site having direct access onto Valley Drive and the A2, The County Highways Officer has confirmed the proposal would have no adverse impact on highway safety.

4.204 There is no on-street parking facility to the front of the site with restrictions in the form of yellow lines. All parking provision is within the site. The surrounding properties all benefit from private access, driveways and off-road parking and as such there would be no impact on neighbouring properties in terms of parking provision.

4.205 National Highways raised no objection to the proposed development subject to a condition of a Construction Management Plan.

4.206 Taking all of the above into account, the parking provision for the site and the impact on the strategic and local highway network during the schemes' full occupation, will not have an adverse highways impact which has been confirmed in the supporting transport statement and in the formal comments from Kent Highways and Transportation Services, National Highways and Gravesham Highway Development Management Officer.

4.207 There is no conflict with local or national planning policy.

Gas Pipelines

4.208 Gas pipelines are located between the rear of the property and Thong Lane.

4.209 The HSE consultation zones for these pipe fall upon the rear of the site, to the east of the existing annexe. The residential units themselves would be outside of the HSE consultation zones for gas pipelines and not near the gas pipelines themselves.

4.210 The Health & Safety Executive (HSE) were consulted on the proposal and state that those pipelines result in the outer zone partially falling within a part of the site which is currently utilised as part of the garden and is proposed to be used as garden. As such the HSE do not object to the proposal as it would accord with PADHI + guidance.

Impact on Landscape and Surrounding Area

4.211 Section 15 of the NPPF (2021) highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes. Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states that the overall landscape character and valued landscapes will be conserved, restored and enhanced and the greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs AONB and its setting.

4.212 Comments have been received stating that the new flats would be highly visible in the landscape and would therefore detrimentally affect the nearby Area of Outstanding

Natural Beauty, Thong Village Conservation Area, Shorne Woods Country Park, Claylane Woods and the general Green Belt landscape.

The application site is located within the urban area of Gravesend and is not located within an Area of Outstanding Natural Beauty, or conservation area or country park.

- 4.213 The rear eastern corner of the site and part of the existing rear annexe do fall within the Green Belt. This will be assessed separately in the following section.
- 4.214 Due to the change in land levels, the existing residential and commercial buildings, together with the significant amount of trees and hedging in and around the site, the majority of views of the site are obscured.
- 4.215 The proposal includes the retention of all of the trees that surround the site and includes further landscaping which would be secured via condition.
- 4.216 Taking into consideration the location of the site, together with the existing built form and extensive landscaping, the proposal would not result in an adverse impact on the surrounding area and would accord with local and national planning policy.

5. Conclusion

- 5.1 The proposed development is deemed to be a sustainable form of development that accords with national and local planning policy, apart from in relation to the delivery of affordable housing. The agent / applicant has confirmed they will provide all of the S.106 financial contributions which meet the relevant tests set out within the NPPF (2021), however due to the viability of the scheme they are proposing to deliver a 100% market scheme with a viability review to assess actual costs and revenues, to determine whether or not they are able to deliver any sums to make the scheme policy compliant in affordable housing terms.
- 5.2 All representations received from both 3rd parties and consultees have been taken into account when considering this proposal and no amendments to the proposal are required.
- 5.3 Permission is recommended subject to the S.106 being signed and appropriate planning conditions being included.

Recommendation

Delegated to the Service Manager (Planning) to grant PERMISSION subject to planning conditions (including agreeing SUDS conditions with KCC) and the completion of a section 106 legal agreement.

Suggested Conditions

Time Limit

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2. The development hereby permitted shall be carried out only in precise accordance with the following schedule of approved plans:

Planning Application Form;
Drawing No. 1458-01 Rev B – Location Plan;
Drawing No. 1458-02 Rev R – Existing and Proposed Block Plan;
Drawing No. 1458-03 Rev B – Existing Floor Layouts and Elevations;
Drawing No. 1458-04 Rev B – Existing Floor Layouts and Elevations Rear Building;
Drawing No. 1458-05 Rev F – Proposed Floor Layouts and Elevations;
Drawing No. 1458-06 Rev F – Proposed Floor Layouts and Elevations Rear Building;
Drawing No. 1458-07 Rev D – Proposed Floor Layouts and Elevations 3 bed semi houses;
Drawing No. 1458-08 Rev K – New Flats Proposed Ground Floor, 1st & 2nd Floor;
Drawing No. 1458-09 Rev F – New Flats Proposed Third Floor, Roof & Sections;
Drawing No. 1458-10 Rev G – New Flats Proposed Elevations;
Drawing No. 1458-11 Rev D – Existing and Proposed Section A-A and B-B
Drawing No. 1458-12 – Proposed Floor Layouts and Elevations 4 bed detached house;
Drawing No. 1458-13 – Proposed Floor Layouts and Elevations 4 bed semi houses;
Drawing No. 1458-14 Rev B – Proposed Park Amenity Area;
Drawing No. 1458-15 Rev A – Proposed Play Park Area;
Drawing No. 1458-16 Rev A – Proposed Visibility Splay;
Phase 2 Planning, Design & Access Statement;
Transport Statement;
Affordable Housing Statement;
Phase 1 Environmental Report;
Ecology and Biodiversity Net Gain Report; and
Surface Water Management Strategy (November 2022).

Reason For the avoidance of doubt and in the interests of proper planning.

Pre-commencement Conditions

Code of Construction Practice

3. No development approved by this permission shall be commenced until a comprehensive Code of Construction Practice covering all environmental impacts of this development is provided by the applicant and submitted for approval to the Local Planning Authority in consultation with the Local Highway Authority. The development hereby permitted shall be carried out in accordance with the approved Code of Construction Practice. For the avoidance of doubt Code of Construction Practice shall include, but not exclusively cover the following:
 - a) Construction Logistics Plan (CLP)
 - b) Routing of construction and delivery vehicles to and from site
 - c) Parking and turning areas for construction and delivery vehicles and site personnel
 - d) Timing of deliveries
 - e) Provision of wheel washing facilities

- f) Temporary traffic management/signage
- g) Storage of plant and materials
- h) Dust management controls;
- i) Location and height of cranes and scaffolding;
- j) Measures of minimising the impact of noise and, if appropriate, vibration arising from construction activities;
- k) Predicted noise and, if appropriate, vibration levels for construction using methodologies and at locations agreed with the Local Planning Authority;
- l) Scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authority;
- m) Scheme for location and appearance security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- n) Details of disposal of waste arising from the construction programme, including final disposal points (the burning of waste on the site at any time is specifically precluded);
- o) Hours of operation;
- p) Smoke management controls;
- q) Odour controls; and
- r) Any other matters relevant to this particular site.

Reason To ensure the free flow of traffic on the highway and to protect the amenity of local residents and businesses in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Contaminated Land Strategy

4. 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:
 - a) 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.
 - b) 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.
 - c) 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.
 - d) 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.

The scheme shall be implemented as approved.

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 174 of the National Planning Policy Framework (2021) and to accord with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Archaeology

5. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological field evaluation works in accordance with a Written Scheme of Investigation and timetable which has been submitted to and approved in writing by the Local Planning Authority. Following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a Written Scheme of Investigation and timetable shall be submitted to and approved in writing by the Local Planning Authority.

Reason To ensure that features of archaeological interest are properly examined and recorded in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy TC7 of the Gravesham Local Plan First Review (1994).

Biodiversity and Lighting

6. Prior to commencement of works, a lighting design plan for biodiversity will be submitted to, and approved in writing by, the local planning authority. The plan will show the type and locations of external lighting, as well as expected light spill in lux levels, to demonstrate that areas to be lit will not adversely impact biodiversity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.

Reason In order to enhance the biodiversity of the site in accordance with Policy CS12 of the Gravesham Local Plan Core Strategy (September 2014).

Sustainable Surface Water Drainage

7. No development approved by this permission shall be commenced until a scheme for sustainable surface water drainage has been submitted to and approved, in writing, by the Local Planning Authority. The detailed drainage scheme submitted shall
 - (i) demonstrate that both the rate and volume of run-off leaving the site post-development will be restricted to that of the existing site during any rainfall event (up to and including the climate change adjusted 100yr critical storm)
 - (ii) demonstrate that the existing on-site surface water flow-routes and accumulation points will not be altered in such a way that the development places property at risk from flooding during any rainfall event, up to and including the climate change adjusted critical 100yr storm,
 - (iii) demonstrate that infiltration features are not located on parts of the site where contamination might be present
 - (iii) include a timetable for its implementation, and
 - (iv) include a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body

or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

The surface water drainage scheme shall thereafter be implemented in full prior to first residential occupation of the development and thereafter maintained and managed in accordance with the approved scheme.

Reason To ensure that the principles of sustainable drainage are incorporated into this proposal; to ensure that the development does not contribute to, or is not put at risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants and to ensure ongoing efficacy of the drainage provisions, in accordance with policies CS18 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Tree Protection

8. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/ utilities/ drainage.
- b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
- c) Details of construction within the RPA or that may impact on the retained trees.
- d) a full specification for the installation of boundary treatment works.
- e) a full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
- g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing
- h) a specification for scaffolding and ground protection within tree protection zones.
- i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- j) details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
- k) Boundary treatments within the RPA
- l) Methodology and detailed assessment of root pruning
- m) Arboricultural supervision and inspection by a suitably qualified tree specialist
- n) Reporting of inspection and supervision
- o) Methods to improve the rooting environment for retained and proposed trees and landscaping
- p) Veteran and ancient tree protection and management

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and pursuant to section 197 of the Town and Country Planning Act 1990.

Prior to Above Ground Works

Foul and Surface Water Sewerage Disposal

9. Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence details of the proposed means of foul and surface water sewerage disposal shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. The development shall be carried out in accordance with the approved details.

Reason To ensure that the principles of sustainable drainage are incorporated into this proposal; to ensure that the development does not contribute to, or is not put at risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants and to ensure ongoing efficacy of the drainage provisions in accordance with Policies CS18 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Biodiversity and Ecological Enhancement

10. Within six months of works commencing, details of how the development will offset biodiversity loss/enhance biodiversity will be submitted to, and approved in writing by, the local planning authority. This will include a native species-only landscape scheme. The approved details will be implemented and thereafter retained.

Reason In order to enhance the biodiversity of the site in accordance with Policy CS12 of the Gravesham Local Plan Core Strategy (September 2014).

External Facing Materials

11. Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence details (and samples where requested by the Local Planning Authority) of all the external facing materials 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 accordance with the approved details prior to any part of the development first being brought into use.

Reason To maintain the character and appearance of the building and to ensure a satisfactory visual relationship between the existing and new development in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Crime Prevention Measures

12. Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence, details of crime prevention measures according to the principles and physical security requirements of Crime Prevention through Environmental Design (CPTED) shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to any of the residential units hereby permitted first being occupied and shall thereafter be retained.

Reason To ensure the development protects the environment of the site and its locality generally, in the interest of security, crime prevention and community safety and is in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Prior to occupation

Surface Water Drainage

Details of Balconies and Balustrades

13. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of the balconies and balustrades for the development shall be submitted to and approved in writing by the Local Planning Authority. The details of the balconies shall include information on how future occupiers will have sufficient privacy when using the balconies and to protect the privacy of surrounding properties. The approved details shall be provided prior to first occupation of any of the residential units hereby permitted first being occupied and thereafter be retained for such purposes at all times.

Reason In order to ensure an acceptable standard of development upon completion and protect the amenity of occupiers and neighbouring properties in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Obscure Glazing

14. Prior to first occupation of any of the residential units hereby permitted and notwithstanding the details shown on the approved plans, submitted documents and application form, a schedule and details of all windows within the development to be obscure glazed (and where applicable fixed shut) shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be implemented as approved prior to any of the residential units hereby permitted first being occupied. For the avoidance of doubt any obscure windows shall be glazed with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) and shall be permanently retained as such. All fixed shut windows shall be permanently retained as such.

Reason To protect the amenity and privacy of neighbouring properties in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Hard Surface and Boundary Treatments

15. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans a scheme of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the details shall include the following:

- proposed boundary treatments,
- proposed finished levels and contours,
- hard surface finishes to the vehicle parking areas, pedestrian accesses, private gardens and amenity areas;
- details of any retaining walls, steps, railings, walls, fencing, gates or other supporting structures
- details of the pedestrian access and circulation areas
- minor structures such as play equipment, log piles, and any proposed seating.

The approved works shall be completed in accordance with the approved details prior to first occupation of any of the residential units hereby permitted.

Reason To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity and highway safety in accordance with Policies CS11 and Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and saved policy T5 of the Gravesham Local Plan First Review (1994).

Soft Landscaping Scheme

16. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, a scheme detailing the proposed soft landscaping shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following first occupation of the development. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and species during the next available planting season.

Reason To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Formation of Parking Spaces

17. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, the vehicle parking areas shown on the approved plans shall be formed, surfaced, drained and marked out in accordance with a scheme first to be submitted to and approved in writing by the Local Planning Authority. Thereafter, notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (as amended), or any provision equivalent to it in any statutory instrument revoking and re-enacting that Order, with or without modification, no development shall be carried out on the site in such a manner or in

such a position as to preclude the use of or access to the reserved vehicle parking and turning areas.

Reason To ensure sufficient off street car parking provision is available to serve the development, in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy P3 of the Gravesham Local Plan First Review (1994).

Allocation and Safeguarding of Parking Spaces

18. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, a strategy for the allocation and safeguarding of parking spaces for the occupiers of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy and measures to safeguard the use of the spaces shall be implemented prior to any of the residential units hereby permitted first being occupied and maintained thereafter.

Reason In order to ensure an acceptable standard of development upon completion, in accordance with adopted Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Visibility Splays

19. Notwithstanding the details shown on the approved plans, prior to any part of the development first coming into use full details of visibility splays for the vehicular access onto Valley Drive shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the vehicular access first being brought into use and retained as such thereafter.

Reason In the interests of highway safety in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014).

Cycle Storage

20. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of the proposed cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage facilities shall be provided prior to any of the residential units hereby permitted first being occupied and thereafter be retained for such purposes at all times.

Reason In order to encourage options for sustainable travel in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy P3 of Gravesham Local Plan First Review (1994).

Electric Charging Points

21. Prior to the first use of the car parking spaces hereby approved details for provision of cabling to enable charging facilities to be installed for electric vehicles for the future

occupants and public of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the first use of the car parking spaces hereby approved to which the cabling applies.

Reason To encourage the use of sustainable and more environmentally acceptable modes of transport, and in accordance with Policies CS11, CS18 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

External Lighting

22. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of all proposed external lighting shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details prior to any of the residential units hereby permitted first being occupied and no additional external lighting shall be provided on the site.

Reason In order to ensure the development does not cause harm to residential amenity by reason of the installation of intrusive lighting and in accordance Policy CS19 of the Gravesham Local Plan of the Core Strategy (September 2014).

Refuse Arrangements

23. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of the refuse arrangements along with a refuse collection management plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste and security arrangements for the refuse stores and the management plan shall include arrangements for how the bins shall be taken nearer to the public highway on collection days and then returned to the bin store after the refuse has been collected. The development shall be carried out in accordance with the approved details prior to first occupation of any of the residential units hereby permitted and shall thereafter be retained for such purposes at all times.

Reason In order to ensure the development is served by a suitable refuse storage area in the interest of amenity and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Deliveries and Servicing the Proposed Development

24. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details and arrangements for deliveries and servicing the proposed development, shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be implemented as approved. The servicing strategy shall include the following:
- (a) Details for the servicing of the residential apartments and communal spaces to be provided as part of the development, to have regard to the phased delivery of the

development and interim arrangements required until such time as the whole development is built out and operating;

- (b) Details as to how existing properties will be serviced during the construction of the development and once it has been built out (if this differs).

Reason To ensure acceptable delivery and servicing arrangements to enable the efficient operation of the development and to minimise any potential impacts on the road network and existing properties and businesses and in accordance with adopted Local Plan Core Strategy Policies CS11 and CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

Broadband

25. Prior to any part of the permitted development being occupied or used a fibre to premises (FTTP) Statement shall have been submitted to and approved by the Local Planning Authority in writing for the installation of a high speed wholly FTTP connection to the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority (where supported by evidence detailing reasonable endeavours to secure the provision of FTTP and alternative provisions that have been made in the absence of FTTP). Thereafter, the infrastructure shall be laid out in accordance with the approved details and be available for use on the first occupation of any of the residential units hereby approved.

Reason To ensure that the new development in Gravesham is provided with high quality broadband services enhancing Gravesham as an attractive location in accordance with Policy CS19 and CS20 Gravesham Local Plan Core Strategy (September 2014).

Prior to Installation

Plant Equipment

26. Notwithstanding the details shown on the approved plans and application form prior to the installation of plant equipment, details of any services and plant systems, including roof top plant equipment shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall include the siting, external appearance and any proposed screening. The works shall thereafter be carried out in accordance with the approved details prior to first occupation of any of the residential units hereby permitted.

Reason In the interest of the amenities of neighbouring properties and the area generally and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

On-going Conditions

Infiltration of Surface Water Drainage

27. No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority.

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 caused by mobilised contaminants in line with paragraph 174 of the National Planning Policy Framework (2021) and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Watching Brief

28. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

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 from previously unidentified contamination sources at the development site in line with paragraph 174 of the National Planning Policy Framework (2021).

Dishes/Telecommunication

29. No satellite antenna, apparatus or plant of any sort (including structures or plant in connection with the use of telecommunication systems or any electronic communications apparatus) shall be erected on the site or roofs/walls of the development hereby approved.

Reason In the interests of the visual amenity of the development and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

INFORMATIVES:-

1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

2 REASON FOR IMPOSITION OF PRE-COMMENCEMENT CONDITIONS

Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority is satisfied that the requirements of conditions 3 - 8 (including the timing of compliance) are so fundamental to the development permitted that such details must be submitted prior to the works commencing on site.

Due to the importance attached to these details, it is reasonable and necessary to seek full approval in advance of works commencing. The applicant has agreed in writing on 4th and 11th November 2022 to all the pre-commencement conditions.

3 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority as proceeding without the necessary permissions could nullify this permission.

4 BUILDING REGULATIONS AND PARTY WALL ACT

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

5 NAMING & NUMBERING

As a result of the proposal, it appears that a change has to be made to the national property gazetteer. It is a legal requirement that a property or premises is registered.

The Naming and Numbering Certificate, when issued, will reduce location or delivery problems via Royal Mail or other carriers, and importantly for the Police, Ambulance, and Fire & Rescue services. Registration is also necessary to register to vote, for utility connections, and will avoid duplicate addresses.

The Naming and Numbering service is provided by the Borough Council. The on-line form is available at the Planning/House Numbering page of the council's web-site <http://www.gravesham.gov.uk/street-naming>. Please submit the application and the requisite fee in accordance with the guidance on the form.

6 SOUTHERN WATER

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Please read their New Connections Services Charging Arrangements documents which has now been published and is available to read on their website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

7 KCC ECOLOGY ADVICE SERVICE – BREEDING BIRD INFORMATIVE

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act. Breeding bird habitat is present on the application site and assumed to contain nesting birds between 1st March and 31st August, unless a recent survey has been undertaken by a competent ecologist and has shown that nesting birds are not present.