

SUPPLEMENTARY REPORT

Application Ref:	20240013
Site Address:	Former St Josephs Convent Preparatory School, 46 Old Road East, Gravesend, Kent, DA12 1NR
Application Description:	Conversion of existing Victorian building into 6 flats. Demolition of existing outbuildings. Erection of a 3 storey medical centre. Erection of a building containing 7no flats. Erection of 41no houses. Associated works to include; access, public open space and landscaping.
Applicant:	Galliard (Gravesend) Ltd
Agent:	Mr Mark Bewsey, DHA Planning Ltd
Ward:	Whitehill And Windmill Hill
Parish:	Non-Parish Area
Decision due date:	6 May 2024
Publicity expiry date:	7 March 2024
Decision Level:	Planning Committee
Reason for referral:	Member call in
Recommendation:	Subject to members advice on the approach to affordable housing and financial contributions (Option A or Option B), as set out below. Option A: Agree to the delivery of 7 affordable units on site financial contributions for GBC Leisure and the SAMMS payment (totalling £149,562.70); or Option B: Agree to the applicant making a payment in lieu of affordable housing of £600,437.30, and agreeing to the financial contributions for GBC Leisure and the SAMMS payment (totalling £149,562.70). The recommendation to Planning Committee is for the application to be DELEGATED to the Head of Planning to grant PERMISSION subject to the finalisation of planning conditions and completion of S106 legal agreement.

Summary of Reasons for Supplementary Report and Recommendations

Reason for Supplementary Report

This supplementary report sets out the ground stability of the site, the affordable housing delivery and Heads of Terms for the S106 legal agreement, as well as the full recommendation and suggested conditions.

Recommendation to Planning Committee

The proposed scheme is for the construction of a mixed-use development containing 13no. apartments, 41no. homes and a medical centre, with associated works to create access, public open space and landscaping.

In order to be positive and proactive, during the course of the application the Local Planning Authority have worked with the applicant to refine the proposal to ensure that the amenity and privacy of neighbouring residents is safeguarded.

Subject to planning conditions and completion of the S106 legal agreement, the proposal will have no adverse impact on the character of the area, amenity of neighbouring residents or future occupiers of the development, highway safety and parking, or biodiversity and ecology. The development is therefore considered to comply with the Development Plan.

Members to advise on the approach to affordable housing and financial contributions i.e. Option A or Option B, as set out below.

Option A: Agree to the delivery of 7 affordable units on site financial contributions for GBC Leisure and the SAMMS payment totalling £149,562.70; or

Option B: Agree to the applicant making a payment in lieu of affordable housing of £600,437.30, and agreeing to the financial contributions for GBC Leisure and the SAMMS payment totalling £149,562.70.

The recommendation to planning committee is for the application to be DELEGATED to the Head of Planning to grant PERMISSION subject to the finalisation of planning conditions and completion of S106 legal agreement.

MAIN REPORT

1. Introduction

- 1.1. Following publication of Report 6(a) to Members, the Local Planning Authority have further considered matters pertaining to the Ground Stability of the site and the Affordable Housing, Planning Obligations and Development Viability. These are set out in the report below.

2. Head of Planning Comments

Ground Stability

- 2.1. The Georisk Survey (desk-based assessment) identifies that the site lies within an area that could be affected by natural instability and has previous chalk mining activities, as identified in British Pits database (British Geological Society).
- 2.2. Based on the desk-based assessments findings, the report sets out next steps for consideration and actions required, which include:
 - Further mining investigation is required, and should be carried out by a suitably qualified and experienced person (RICS);

- On-site survey undertaken by suitably qualified and experienced person (RICS)
 - Depending on the findings of the further investigations, advice should be followed.
- 2.3. Paragraph 197 of the National Planning Policy Framework (NPPF) (2024), states that where a site is affected by land stability issues, the responsibility for securing a safe development rests with the developer or landowner, but is caveated in paragraph 196 that decision should ensure that the site is suitable and adequate site investigation is available. The Georisk Survey, as referenced above, identifies potential risks relating to mining and ground stability before setting out considerations and next steps. As such, should a positive decision be reached at Planning Committee, the Local Planning Authority will attach a condition to the decision notice to ensure that ground stability survey is undertaken by a suitably qualified person (RICS), and submitted and approved prior to the commencement of any works.
- 2.4. Therefore, subject to the agreement of the pre-commencement condition, the proposed development is in accordance with the paragraphs 196 and 197 of the National Planning Policy Framework (NPPF) (2024).

Affordable Housing, Planning Obligations and Development Viability

- 2.5. The applicant has agreed to enter into an agreement with the Local Planning Authority under Section 106 of the Town and Country Planning Act (1990) to secure mitigation measures.
- 2.6. The Community Infrastructure Levy Regulations 2010, as amended, set out legal tests relating to the use of planning obligations. Regulation 122 states (where there is no CIL charging regime) a planning application may only constitute a reason for granting planning permission for the development if the obligation is:
- i. necessary to make the development acceptable in planning terms;
 - ii. directly related to the development; and
 - iii. fairly and reasonably related in scale and kind to the development.
- 2.7. The NPPF (2024) at Paragraph 56, makes it clear that, *“Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.”*
- 2.8. The Government’s Planning Practice Guidance (PPG), expands on the NPPF (2024), and sets out that developers may submit viability assessments at the planning application stage, as well as providing details for viability assessments. It states, *“Any viability assessment should follow the government’s recommended approach to assessing viability as set out in this National Planning Guidance and be proportionate, simple, transparent and publicly available... In plan making and decision making viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.”*
- 2.9. Policies CS10 (Physical and Social Infrastructure) and CS16 (Affordable Housing) of the Local Plan Core Strategy (LPCS) (2014), require development to be supported by relevant infrastructure and to deliver affordable housing, subject to viability considerations. As such where there is a proposed departure from policy, this needs to be justified by viability evidence. Such evidence has been provided by the applicant in this case and has been verified by the Council’s qualified and independent advisors. There is agreement between the Council and the applicant that the scheme is unviable, when the full requirements of Policies CS10 and CS16 are taken into account. As such the applicant has demonstrated that the development cannot meet all the financial obligations requested nor can the development deliver the 11 affordable housing units required by Policy CS16, after taking

into consideration Vacant Building Credit requirements.

- 2.10. Despite this, the applicant proposes to deliver a financial contribution of £750,000 towards financial contributions sought and/or to make a payment in lieu of affordable housing provision (also referred to as commuted sums) from this financial contribution. Alternatively, the applicant has offered to make a lesser contribution of £149,562.70, and to deliver 7 Discount Market Rent or Discount Market Sale units as part of the development.
- 2.11. In addition to agreeing the above, the applicant has agreed to undertake a viability review, should the development not commence within 18 months of the planning permission being granted. This early stage review, will be set out within the s.106 agreement.
- 2.12. The Borough Council has sought planning obligations for the following:

Obligation	Sum	Trigger
Financial contribution for Leisure Services (towards replacement playing pitch(es) and leisure provision at Cascades)	£132,604.00	Prior to occupation.
Total	£132,604.000	

- 2.13. In addition to the Borough Council's financial requests, requests have also been received from Kent Country Council (KCC) and the National Health Service, these are set out below.

Each KCC request is considered below.

Obligation	Sum	Definition/Site/Address	Comment
Financial contribution for Secondary Education	£230,471.59	Towards additional secondary school provision within Gravesham.	Not agreed, due to viability.
Financial contribution for Secondary School Land	£166,249.51	Towards additional secondary school provision within Gravesham.	Not agreed, due to viability.
Special Education Needs & Disabilities (SEND)	£23,092.99	Towards a SEND school within the KCC North Kent.	Not agreed, due to viability.
Special Education Needs & Disabilities (SEND) Land	£15,060.99	Towards a SEND school land within the KCC North Kent Education Area.	Not agreed, due to viability.
Financial contribution for Community Learning and Skills	£1,847.34	Additional equipment and resources for adult education centres serving the development, including outreach provision.	Not agreed, due to viability.
Financial contribution for Integrated Children's Services	£3,998.70	Towards additional equipment and resources for the Integrated Children's Services in Gravesham	Not agreed, due to viability.

Obligation	Sum	Definition/Site/Address	Comment
		including outreach provision.	
Financial contribution for Library, Registrations and Archives Service	£3,382.02	Towards additional resources, equipment and book stock (including reconfiguration of space) at local libraries serving the development including Gravesend.	Not agreed, due to viability.
Financial contribution for Adult Social Services	£9,767.52	Towards Specialist care accommodation, assistive technology systems and equipment to adapt homes, adapting Community facilities, sensory facilities, and Changing Places within the Borough.	Not agreed, due to viability.
Financial contribution towards Ebbsfleet WTS	£10,483.02	Towards Ebbsfleet Waste Transfer Station and HWRC.	Not agreed, due to viability.
Total	£464,353.68		

National Health Service (NHS) request is summarised below.

Obligation	Amount	Definition/Site/Address	Comment
Healthcare services provided in the community.	£46,656.00	Towards the build cost of the new primary care medical facility proposed as part of this development.	Not agreed, there will be a clause included within the s.106 to secure this if there is a failure to deliver the medical centre.

2.14. Therefore, the total sum sought for financial obligations is £643,613.68, which excludes the sum of £16,958.70 towards SAMMS. As set out earlier due to the scheme being unviable, the applicant has offered to make a financial contribution of £750,000, to be used towards the financial obligations sought and/or to make a payment in lieu of affordable housing provision (also referred to as commuted sums) from this financial contribution. Alternatively, they have offered to contribution of £149,562.70, and to deliver 7 Discount Market Rent or Discount Market Sale units as part of the development.

2.15. In order for the proposal to meet the requirements of the Appropriate Assessment, and thus the Conservation of Habitats and Species Regulations 2017 as amended (known as the Habitats Regulations), the financial obligation of £16,958.70 towards SAMMS must be secured. In addition to this, the Borough Council's leisure contribution request of £132,604.00 must be secured, in order to offset the loss of the playing pitch at the site and to meet the leisure requirements of the proposed occupiers. Deducting these sums from the applicant's proposed financial contribution, results in a remaining amount of £600,437.30.

2.16. The Borough has a significant unmet need for affordable housing, with approximately 1,000 households on the Council's housing register, 30.3% of these households have a need for a

1 bedroom property, 36.3% have a need for a 2 bedroom property, 23.6% have a need for a 3 bedroom property, 8.2% have a need for a 4 bedroom property and 1.6% have a need for a 5 bedroom property. This is in addition to the homelessness pressures within the Borough, with on average 46 households prevented or relieved of homelessness per quarter between 23/24 Quarter 1 and 24/25 Quarter 2. In addition, for the same period, the Borough has had on average 220 households in temporary accommodation.

- 2.17. Due to these acute pressures within the Borough, the applicant has proposed to deliver 7 units within the new block fronting Old Road East, which has been designed to mirror the period units on Old Road East as Discount Market Rent or Sale, at a discount of 30% below local market value or to make a £600,437.30 financial contribution as a payment in lieu of affordable housing provision to the Borough Council. This does however mean that no financial contributions will be secured against KCC's and NHS's requests.
- 2.18. Subject to Members agreeing to the delivery of 7 affordable units on site or agreeing the payment in lieu of affordable housing (£600,437.30), in addition to the financial contributions for GBC Leisure and the SAMMS payment (£149,562.70), the proposal complies with local and national planning policy, and relevant legislation and regulations, including the adopted LPCS and NPPF (2024).

3. Conclusion

- 3.1. The proposed scheme is acceptable in principle, located in a sustainable urban location in accordance with Policy CS02 of the Local Plan Core Strategy (2014) and Section 11 of the National Planning Policy Framework (2024).
- 3.2. The development would deliver a significant contribution towards meeting the Boroughs housing need, through providing a net increase of 54 residential units, making efficient use of land in line with paragraph 130(c) of the National Planning Policy Framework (2024). In addition, the development would improve the open space provision of the site by creating a park and opportunities to promote well-being and community value in accordance with Policy CS13 of the Local Plan Core Strategy (2014).
- 3.3. The proposed development, together with road layout, parking and both private and communal amenities spaces have been designed to reflect the existing 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, in accordance with Policy CS19 of the Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2024).
- 3.4. The proposal would safeguard the amenity of neighbouring residents and future occupiers of the development in accordance with Policy CS19 of the Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2024).
- 3.5. The proposal would provide adequate on-site parking to serve the proposed units, and the medical centre in accordance with Gravesham's adopted parking standards (SPG 4) (2006), and the layout is such that it would not be parking dominant while provided safe access for vehicles. Therefore, the proposal is in accordance with Gravesham's adopted parking standards (SPG 4) (2006), Policy CS11 of the Local Plan Core Strategy (2014), saved policies T1 and P3 of the Local Plan First Review (1994) and Section 9 of the National Planning Policy Framework (2024).
- 3.6. The development would safeguard biodiversity and ecology, subject to suggested conditions and the signing of the S106 legal agreement. Therefore, the proposal would comply with the requirements of Habitat Regulations Assessment and be in accordance with the

Environment Act (2021), Section 40 of the Natural England Commission Rural Communities (NERC) Act (2006), as well as paragraphs 187 and 190 of the National Planning Policy Framework (NPPF) (2024) and Policy CS12 of the Gravesham Local Plan Core Strategy (LPCS) (2014).

- 3.7. Subject to Members agreeing to the delivery of 7 affordable units or for payment in lieu of affordable housing (£600,437.30) and agreeing to the financial contributions for GBC Leisure payment (£132,604.00), the proposal complies with local and national planning policy, and relevant legislation and regulations, including the adopted Local Plan Core Strategy (2014) and the National Planning Policy Framework (2024).
- 3.8. The proposed scheme therefore complies with all relevant local and national planning policies. The recommendation and suggested conditions to committee are set out below.

4. Recommendation

Members to agree the approach to affordable housing and financial contributions i.e. Option A or Option B, as set out below.

Option A: Agree to the delivery of 7 affordable units on site financial contributions for GBC Leisure and the SAMMS payment totalling £149,562.70; or

Option B: Agree to the applicant making a payment in lieu of affordable housing of £600,437.30, and agreeing to the financial contributions for GBC Leisure and the SAMMS payment totalling £149,562.70.

DELEGATED to the Head of Planning to grant **PERMISSION** subject to agreeing pre-commencement conditions, the finalisation of planning conditions and completion of S106 legal agreement.

5. Suggested Conditions

Standard 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 in accordance with the following schedule of approved plans:

- Application Form – dated 08 January 2024
- Covering Letter by DHA – dated 08 January 2024
- Supplementary Information – Planning Statement by DHA (January 2024)
- Supplementary Information – Design and Access Statement Hollaway
- Supplementary Information – Landscape Statement by Exterior Architecture (December 2023)

- Supplementary Information – Statement of Community Involvement by DHA (December 2023)
- Supplementary Information – Transport Assessment by Mode (November 2023)
- Supplementary Information – Framework Travel Plan by Mode (November 2023)
- Supplementary Information – Flood Risk Assessment and Drainage Strategy by DHA (December 2023)
- Supplementary Information – Cultural Heritage Assessment by RPS (November 2023)
- Supplementary Information – Preliminary Ecological Appraisal by Arbtech (May 2023)
- Supplementary Information – Bat Survey by Arbtech (July 2023)
- Supplementary Information – Noise Impact Assessment by Anderson Acoustic (December 2023)
- Supplementary Information – Ground Investigation by Groundsure (August 2022)
- Supplementary Information – Playing Fields Review by Chilmark (October 2023)
- Supplementary Information – Arboricultural Survey by PJC (July 2023)
- Supplementary Information – Arboricultural Impact Assessment by PJC (December 2023)
- Supplementary Information – Schedule of Accommodation (Residential) by Hollway (January 2024)
- Supplementary Information – Proposed CGI Image 1 – Top View
- Supplementary Information – Proposed CGI Image 2 – North
- Supplementary Information – Proposed CGI Image 3 – Southeast
- Supplementary Information – Proposed CGI Image 4 – Southwest
- Drawing no. 001 – Rev. P1 – Site Location Plan
- Drawing no. 2338-EXA-00-XX-DR-L-00100 – Rev. P03 – Site Plan
- Drawing no. 2338-EXA-00-XX-DR-L-00101 – Rev. P03 – Illustrated Plan
- Drawing no. 2338-EXA-00-XX-DR-L-00111 – Rev. P03 – General Arrangement Plan Sheet 01
- Drawing no. 2338-EXA-00-XX-DR-L-00112 – Rev. P03 – General Arrangement Plan Sheet 02
- Drawing no. 2338-EXA-00-XX-DR-L-00113 – Rev. P03 – General Arrangement Plan Sheet 03
- Drawing no. 002 – Rev. P0 – Existing Block Plan
- Drawing no. 003 – Rev. P0 – Demolition Drawing
- Drawing no. 010 – Rev. P0 – Existing Site Section AA
- Drawing no. 011 – Rev. P0 – Existing Site Section BB
- Drawing no. 012 – Rev. P0 – Existing Site Section CC
- Drawing no. 013 – Rev. P0 – Existing Site Section DD
- Drawing no. 020 – Rev. P1 – Existing & Proposed Street Elevation
- Drawing no. 030 – Rev. P0 – Existing Conversion Flats
- Drawing no. 040 – Rev. P4 – Proposed Site Plan Ground Floor
- Drawing no. 041 – Rev. P5 – Proposed Roof Plan
- Drawing no. 042 – Rev. P4 – Proposed Site Plan - Landscape
- Drawing no. 043 – Rev. P4 – Proposed Site Plan - Density
- Drawing no. 044 – Rev. P4 – Proposed Site Plan – Boundaries
- Drawing no. 050 – Rev. P3 – Proposed Site Section AA
- Drawing no. 051 – Rev. P3 – Proposed Site Section BB & CC
- Drawing no. 052 – Rev. P3 – Proposed Site Section DD
- Drawing no. 053 – Rev. P3 – Proposed Site Section EE
- Drawing no. 054 – Rev. P3 – Proposed Site Section FF
- Drawing no. 070 – Rev. P0 – Proposed Conversion Flats
- Drawing no. 071 – Rev. P1 – Proposed New Build Flats
- Drawing no. 080 – Rev. P1 – House Type A - Level

- Drawing no. 081 – Rev. P2 – House Type A - Stepped
- Drawing no. 082 – Rev. P2 – House Type B & C
- Drawing no. 083 – Rev. P1 – House Type D
- Drawing no. 084 – Rev. P2 – House Type E
- Drawing no. 085 – Rev. P1 – Pelham Medical Centre Plans
- Drawing no. 086 – Rev. P1 – Pelham Medical Centre Elevations
- Drawing no. 087 – Rev. P0 – House Type B1
- Drawing no. 088 – Rev. P0 – House Type A1
- Drawing no. 090 – Rev. P0 – Refuse Storage

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

Pre-commencement Condition(s)

Code of Construction

3. No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The document shall cover all environmental impacts from the clearance and construction phases of this development including details of the following, as well as any other measures deemed reasonably necessary:
 - (a) Suitable mitigation measures to minimise noise pollution and vibration during the construction phase including the insulation of fixed plant and the silencing of vehicles and mobile machinery.
 - (b) A Dust Management Plan to minimise emissions to air and to prevent nuisance from wind-blown dust including fencing and the dampening down with water of excavated construction and cover materials on site, and other areas traversed by plant vehicles and machinery.
 - (c) A Construction Traffic Management Plan covering:
 - Means of direct access to the site from the adjoining maintainable public highway
 - Surface treatment of the access to avoid spill of migratory material on to the maintainable public highway.
 - Details of numbers and routeing of construction and delivery vehicles to / from site
 - Timing of deliveries and waste movement.
 - Loading and unloading of plant and materials away from the maintainable public highway.
 - Parking and turning areas for construction and delivery vehicles and site personnel.
 - Type and location of wheel washing and chassis cleaning facilities.
 - Temporary traffic management / signage.
 - (d) Details of the location of the proposed construction compound.
 - (e) Details of security fencing and other site security measures.
 - (f) Details of stockpile areas for building materials or for fill or removed topsoil.
 - (g) A Construction Drainage Design Plan to identify the required devices to prevent construction run off from flowing into existing drainage.
 - (h) Ecological mitigation measures.
 - (i) Measures to be undertaken to protect any public sewers and water apparatus.
 - (j) Details of vibration monitoring and mitigation during any necessary piling works.
 - (k) Details of temporary construction or security lighting; and
 - (l) Monitoring and review provisions with the Local Planning Authority.
 - (m) A Community Engagement Strategy covering how local residents, community groups and businesses will be kept informed about the development and construction timetable and

works taking place, until completion of the development.

The construction of the development shall adhere at all times and be carried out in full accordance with the relevant approved document or any subsequent variations that may be approved in writing by the Local Planning Authority.

Reason To ensure that a suitable programme of all works is set out from the commencement of development, to demonstrate that the free flow of traffic on the highway and to minimise the impact on local residents and businesses, in accordance with policies CS11, CS12 and CS19 of the Gravesham's Local Plan: Core Strategy (September 2014).

Contamination Strategy

4. No development approved by this planning permission shall commence 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.

Any changes to these components require the written consent of the local planning authority. 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 187 of the National Planning Policy Framework (2024).

Ground Stability

5. No development approved by this planning permission shall commence until a ground stability survey is undertaken by a suitably qualified person and approved in writing by the Local Planning Authority.

Reason To ensure that the development does not put at unacceptable risk the ground stability in the surrounding area in line with paragraphs 196 and 197 of the National Planning Policy Framework (2024).

Archaeology

6. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of:
- (a) a programme of archaeological field evaluation works, in accordance with a Specification

and written timetable which has been submitted to and approved in writing by the local planning authority.

- (b) following completion of archaeological field evaluation works, no development groundworks shall take place until the applicant or their agents or successors in title, has secured the implementation of any safeguarding measures to ensure preservation in situ of important archaeological remains and/or archaeological mitigation excavation and recording in accordance with a Specification and timetable which has been submitted to and approved by the local planning authority.
- (c) the archaeological safeguarding measures, mitigation excavation and recording shall be completed in accordance with the agreed Specification and timetable.
- (d) within 6 months of the completion of archaeological works a Post-Excavation Assessment Report shall be submitted to and approved in writing by the local planning authority. The Post-Excavation Assessment Report shall be in accordance with Kent County Council's requirements and include:
 - i) a description and assessment of the results of all archaeological investigations that have been undertaken in that part (or parts) of the development;
 - ii) an Updated Project Design outlining measures to analyse, report and disseminate the findings of the archaeological investigations, together with an implementation strategy and timetable for the same;
 - iii) a scheme detailing the arrangements for providing and maintaining an archaeological site archive and its deposition following completion.
- (e) The measures outlined in the Post-Excavation Assessment Report shall be implemented in full and in accordance with the agreed timings.

Reason To ensure that features of archaeological and palaeo-environmental interest are properly examined and recorded in accordance with Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and paragraph 207 of the National Planning Policy Framework (2024).

Sustainable Surface Drainage

- 7. No development shall take place until the applicant, or their agents or successors in title, have submitted a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based upon the Flood Risk and Sustainable Drainage Assessment prepared by Herrington Consulting (18 November 2022) and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance):

- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

Reason To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding in accordance with paragraph 181 of the National Planning Policy Framework (2024).

Surface Water Drainage Verification Report

8. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied or brought into use until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 170 of the National Planning Policy Framework (2024).

Protected Species

9. Prior to the commencement of works (including site clearance), to avoid impacts to protected and priority species, the following precautionary mitigation should be implemented:
 - (a) A pre-commencement Toolbox Talk will be provided by an ecologist to all site staff (aligned with any phasing of works);
 - (b) Any work to vegetation/structures that may provide suitable nesting habitats should be carried out outside of the bird breeding season¹ (1st March to 31st August inclusive) to avoid destroying or damaging bird nests in use or being built. If removal is required during the breeding season, examination by a suitably qualified and experienced ecologist will be undertaken immediately prior to works. If any nesting birds are found, works within the relevant area will be delayed until all chicks have fledged and the nest is no longer in use;
 - (c) Any required clearance of tall/dense vegetation with potential to support reptiles should be undertaken in two stages in dry, warm conditions. This will include a first cut to 150mm, followed by a second cut at least 24 hours later to ground level. The vegetation will be maintained at this height until completion of all works;
 - (d) Brash, rubble and log piles to be removed will be dismantled by hand. Where these are suitable for hibernating reptiles/hedgehog (to be identified by the site ecologist during the Toolbox Talk), removal will be conducted outside of the core hibernation period (November – February inclusive);
 - (e) Backfilling of trenches and other excavations will be undertaken before nightfall, or a ramp will be left to allow any animals to easily exit;
 - (f) All excavations and trenches will be checked each morning throughout the construction period and prior to infilling;
 - (g) All temporarily stored building materials (that might act as temporary resting places) will be isolated within hardstanding/bare ground areas and raised off the ground, e.g. on pallets.
 - (h) If at anytime a protected species is suspected within the works area all works must stop while the site ecologist is consulted. Works will not resume until any required surveys and/or mitigation have been completed;
 - (i) A written summary of the Toolbox Talk and above measures will be retained and displayed on site throughout pre-works and construction.

Reason In order to protect and enhance biodiversity of the site in accordance with Policy CS12 of the Gravesham Local Plan Core Strategy (September 2014) and paragraph 192 of the National Planning Policy Framework (2024)

Tree and Hedgerow Protection

10. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees and hedgerows, in accordance with BS5837:2012, 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 paragraph 136 of the National Planning Policy Framework (2024).

Invasive plants

11. Prior to the commencement of works (including site clearance), a non-native species eradication strategy will be submitted to, and approved in writing by, the Local Planning Authority. The strategy will detail the containment, control and removal of Buddleia. The measures will be carried out in accordance with the approved details.

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

Landscape and Ecological Management Plan

No development shall commence (including site clearance) until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The Plan will include the following:

- Details of a diverse native-species only planting scheme (including initial planting of residential plots) to maintain and enhance biodiversity;
- Details of additional biodiversity enhancements to be provided including type, number and location of measures in accordance with Section 4.2, Table 8 of the Preliminary Ecological Appraisal, Arbtech, May 2023. Boxes for breeding birds will be targeted at those S41 priority species / red/amber listed species likely to occur within the development. Felled tree cordwood will be used to create standing deadwood features and log piles. All boxes included for wildlife will be Woodstone/woodcrete to ensure durability;
- Aims and objectives of management;
- Appropriate management prescriptions for achieving aims and objectives;
- Description and evaluation of all features to be managed;
- Details of information to be provided to residents regarding potential impacts of domestic pets on wildlife and proposed measures to limit such impacts (such as minimum heights for bat and bird boxes; dense thicket planting around nesting areas and log refugia);
- Constraints on site that might influence management;
- Proposals regarding remedial measures;
- Preparation of a work schedule including an annual work plan capable of being rolled forward over a five-year period, for the lifetime of the development;
- Details of the body or organisation responsible for implementation of the plan.

The LEMP will include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer, with details of the management body(ies) responsible for its delivery. The approved plan will be implemented in accordance with the approved details.

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

Biodiversity and Lighting

12. 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).

New Plant / Equipment

13. Prior to commencement, a noise impact assessment shall be carried out and submitted to the

LPA for approval demonstrating that the rating noise from fixed building services/mechanical plant/equipment associated with the development shall be at least 10dB below the existing LA90 background level at the nearest noise sensitive receptors (i.e. dwellings) when measured and assessed in accordance with BS4142:2014+A1:2019.

Reason In the interests of protecting the amenity of adjoining/nearby residential properties and safeguarding the amenities of the surrounding area in accordance Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Prior to Above Ground Works

Noise Control

14. The noise mitigation measures as detailed in report 'Noise Impact Assessment' by Anderson Acoustics dated 8 December 2023 ref 6969_001R_3-0_GC (The Report) shall be implemented by competent persons. Prior to operation a post completion noise survey must be undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the Local Planning Authority. The post completion testing shall assess performance of the noise mitigation measures and the performance of any ventilation and cooling/heating system that has been installed to the satisfaction of the local authority and against the noise levels as set in The Report.

If the mitigation measures tested in the post-completion report prove to be insufficient, additional noise mitigation measures (where necessary to ensure the appropriate noise levels can be met), shall be submitted and approved in writing by the Local Authority and installed and tested prior to operation.

The mitigation measures and the approved alternative means of ventilation and cooling/heating shall be maintained thereafter.

Reason In the interests of protecting the amenity of adjoining/nearby residential properties and safeguarding the amenities of the surrounding area in accordance Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Mechanical Ventilation and Heat Recovery systems

15. Prior to above ground works, details for an air handling system for the dwellings in Façade Zone A (Fig 6.-1 in the Noise Impact Assessment undertaken by Anderson Acoustics dated 8 December 2023 ref 6969_001R_3-0_GC), shall be submitted to and approved, in writing, by the Local Planning Authority. The air quality handling system shall then be installed in accordance with the approved details. For the avoidance of doubt the installation of the air handling system will ensure the indoor air quality of each apartment is good and will enable the windows to be kept closed to reduce disturbance from outside noise. The air handling system must bring in clean air to each residential apartment so as to create positive pressure to ensure that pollution from outside is prevented from entering the unit. The scheme must also include:

- i. An inlet flow greater than the outlet flow to ensure a positive pressure;
- ii. heat recovery;
- iii. the air supply must come from a suitable clean source e.g. a rear roof of building etc. Care must be taken to locate the inlet such that it ensures that only clean air is brought into the residential units and that excessively hot or cold air is not brought in; and
- iv. sound attenuation such that there is no breakout noise or vibration from the system.

The approved scheme shall be maintained in full working order for the lifetime of the

development.

Reason In the interests of protecting the amenity of residential properties and safeguarding the amenities of the surrounding area in accordance Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Biodiversity Improvement and Enhancement

16. Before any above ground works commence, details of how the development will enhance biodiversity will be submitted to, and approved in writing by, the local planning authority. This will include integrated and/or wall-mounted bird and/or bat boxes. Wall-mounted boxes will be made of woodcrete to secure a suitably long-term and low maintenance biodiversity enhancement for the site. Any boxes for birds will be targeted at red or amber listed species (as per the latest British Trust for Ornithology Birds of Conservation Concern list). The approved measures will be implemented and retained 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).

Biodiversity and Lighting

17. Prior to above ground works, a lighting design plan for biodiversity will be submitted to, and approved in writing by, the local planning authority. The plan will include the types of lighting, the anticipated spill on site boundaries, details of the dimming regime and be in accordance with best practice guidance within Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 08/23 Bats and Artificial Lighting at Night'. 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).

External Facing Materials

18. 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 Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Prior to occupation

Contamination Verification Report

19. Prior to any part of the permitted development being occupied a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria

have been met.

Reason To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete in accordance with paragraph 187 of the National Planning Policy Framework (2024).

Obscure Glazing (Dwellinghouses)

20. 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).

Obscure Glazing (Medical Centre)

21. Prior to first occupation of any of the medical centre 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).

Ventilation

22. Prior to first occupation of the apartments, a suitable post-completion commissioning report by a competent ventilation engineer confirming that the approved system has been incorporated into the residential apartments and that the systems fulfil the purpose (i.e. that it prevents outside air entering the residential apartments) shall be submitted to and approved, in writing, by the Local Planning Authority. For the avoidance of doubt this shall include an inspection by an officer of the Local Authority to see the system is in place and in suitable working order.

The approved scheme shall be maintained in full working order for the lifetime of the development.

Reason In the interests of protecting the amenity of residential properties in accordance Policy CS19 of the Gravesham Local Plan of the Core Strategy (September 2014).

Crime Prevention Measures

23. 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 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).

Hard Landscaping

24. 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

25. 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).

Management Plan

26. 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 management plan to ensure the long-term management and maintenance of all public realm and other areas with public amenity function within the ownership and/or management of the applicant shall be submitted to and approved, in writing, by the Local Planning Authority. The said management plan shall contain details of a mechanism to ensure that sufficient resources are made available to provide for the maintenance of the public realm in accordance with the approved strategy for the lifetime of the development. For the avoidance of doubt the said management plan shall include details of the maintenance regime to be applied in relation to:

- (a) Hard and soft landscaping;
- (b) The maintenance of the surface water drainage systems;
- (c) Public car parking areas and external lighting;
- (d) The cleansing of public areas (including the removal of litter and graffiti); and
- (e) All internal and external internal communal spaces.

The approved management plan shall then be implemented in full prior to any part of the permitted development being occupied or used.

Reason To secure measures for the long term management and maintenance of the public areas to ensure the development is of a satisfactorily high design standard during its lifetime and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Medical Centre Travel Plan

27. Prior to first occupation of the medical centre, a full travel plan (based on the framework) shall be submitted to and approved, in writing, by the Local Planning Authority.

Reason In the interests of highway safety and impact on the highway network in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and paragraph 118 of the National Planning Policy Framework (2024).

Medical Centre Carpark Management Plan

28. Prior to first occupation of the Medical Centre, a carpark management plan shall be submitted to and approved, in writing by the Local Planning Authority. The management plan should include the following:

- (a) Opening hours of the medical centre and number of staff employed
- (b) Number of parking spaces for staff, and for visitors;
- (c) Number of regular, disabled, motorcycle and cycle parking spaces;
- (d) Details of any parking restrictions on site (a maximum time restriction on visitor parking associate to the medical centre);
- (e) Details of any parking related complaints or issues identified;
- (f) Details of annual monitoring methodology including parking beats along all internal roads, Coombe Avenue and Old Road East (between Whitehall Rd and Milton Av);
- (g) Details of measures to be implemented should any on street parking be deemed to be associated with the medical centre including consideration of on street parking restrictions in consultation with KCC and GBC (implemented at the Applicant's expense), and increasing Travel Plan measures;
- (h) Annual reporting of the results and measures implemented.

Reason To ensure the most effective and efficient management of the available private car parking spaces and in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Formation of Parking Spaces

29. 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

30. 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

31. 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 Old Road East 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 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

32. Prior to any part of the permitted development being occupied or used, the cycle storage facilities as shown on the approved plans, 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).

External Lighting

33. 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 Core Strategy (September 2014).

Refuse Arrangements

34. 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

35. 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:

- 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

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).

Prior to Installation

Plant Equipment

36. 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

37. 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 to controlled waters caused by mobilised contaminants in line with paragraph 187 of the National Planning Policy Framework (2024) and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Watching Brief

38. 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 187 of the National Planning Policy Framework (2024).

Piling

39. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated by a piling risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

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 187 of the National Planning Policy Framework (2024).

Noise Levels in External Amenity Areas

40. External amenity areas shall be designed and located to ensure that amenity areas are protected on all boundaries as to not exceed 50 dBLAeq,16hr. If a threshold level relaxation to 55 dBLAeq,16hr is required for external areas full justification should be provided.

Reason In the interests of protecting the amenity of residential properties in accordance Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Dishes/Telecommunication

41. 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 POSTIVE AND PROACTIVE APROACH 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 39 of the National Planning Policy Framework (NPPF) 2024, 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 - 13 (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.

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 website <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 DRAINAGE / SEWERAGE

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. If foul sewage is to be removed using non-mains sewerage systems, a sewage treatment plant or septic tank system will be considered in preference to a cesspool. Such a system may require the prior consent of the Environment Agency under the terms of the Water Resources Act 1991. Applicants are therefore advised to discuss their requirements with the Environment Agency at the earliest opportunity. It should be ensured that the septic tank or cesspool is of adequate capacity to serve the proposed development and suitable access and hardstanding area shall be maintained to it on site.

8 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.

9 KCC HIGHWAYS

It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the public highway. Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have highway rights over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. This process applies to all

development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process.

Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181

10 INFORMATION FROM KENT POLICE DESIGNING OUT CRIME TEAM (Houses and Flats)

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. Consideration should be given to the provision of informal association spaces for members of the community, particularly young people. These must be subject to surveillance but sited so that residents will not suffer from possible noise pollution, in particular the green spaces surrounding the site, any parking areas/ courts and pedestrian routes. These areas must be well lit and covered by natural surveillance from neighbouring properties.
2. Perimeter, boundary and divisional treatments must be a minimum of 1.8m high. Any alleyways to have secure side gates, which are lockable from both sides, located flush to the front building line.
3. To meet SBD guidance we would strongly recommend the installation of pavements on both sides of the roads to avoid vehicle and pedestrian conflict and promote safer spaces for families. It is now common practice to have some shared vehicle/ pedestrian areas on secondary routes. If pavements cannot be installed in these shared spaces, we strongly recommend traffic calming measures, especially where there is a curvature in the road.
4. 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. If car ports are unavoidable, we recommend they be lit and

painted in a light colour to optimize surveillance opportunities. For car parks, we recommend the Safer Parking Scheme, which follows CPTED guidance from both the police and the British Parking Association.

5. 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.
6. 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.
7. All external doorsets (a doorset is the door, fabrication, hinges, frame, installation and locks) including folding, sliding or patio doors and individual flat entrance doors to meet PAS 24: 2022 UKAS certified standard, STS 201 or LPS 2081 Security Rating B+. Please note PAS 24 is a minimum-security standard, and communal doors may require a higher standard, such as STS or LPS.
8. Windows on the ground floor or potentially vulnerable e.g. from flat roofs or balconies to meet PAS 24: 2022 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.
9. For cycle storage, we advise on the use of ground/ wall SBD or sold secure anchors within a lockable shed or storage area. Bin storage must also be secure with access control.
10. Mail delivery to meet SBD TS008 with a fire guard are strongly recommended for dwellings. For buildings with multiple occupants we recommend TS009 standards. Please note we strongly advise against trade buttons, if mail is to be delivered inside a lobby there must be an airlock/ access-controlled door to prevent access further into the building for anyone other than residents.
11. CCTV is advised for all communal entry points and to cover the mail delivery area.
12. Bedroom windows on the ground floor require a defensive treatment to deflect loitering, especially second bedrooms often used by children.
13. 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.
14. 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.
15. Defensible spaces. Corner properties require well established boundaries to avoid desire lines across front gardens. This can be provided by using hedges or knee rails/ fences, for example.
16. Blank Walls. It is important to avoid the creation of windowless elevations and blank walls immediately adjacent to public spaces. This type of elevation tends to attract graffiti, inappropriate loitering, and ball games. The provision of a 1m buffer zone using either a 1.2 – 1.4m railing or a 1m mature height hedge with high thorn content should address those issues.
17. Vehicle mitigation may be required on pedestrian routes, to prevent mopeds or similar vehicles accessing the area and causing nuisance.

18. Open space. Open space areas must be well lit and boundaries must be clearly defined to avoid conflict or ball games causing nuisance. For any LAP or LEAP, we recommend fencing at a minimum height of 1.2m and vandal resistant play equipment. Consideration should be given to a single dedicated entry and exit point to enable adult control/supervision.

11 INFORMATION FROM KENT POLICE DESIGNING OUT CRIME TEAM (MEDICAL CENTRE)

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 strongly recommend that if this development is granted planning approval, the following security measures are included as part of any planning conditions:

1. The entire medical centre must be enclosed in order to control access by pedestrians and vehicles. There should be no structures or physical features that compromise the security of the perimeter. Boundary treatments (e.g. heights and types of fencing and gating to protect parking areas) must be included and carefully considered. It should be a minimum of 2m in height, robust, grounded on a hard surface, pointed and difficult to scale and interfere with. Regarding pedestrian access, casual intrusion by the general public and the creation of desire lines should be discouraged, therefore footpaths should be designed to serve the development rather than provide unnecessary access.
2. Parking - To help address vehicle crime, security should be provided for Motorbikes, Mopeds, Electric bikes and similar. SBD or solid 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. reception and sufficient lighting. For car parks, we recommend the Safer Parking Scheme, which follows CPTED guidance from both the police and the British Parking Association.
3. We recommend installing CCTV to cover key locations such as reception, entrance/ fire exits, stairwells and waiting rooms.
4. Consideration should be given to specific access areas beyond the reception area/lobby and they should be controlled using automatic locking doors or barriers controlled by the receptionist or by proximity reader technology with fobs/ID cards issued to staff. We note the Proposed Floor Plans show the reception area has surveillance of the waiting room and individuals entering the medical centre. It is advisable that the alternative access should have access control and should only be used by staff. A high, wide reception desk increases the distance between the receptionist and visitor, which offers a minimal level of protection. Additional protection such as a glazed screen is recommended. A personal attack alarm should be provided at the reception desk, which signals the security office and activates a loud alarm at the scene.
5. Computers and office equipment are vulnerable to theft. Careful siting of power trunking is required to ensure they are kept away from windows. Computers should be fitted in individual steel cases to LPS 1214. Mark the post code and hospital name on the outer casing of all office equipment. High risk and main frame computers should be secured in a purpose-built room in individual cabinets.
6. A lighting plan, designed by a professional lighting engineer (e.g. a Member of the ILP), is integral and we strongly recommend a lighting condition is imposed to help avoid conflict and light pollution. 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 British Parking Association (BPA) standards. Security lighting, such as metal halide units, should be installed in all areas where surveillance is considered important, such as entrances, main pedestrian access routes, car parks and other facilities. Other areas should use vandal resistant perimeter lighting, operated by photoelectric cells, which should illuminate all elevations and recesses of the building.

7. Grilles and roller shutters can provide additional protection to both internal and external doors and windows. The minimum standard for such products is certification to • LPS 1175: Issue 7 Security Rating 1 or • STS 202: Issue 3, Burglary Rating 1.
8. Alarms. A suitably designed, fit for purpose, monitored intruder alarm system should be installed and all fire doors should be fitted with alarms to help prevent unlawful access and trespassing if doors are left unsecured. Alarms should be monitored by an alarm receiving centre, where calls can be passed to a security company, the police or someone who has a key. The police will only respond to alarms fitted and monitored by companies accredited by the National Security Inspectorate (NSI) or the Security Systems and Alarms Inspection Board (SSAIB).
9. Landscaping shall not prevent natural surveillance from occurring between the perimeter and the building shell, nor shall it reduce the effectiveness of any CCTV system. Future landscape growth and maintenance must be considered at the design stage. All shrubs and hedges shall generally have a maximum growth height of 1m, whilst all trees should be pruned up to a minimum height of 2.2m, thereby maintaining a clear field of vision around the site. Mature trees shall not mask lighting columns nor become climbing aids. All hard landscaping and street furniture shall be robust and securely fixed to prevent removal, vandalism and use as potential ammunition. A landscape management regime shall be implemented as part of the hospital maintenance policy to maintain natural surveillance. This creates the impression of a well-cared for environment which helps to discourage crime and anti-social behaviour. Defensive planting in addition to secure fencing is encouraged, for key areas, such as vulnerable elevations where natural surveillance is reduced.

If approved, 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.