



Delegated Report

Planning Application

Planning Application No: 20230377

Location: Site Of Former Police Station 133 Windmill Street Gravesend Kent

Description: Application for approval of condition 5 attached to planning permission reference no. 20220432 relating to a supplementary phase of ground investigation

Applicant: Mr James Fitz-Costa, Churchill Retirement Living

Submitted Documents/Plans

- Application Form;
- Covering Letter; and
- STL J15380 Gravesend V2 - Additional Ground Investigation and Risk Assessment.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220432	Demolition of existing structures on site and the erection of 75 Retirement Living apartments for older people (comprising 48 no. 1-bed and 27 no. 2-beds) including communal facilities, access, car parking and landscaping.	Permitted	15.02.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS19 – Development & Design Principles

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

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

NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

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

Consultations, Publicity and Representations

Consultees

GBC – Environmental Protection

The 'Additional Ground Investigation and Risk Assessment Report submitted by STC dated 11th April 2023 report follows on from earlier investigation on the site and has examined areas not previously investigated due to existing structures etc on site. A large underground storage tank previously indicated has now been located and removed. Due to the thickness of the encasing concrete, no evidence of any hydrocarbon egress was found. In addition, additional soil sampling and groundwater sampling did not provide any evidence of soil or groundwater contamination of the site.

Based on the findings of this report, Condition 5 can be discharged.

Officer's Analysis

Condition 5 -Contaminated Land - Site Investigation Report

The development of the site as hereby permitted shall be carried out in full accordance with the findings and recommendations of the Site Investigation Report by Crossfield Consulting (Report No. CCL03497.CO72, November 2021), accompanying this application, and therefore no construction development shall be undertaken on the site until the recommendations for a supplementary phase of ground investigation to include additional bore holes and the use of trial pits designed to provide additional data for a more detailed environmental assessment and to obtain additional data for foundation design and to confirm that all contaminants are at negligible concentrations, together with verification testing for piled foundations have been implemented and such confirmation provided to the Local Planning Authority as to the extent of those investigations, if subsequently deemed necessary.

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 (Development and Design Principles) of the Gravesham Local Plan Core Strategy, September 2014.

The following documents have been submitted to discharge condition 5

Application Form;

Covering Letter; and

STL J15380 Gravesend V2 - Additional Ground Investigation and Risk Assessment.

Gravesham Environmental Protection have been consulted on the discharge of condition 5 and have reviewed the submitted documents and confirm that condition 5 can be discharged as they state the following:

The 'Additional Ground Investigation and Risk Assessment Report submitted by STC dated 11th April 2023 report follows on from earlier investigation on the site and has examined areas not previously investigated due to existing structures etc on site. A large underground storage tank previously indicated has now been located and removed. Due to the thickness of the encasing concrete, no evidence of any hydrocarbon egress was found. In addition, additional soil sampling and groundwater sampling did not provide any evidence of soil or groundwater contamination of the site.

No further information is required and condition 5 can be discharged.

Conclusion & Recommendation

Discharge Condition 5

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

Case Officer:	Mr Richard Hart	Team Leader:	
Signed:	<i>R Hart</i>	Signed:	
Dated:	1st June 2023	Dated:	