

DATED 14 MARCH

2025

STATUTORY DECLARATION

OF

SIMON TAYLOR

I, **SIMON TAYLOR**, of Strawberry Star Group of Level 7, Vauxhall Sky Gardens. 153 Wandsworth Road, London, SW8 2GB, do solemnly and sincerely declare as follows:-

1. In this statutory declaration, save where otherwise mentioned, the facts are best on my own personal knowledge and I believe them to be true.
2. I am Development Director for the Strawberry Star Real Estate Group (“the Group”) and in this role act as an advisor to the Group’s companies, including SL1 Limited, the current owner of the Former Gravesend & North Kent Hospital (M Block), Bath Street, Gravesend, Kent DA11 0DG (“the Property”). There is produced to me now, marked “ST1”, a map showing the location of the Property edged red.
3. The purpose of this declaration is to set out some of my knowledge of the Property, and in particular the planning issues arising there.
4. The Property was purchased by the Group on 1 July 2022. The Property had the benefit of a full planning permission granted by Gravesham Borough Council (“the Local Planning Authority” / “the LPA”) on 17 February 2022. This permission bears the LPA’s planning reference 20190504 and a copy of the decision notice, marked “ST2”, is produced to me now.
5. The Planning Permission authorised the conversion of existing building with an 11 storey side extension and a single storey roof extension, the construction of a new residential building ranging from 3-6 storeys to provide 115 residential units consisting of 47 one bed units, 59 two bed units and 9 three bed units, together with associated

parking for 69 cars, 6 motorcycles and 212 cycles, amenity space, private gymnasium and waste and a B1, D1 and D2 flexi use space.

6. On 5 May 2022, and prior to the purchase by the Group, an application for a non-material amendment was made to alter the description of the approved development to the conversion of existing building with a side extension and a roof extension, the construction of a new residential building to provide residential units (class C3) consisting of one bed, two bed and three bed homes, together with associated car parking, motorcycle and cycles spaces alongside amenity space, private gymnasium and waste and space in Class E as flexi use space. This application, which was given the LPA's ref. no. 20220487, was permitted on 26 May 2022 and a copy of the decision notice is produced to me now, marked "ST3".
7. This permission was followed by an application made under Section 73 of the Town and Country Planning Act 1990, that was submitted on 30 August 2022, for a minor material amendment, for the following description of development: "Application for a minor material amendment to planning permission reference no. 20190504 (following planning permission reference no. 20220487 for non-material amendment to allow the change of description to: Conversion of existing building with a side extension and a roof extension, the construction of a new residential building to provide residential units (class C3) consisting of one bed, two bed and three bed homes, together with associated car parking, motorcycle and cycles spaces alongside amenity space, private gymnasium and waste and space in Class E as flexi use space) to allow: amendments to Block M only (conversion building), including amendments to unit mix, internal layouts and parking, introduction of additional private and shared amenity space, elevational

changes and amended material palette.” This application was given the LPA’s ref. no. 20220915 and was granted in a decision notice issued on 25 November 2022. A copy of that decision notice is produced to me now, marked “ST4”, and this notice is referred to below as “the Planning Permission”.

8. The Planning Permission was (and is) subject to 29 conditions and supported by 11 informatics. Condition nos. 1 to 12 are discussed below.
9. Condition no. 1 required the Planning Permission to be begun not later than the expiration of three years from the date of the grant of the planning permission bearing the LPA’s ref. no. 20190504. As noted above, this was issued on 17 February 2022 so the latest date for the implementation of the Planning Permission was 17 February 2025. This date is referred to as “the Expiry Date” below.
10. Condition no. 2 requires the authorised development to be carried out in accordance with the listed plans.
11. Conditions nos. 3 to 12 are stated as being “pre-start conditions”, that is to say, they required some further approval before works of implementation of the Planning could start. These conditions relate to the following matters:

- 3 - Code of construction practice;
- 4 – Details of construction compound;
- 5 – Contaminated land;
- 6 – Wheel washing;
- 7 & 8 – Surface Water Drainage Scheme;

- 9 – Contamination;
- 10 – Foul and surface water sewerage disposal;
- 11 – Heritage and archaeology; and
- 12 - Phasing.

12. It was an objective of the Group to secure the lawful implementation of the Planning Permission prior to the Expiry Date. To that end, applications were submitted and duly approved by the LPA in respect of condition nos. 3, 4, 6 and 12 by way of a decision notice issued by the LPA on 31 January 2025 bearing its ref. no. 20241118. A copy of that notice is produced to me now marked “ST5”.

13. The Group also arranged the submission of an application under Section 73 Town and Country Planning Act 1990 which seeks to amend the “trigger point” for the submission and approval of details under condition nos. 5, 7, 8, 9, 10 and 11. When granted it will formally confirm that the details to be secured under these conditions can be submitted and approved after the implementation of the Planning Permission.

14. This application, which bears the LPA’s planning ref. 20241124, was submitted on 10 December 2024. When it was submitted initially it was hoped that it would be approved before the Expiry Date. Unfortunately, this did not happen. It therefore became necessary to carry out works to implement the Planning Permission, prior to the Expiry Date, notwithstanding the fact that this application had not been approved.

15. To that end, I instructed the demolition contractor, DDS Group Limited, to demolish a building known as the Engine Room, and also referred to as “Building B2”, in some of the documentation associated with the Planning Permission at the Property. A copy of

the email exchanges confirming the contractor's appointment is produced to me now marked "ST6".

16. DDS Group Limited duly demolished this building on 15 February 2025. There is produced to me now, marked "ST7", a series of five photographs which I took showing the demolition works taking place that day.

17. I take the view that these works were comprised in the development authorised by the Planning Permission. This can be seen from the 'Preliminary Ecology Appraisal' by Corylus Ecology, dated 19th April 2019, which is referred to in Condition no. 2 of the Planning Permission, a copy of which is produced to me now, marked "ST8". Page no. 5 of this report describes Building B2 at paragraph 3.4.2, while Figure no. 1 – Phase 1 Habitat Map and Bat Building Plan - shows the location of this building, marked "B2" and Figure no. 2 shows an image of this building annotated by the words "Brick structure, B2". To be clear: This was the building that was demolished by the demolition contractor on 15 February 2025.

18. It was necessary to demolish Building B2 in order to build the car park and the new building facing Clifton Road both of which are authorised by the Planning Permission. This can be seen from the drawing bearing reference no. M-B-P1 Rev B (Proposed Ground Floor Site Layout), which is also listed at Condition no. 2 of the Planning Permission. A copy of this drawing is produced to me now marked "ST9".

19. I understand that, notwithstanding the fact that some of the pre-start conditions remain undischarged, the demolition works that took place on 15 February this year at the Property amounts to "a material operation comprised in the development" approved by

the Planning Permission and so should be regarded as works which lawfully implement that permission.

AND I make this Solemn Declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835

Declared at:

LEVEL 7, VAUXHALL SKY GARDENS, 153 WANDSWORTH
ROAD, LONDON, SW8 2GB

This 14 day of MARCH 2025

Before me:

Commissioner for Oaths/Solicitor empowered to administer Oaths



THIS IS THE EXHIBIT “ST1”

referred to in the Statutory Declaration of

SIMON TAYLOR

made before me on this: 14 day of MARCH 2025



Commissioner for Oaths/Solicitor empowered to administer Oaths

THIS IS THE EXHIBIT “ST2”

referred to in the Statutory Declaration of

SIMON TAYLOR

made before me on this: 14 day of March 2025



Commissioner for Oaths/Solicitor empowered to administer Oaths





PEFULZ

Application: 20190504

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To: **Mr N Albay, Peker Holding
C/O Mr Dalian Gill, Barron Edwards Ltd
39 Wrotham Road
Gravesend
Kent
DA11 0PN**

TAKE NOTICE that the **GRAVESEND & KENT COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED PERMISSION** for development of land situate at:

**Former Gravesend & North Kent Hospital (M Block)
Bath Street
Gravesend
Kent**

and being **Conversion of existing building with an 11 storey side extension and a single storey roof extension, the construction of a new residential building ranging from 3-6 storeys to provide 115 residential units consisting of 47 one bed units, 59 two bed units and 9 three bed units, together with associated parking for 69 cars, 6 motorcycles and 212 cycles, amenity space, private gymnasium and waste and a B1, D1 and D2 flexi use space.**
Your application dated 29th May 2019 is permitted subject to the following:-

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 Drawings and Details

2. The development hereby permitted shall be carried out in accordance with the following approved plans;

Application Form Dated 05/03/2020 REVISED;
Drawing no. M-B-P1 Revision B (Proposed Ground Floor Site Layout Plan) REVISED;
Drawing no. M-B-P2 Revision C (Proposed First Floor Site Layout Plan) REVISED;
Drawing no. M-B-P3 Revision B (Existing Ground and First Floor Plan M Block) REVISED;
Drawing no. M-B-P4 Revision B (Existing Second and Third Floorplan M Block) REVISED;
Drawing no. M-B-P5 Revision B (Existing Fourth and Fifth Floorplan M Block) REVISED;

Drawing no. M-B-P6 Revision B (Existing Sixth and Seventh Floorplan M Block) REVISED;
Drawing no. M-B-P7 Revision B (Proposed Ground and First Floorplan M Block) REVISED
Drawing no. ; M-B-P8 Revision B (Proposed Second and Third Floorplan M Block)
REVISED;
Drawing no. M-B-P9 Revision B (Proposed Fourth and Fifth Floorplan M Block) REVISED;
Drawing no. M-B-P10 Revision B (Proposed Sixth and Seventh Floorplan M Block)
REVISED;
Drawing no. M-B-P11 Revision B (Proposed Eight and Ninth Floorplan M Block) REVISED;
Drawing no. M-B-P12 Revision B (Proposed Tenth and Roof Floorplans) REVISED;
Drawing no. M-B-P13 Revision B (Existing East Elevation M Block) REVISED;
Drawing no. M-B-P14 Revision B (Existing North and South Elevation M Block) REVISED;
Drawing no. M-B-P12 Revision B (Proposed Tenth Floorplan and Roof Plan M Block)
REVISED;
Drawing no. M-B-P15 Revision B (Existing West Elevation M Block) REVISED;
Drawing no. M-B-P16 Revision B (Proposed East Elevation M Block) REVISED;
Drawing no. M-B-P17 Revision B (Proposed North and South Elevation M Block)
REVISED;
Drawing no. M-B-P18 Revision B (Proposed West Elevation M Block) REVISED;
Drawing no. L-B-P19 Revision C (Proposed First Floorplan L Block) REVISED;
Drawing no. L-B-P20 Revision C (Proposed Second Floorplan L Block) REVISED;
Drawing no. L-B-P21 Revision C (Proposed Third Floorplan L Block) REVISED;
Drawing no. L-B-P22 Revision C (Proposed Fourth Floorplan L Block) REVISED;
Drawing no. L-B-P23 Revision C (Proposed Fifth Floorplan L Block) REVISED;
Drawing no. L-B-P24 Revision C (Proposed Clifton Road Elevation L Block) REVISED;
Drawing no. L-B-P25 Revision B (Proposed East Elevation L Block) REVISED;
Drawing no. L-B-P26 Revision B (Proposed South Elevation L Block) REVISED;
Drawing no. L-B-P27 Revision C (Proposed West Elevation L Block) REVISED;
Drawing no. L-A-P30 Revision A (Site Location Plan, Existing and Proposed Block Plan)
REVISED;
Drawing no. ML-B-P28 Revision C (Proposed Clifton Road Elevation) REVISED;
Drawing no. ML-B-P29 Revision C (Proposed Stuart Road Elevation) REVISED;
Drawing no. ML-B-P30 Revision B (Proposed Section A-A) REVISED;
Drawing no. ML-B-P31 Revision B (Proposed Section B-B) REVISED;
Drawing no. ML-B-P32 Revision B (Proposed Section C-C) REVISED;

View C (1) Car Park Entrance (REVISED);
View D (1) Clifton Road/Stuart Road (REVISED);

Planning Statement by Tetlow King Planning (May 2019);
Design and Access Statement;
Design and Access Statement Appendix 1;
Transport Statement by Entran (March 2020) REVISED;
Noise Assessment by In Acoustic (April 2019);
Urban Design Assessment by Rummey Design (May 2019);
Landscape Design Document by Rummey Design (March 2020);
Landscape Design Document by Rummey Design (June 2019);
Affordable Housing Statement by Tetlow King Planning (May 2018);
Phase 1 Desk Study by Lustre Consulting (April 2019);
Preliminary Ecological Appraisal by Corylus Ecology (29 April 2019);
Daylight and Sunlight Study by Right of Light Consulting (May 2019);
Archaeological Desk-Based Assessment by Swale and Thames Archaeological Survey
Company (07 May 2019);
Air Quality Assessment by Entran (29 April 2019); and
Flood Risk and Sustainable Drainage Assessment (May 2019).

And pursuant to any conditions contained herein after and there shall be no deviation there
from, save with the prior written consent of the Local Planning Authority.

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

Pre-commencement Conditions

3. Code of Construction Practice

No development approved by this permission shall be commenced until a comprehensive Code of Construction Practice covering environmental impacts in the construction phase of this development is provided by the applicant and submitted for approval to the Local Planning Authority. The approved scheme shall include details of hours of work during the construction period, delivery times from materials, parking of vehicles of site personnel and visitors, loading and unloading of plant materials, storage or materials and wheel washing proposals; the development hereby permitted shall be carried out in accordance with the approved Code of Construction Practice.

Reason: To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity and in accordance with Gravesham Local Plan Core Strategy Policy CS19: Development and Design Principles.

4. Details of Construction Compound

Details of the proposed construction compound for the development including its extent, location and access arrangements shall be submitted for the approval of the Local Planning Authority before the commencement of the development; the approved details shall be implemented before construction commences.

Reason: To ensure the development does not result in debris being deposited on the road during construction of the development and does not result in detriment to highway safety and is compliant with the adopted Gravesham Local Plan Core Strategy (2014) Policy CS19: Development and Design Principles.

5. Contaminated Land

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

- a) A site investigation, based on the findings of the submitted Phase 1 Desk Study, ref 2461_FP01.0-2019, from Lustre Consulting dated April 2019, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
- b) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.
- c) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance). If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.
- d) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report

together with the necessary documentation detailing what waste materials have been removed from the site.

e) Where applicable, a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over an agreed period of time, and the provision of reports on the same, must be prepared and approved in writing by the local planning authority.

Following completion of the measures identified in that scheme, and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the local planning authority.

Reason: To ensure that the development is carried out safely in the public interest and in accordance with best practice and with Local Plan Core Strategy (2014) Policy CS18: Climate Change and CS19: Development and Design Principles.

6. Wheel Washing

Details of the type and location of wheel washing facilities and chassis cleaning equipment to be provided on the site during the construction period for each phase of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of construction work on site for each phase and shall thereafter be used and kept on site for the duration of construction and be maintained in working order throughout the period of construction.

Reason: To ensure the development does not result in debris being deposited on the road during construction of the development and its locality generally, does not result in detriment to highway safety and is compliant with the adopted Gravesham Local Plan Core Strategy (2014) Policy CS19: Development and Design Principles.

7. Surface Water Drainage Scheme

The development shall not commence in any phase until 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 Assessment prepared by Herrington Consultants, dated May 2019, 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 without increase to flood risk on or off-site.

Reason: In order 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 or off site flooding pursuant to Gravesham Local Plan Core Strategy (2014) Policy CS18: Climate Change.

8. The development shall not commence in any phases 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 the suitable modelled operation of the drainage system where the system constructed is different to that 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 169 of the National Planning Policy Framework and Gravesham Local Plan Core Strategy (2014) Policy CS18: Climate Change.

9. The development shall not 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 must include:
 - 1) A preliminary risk assessment which has identified all previous uses, potential contaminants associated with those uses, a conceptually model of the site indicating sources, pathways and receptors, and potentially unacceptable risks arising from contamination at the site
 - 2) a site investigation scheme based on (1) to provide information for a details assessment of the risk to all receptors that me be affected, including those off site
 - 3) The results of the site investigation and 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.
 - 4) 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 express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: The site lies over a principal aquifer and to ensure that the development does not contribute to or is 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 and Gravesham Local Plan Core Strategy (2014) Policy CS18: Climate Change.

10. **Foul and surface water sewerage disposal**

The development shall not commence until details of the proposed means of foul and surface disposal have been submitted to, and approved in writing, by the Local Planning Authority in consultation with Southern Water; the development shall be implemented in accordance with the approved details.

Reason: To ensure the development protects the groundwater environmental of the site and its locality generally and it compliant with the National Planning Policy Framework (NPPF). Paragraph 174 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

11. **Heritage and Archaeology**

The development shall not commence until the applicant, their agents of successors in title have secured the implementation of;

- (a) Archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and
- (b) Following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigations and recording in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded and that due regard is had to the preservation in situ of important archaeological remains in compliance with Gravesham Local Plan Core Strategy (2014) Policy CS20: Heritage and the Historic Environment.

12. **Phasing plan**

Prior to the commencement of the development full details of the phasing of the development 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.

Reason: The Local Planning Authority needs to be satisfied that the development of the site is undertaken in a coherent and comprehensive manner and to ensure compliance with Policies CS05 and CS19 of Gravesham Local Plan Core Strategy (2014).

Prior to above ground works

13. **Materials**

Details and samples of all materials including the façade wall and all surface materials to be used externally on any part or phase of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced; the development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity and to ensure a high quality of design pursuant to Gravesham Local Plan Core Strategy (2014) Policy CS19: Development and Design Principles.

14. Details and samples of all railings, gates, boundary treatments and balcony treatments to be used in any part of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to any above ground works commencing; the development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity and to ensure a high quality of design pursuant to Gravesham Local Plan Core Strategy (2014) Policy CS19: Development and Design Principles.

15. **Sustainability**

Prior to the commencement of any above ground works, an Energy Report including the carbon footprint and emissions of the site, along with full details of the sustainability measures to be incorporated into the development shall be submitted for approval to the Local Planning Authority; the development shall be carried out in accordance with the details before the first occupation of any part of the development. The sustainability measures should include the provision of solar photovoltaics (PV) and Electric Vehicle charging points.

Reason: To ensure that the development of the site promotes sustainability measures, in accordance with adopted Gravesham Local Plan Core Strategy Policy CS18 (Climate Change).

16. **Access**

The existing access should be configured as a dropped kerb with footway crossover as opposed the current bellmouth arrangement and details shall be submitted for approval to

the Local Planning Authority before the commencement of any above ground works; the development shall be carried out in accordance with the approved details.

Reason: In the interest of highway and pedestrian safety in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (2014).

Prior to first occupation

17. Noise

Prior to first occupation, a post completion report demonstrating that the specifications and recommendations contained in the 'Noise Assessment for Planning' provided by Lustre dated 30th April 2019, including the following;

- o The internal ambient noise levels shall not exceed those set out in BS8233:2014
- o The maximum internal noise levels in habitable rooms should not exceed 45dB L_{Amax} more than 10 times per night in accordance with the Professional Practice Guidance on Planning & Noise and the WHO Guidelines for Community Noise
- o The rating level of the noise emitted from any plant or equipment associated or close to this use shall not exceed existing background (L_{A90}) measured 1m from the nearest noise sensitive façade. The measurements and assessments shall be made according to BS4142:2014

Demonstrating compliance with these requirements and confirming the façade, glazing, ventilation and other migratory treatments used to achieve them, must be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory standard of accommodation for the future occupants of the development pursuant to Gravesham Local Plan Core Strategy (2014) Policy CS19: Development and Design Principles.

18. Contaminated Land Remediation Strategy

Prior to first occupation, 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. It shall also include any plan for longer term monitoring or pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: The site lies over a principal aquifer and to ensure that the development does not contribute to or is 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 and Gravesham Local Plan Core Strategy (2014) Policy CS18: Climate Change.

19. Soft Landscaping

Prior to the first occupation of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority, full details of 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 tree 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 during the next available planting season.

Reason: To ensure that the proposed development includes a properly designed and suitably landscaped amenity area which is maintained in the long term in the interests of visual amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

20. Hard Landscaping

Prior to the first occupation of the development hereby approved, and notwithstanding the details shown on the approved plans, full details of hard landscape proposal shall be submitted to and approved in writing by the Local Planning Authority. The details shall include where appropriate: proposed hard surface treatments; means for surfacing; draining and demarcating the car parking spaces; proposed finish levels; external fixtures e.g.; lighting, bollards; vehicle and pedestrian access and circulation. The scheme shall then be constructed in accordance with these approved details and completed, in its entirety, prior to first occupation of the development and thereafter it shall be retained and not subsequently altered without permission in writing from the Local Planning Authority.

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

21. External Lighting

Prior to the first occupation of the development hereby approved, details of all proposed external lighting, including around the podium level, shall be submitted to and approved, in writing, by the Local Planning Authority. The details should include the height, position, external appearance, light intensity, and where appropriate a report to demonstrate its effect on the landscaping of the site and nearby residential properties. The development shall thereafter be carried out in accordance with these approved details and no additional external lighting shall be provided on the site without the prior written consent of the Local Planning Authority.

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

22. Parking Management Plan

The development hereby permitted shall not be occupied until a Parking and Cycle Management Plan specifying the parking arrangement, its operation and allocation for both the residential and commercial units, along with a delivery and servicing plan, has been submitted to and approved in writing by the Local Planning Authority. The Parking and Cycle Management Plan shall be implemented in accordance with the approved details prior to first occupation of the development, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the effective use of the parking and cycle provision for the site in the interest of the highway and pedestrian safety in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (2014).

23. Travel Plan

Prior to first occupation, a Travel Plan shall be prepared and submitted for the approval of the Local Planning Authority. The Travel Plan shall provide the sustainable travel options available to future occupants, how the Travel Plan will be available, implemented and kept updated in accordance with the approved details or any changes subsequently made under its monitoring review process.

Reason: To encourage the use of sustainable and more environmentally acceptable modes of transport and in accordance with the Gravesham Local Plan Core Strategy (2014) Policy CS11 Transport.

Monitoring and Management Conditions

24. Piling

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 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 cause by mobilised contaminants in line with paragraph 174 of the National Planning Policy Framework and Gravesham Local Plan Core Strategy (2014) Policy CS18: Climate Change.

25. Hours of Use

Prior to the commercial unit first being brought into use, the hours of use, including the times of deliveries, must be applied for, and approved in writing by the Local Planning Authority; the commercial units shall thereafter operate only in accordance with the approved operating hours.

Reason: In order to safeguard the amenity of surrounding residential dwellings and future occupants of the development pursuant to Gravesham Local Plan Core Strategy (2014) Policy CS19: Development and Design Principles.

26. Employment Uses

The commercial units of the development hereby approved shall be used for purposes within Use Classes B1, D1 and D2 of the Town and Country Planning (Use Classes) Order 1987 (or any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order with or without modification) only and for no other purpose; and notwithstanding the provisions of Article 3 of Classes I and O of Part 3 and Class D of Part 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order with or without modification) the commercial use shall not be used for such other purposes specified by those Classes unless a specific grant of planning permission has been given by the Local Planning Authority.

Reason: To safeguard the employment uses and to ensure the commercial element of the development is not subsequently changes to the detriment of local amenity, in accordance with Policy CS07 Economy, Employment and Skills, and Policy CS19 Development and Design Principles of the Gravesham Local Plan Core Strategy (2014).

27. Privacy

Any window serving a bathroom/wc must be fitted with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) only at all times.

Reason: In order to safeguard the amenity of future occupiers and neighbouring dwellings in accordance with Policy CS19 Development and Design Principles of the Gravesham Local Plan Core Strategy (2014).

28. **Balcony Clutter**

The balconies hereby approved shall remain open at all times and no form of enclosure (other than those outlined on the approved plans) or additional boundary treatments shall be added or attached to the balconies or railings at any times.

Reason: In the interest of visual amenity in accordance with Policy CS19 Development and Design Principles of Gravesham Local Plan Core Strategy (2014).

29. **Refuse Storage Areas**

The refuse storage rooms identified on Drawing no. M-B-P1 Revision B (Proposed Ground Floor Site Layout Plan) must be kept available at all times and shall not be used for any other purpose without the prior consent of the Local Planning Authority

Reason: In order to ensure a satisfactory standard of development for the future

INFORMATIVES:-

1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

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

2 AGREEMENT FOR IMPOSITION OF PRE-COMMENCEMENT CONDITION(S)

In accordance with The Town and Country Planning (Pre Commencement Conditions) Regulations 2018 and paragraph 19 of the Planning Practice Guidance the Local Planning Authority has agreed in writing with the applicant to the inclusion of the following pre-commencement conditions.

Condition 3 - Code of Construction Practice
Condition 4 - Details of Construction Compound
Condition 5 - Contaminated Land
Condition 6 - Wheel Washing
Conditions 7, 8 and 9 - Surface Water Drainage Scheme
Condition 10 - Foul and surface water sewerage disposal
Condition 11 - Heritage and Archaeology
Condition 12 - Phasing Plan

3 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.

4 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].

5 WASTE AND RECYCLING PROVISION

Based on 115 units, on a weekly collection regime there would be the expectation of 20 bins for residual waste and 20 bins for dry recycling. It is the responsibility of the development to ensure waste requirements and collection arrangements are organised prior to first occupation. For further advice or to order bins please contact the Council's Waste Management Team at waste.management@gravesham.gov.uk.

6 KENT COUNTY COUNCIL HIGHWAYS AND TRANSPORTATION

It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

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 road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Information about how to clarify the highway boundary can be found at <https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such 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.

7 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>.

8 NAMING & NUMBERING

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

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

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

9 KENT POLICE CRIME PREVENTION BY DESIGN

The applicants/developers are advised to contact Kent Police Crime Prevention Design Advisor to progress any Secured by Design or BREEM applications from a security aspect.

10 SUPERFAST FIBRE OPTIC BROADBAND

Kent County Council recommends that all developers work with a telecommunication partner or subcontractor in the early stages of planning for any new development to make sure that Next Generation Access Broadband is a fundamental part of the project. Access to superfast broadband should be thought of as an essential utility for all new homes and businesses and given the same importance as water or power in any development design. Please liaise with a telecom provider to decide the appropriate solution for this development and the availability of the nearest connection point to high speed broadband. We understand that major telecommunication providers are now offering Next Generation Access Broadband connections free of charge to the developer. For advice on how to proceed with providing access to superfast broadband please contact broadband@kent.gov.uk

11 WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

- i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.
- ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.
- iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.
- iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

Dated: 17 February 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For all other applications, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.

- Appeals must be made using a form which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; telephone: 0303 444 5000; email: enquiries@pins.gsi.gov.uk or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

***Householder applications**

These are:

- (a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

PURCHASE NOTICES

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

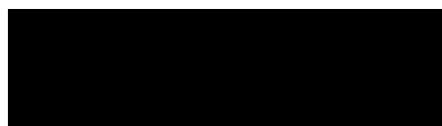
These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.

THIS IS THE EXHIBIT “ST3”

referred to in the Statutory Declaration of

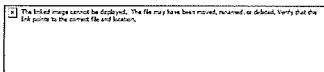
SIMON TAYLOR

made before me on this: 16 day of March 2025



Commissioner for Oaths/Solicitor empowered to administer Oaths





**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

**APPROVAL OF A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING
PERMISSION**

To: **S Taylor, Strawberry Star SL1 Limited**
C/O Miss Gillian Cooper, Newsteer Real Estate Advisers
C/O HubHub London
20 Farringdon Street
London
EC4A 4AB

TAKE NOTICE that the **GRAVESEND AND KENT COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, **HAS APPROVED** detailed plan and particulars submitted on 5th May 2022 as a non-material amendment to the Notification of Grant of Planning Permission reference 20190504 to Develop Land dated 17 February 2022 in respect of:-

Conversion of existing building with an 11 storey side extension and a single storey roof extension, the construction of a new residential building ranging from 3-6 storeys to provide 115 residential units consisting of 47 one bed units, 59 two bed units and 9 three bed units, together with associated parking for 69 cars, 6 motorcycles and 212 cycles, amenity space, private gymnasium and waste and a B1, D1 and D2 flexi use space.

at **Former Gravesend And North Kent Hospital (M Block)**
Clifton Road
Gravesend
Kent

and being Application for non-material amendment to planning permission reference number 20190504 to allow the change of description to: **Conversion of existing building with a side extension and a roof extension, the construction of a new residential building to provide residential units (class C3) consisting of one bed, two bed and three bed homes, together with associated car parking, motorcycle and cycles spaces alongside amenity space, private gymnasium and waste and space in Class E as flexi use space.**

INFORMATIVES:-

1 EXTENT OF THE APPROVAL

Pursuant to the procedure introduced under S.96A of the Town and Country Planning Act 1990 the Local Planning Authority has determined that the amendment to the planning permission granted under reference 20190504 (being for conversion of existing building with an 11 storey side extension and a single storey roof extension, the construction of a new residential building ranging from 3-6 storeys to provide 115 residential units consisting of 47 one bed units, 59 two bed units and 9 three bed units, together with associated parking for 69 cars, 6 motorcycles and 212 cycles, amenity space, private gymnasium and waste and a B1, D1 and D2 flexi use space) to allow for a change in the description of the application, would constitute a non-material amendment such that a separate planning application for the change would not be required.

This decision notice should be read in conjunction with the original planning permission reference 20190504, permitted by the Local Planning Authority on 17 February 2022, and has the effect of altering the description of the application only.

For the avoidance of doubt the approval does not amend any other part of the planning permission or discharge any of the planning conditions.

2 STATUS OF SUBMITTED PLANS AND DOCUMENTS

For the avoidance of doubt the approved documents and drawings of this 20220487 non-material amendment application are:

Cover letter dated 04 May 2022;
Application Form Dated 04 May 2022; and
Site Location Plan.

3 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

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

Dated: 26 May 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



Your attention is drawn to the following notes.

NOTES:

This permission is confined to permission under the Town and Country Planning Acts and the Town and Country Planning (Development Management Procedure) (England) Order 2015 and does not obviate the necessity of compliance with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite.

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a householder application* which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

- For all other applications, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; telephone: 0303 444 5000; email: enquiries@pins.gsi.gov.uk or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

***Householder applications**

These are:

- (a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does not include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

PURCHASE NOTICES

- If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.



THIS IS THE EXHIBIT "ST4"

referred to in the Statutory Declaration of

SIMON TAYLOR

made before me on this: 14 day of March 2025



Commissioner for Oaths/Solicitor empowered to administer Oaths

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To: **Strawberry Star SL1 Limited**
C/O Miss Gillian Cooper, Newsteer Real Estate Advisers
C/O HubHub London
20 Farringdon Street
London
EC4A 4AB

TAKE NOTICE that the **GRAVESEND BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED PERMISSION** for development of land situate at:

Former Gravesend And North Kent Hospital (M Block)
Clifton Road
Gravesend
Kent

and being Application for a minor material amendment to planning permission reference no. 20190504 (following planning permission reference no. 20220487 for non-material amendment to allow the change of description to: Conversion of existing building with a side extension and a roof extension, the construction of a new residential building to provide residential units (class C3) consisting of one bed, two bed and three bed homes, together with associated car parking, motorcycle and cycles spaces alongside amenity space, private gymnasium and waste and space in Class E as flexi use space) to allow: amendments to Block M only (conversion building), including amendments to unit mix, internal layouts and parking, introduction of additional private and shared amenity space, elevational changes and amended material palette. Your application dated 30th August 2022 is permitted subject to the following:-

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 the original permission 20190504 was granted (17 February 2022).

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.

2. The development hereby approved shall be carried out in accordance with the following schedule of approved plans and particulars:

(Plans submitted under planning application 20190504):

Application Form dated 05/03/2020

Drawing no. M-B-P3 Revision B (Existing Ground and First Floor Plan M Block)

Drawing no. M-B-P4 Revision B (Existing Second and Third Floorplan M Block)

Drawing no. M-B-P5 Revision B (Existing Fourth and Fifth Floorplan M Block)

Drawing no. M-B-P6 Revision B (Existing Sixth and Seventh Floorplan M Block)
Drawing no. M-B-P12 Revision B (Proposed Tenth and Roof Floorplans)
Drawing no. M-B-P13 Revision B (Existing East Elevation M Block)
Drawing no. M-B-P14 Revision B (Existing North and South Elevation M Block)
Drawing no. M-B-P15 Revision B (Existing West Elevation M Block)
Drawing no. L-B-P19 Revision C (Proposed First Floorplan L Block)
Drawing no. L-B-P20 Revision C (Proposed Second Floorplan L Block)
Drawing no. L-B-P21 Revision C (Proposed Third Floorplan L Block)
Drawing no. L-B-P22 Revision C (Proposed Fourth Floorplan L Block)
Drawing no. L-B-P23 Revision C (Proposed Fifth Floorplan L Block)
Drawing no. L-B-P24 Revision C (Proposed Clifton Road Elevation L Block)
Drawing no. L-B-P25 Revision B (Proposed East Elevation L Block)
Drawing no. L-B-P26 Revision B (Proposed South Elevation L Block)
Drawing no. L-B-P27 Revision C (Proposed West Elevation L Block)
Drawing no. ML-B-P28 Revision C (Proposed Clifton Road Elevation)
Drawing no. ML-B-P32 Revision B (Proposed Section C-C)
View C (1) Car Park Entrance
View D (1) Clifton Road/Stuart Road
Planning Statement by Tetlow King Planning (May 2019)
Design and Access Statement
Design and Access Statement Appendix 1
Transport Statement by Entran (March 2020)
Noise Assessment by In Acoustic (April 2019)
Urban Design Assessment by Rummey Design (May 2019)
Landscape Design Document by Rummey Design (March 2020)
Landscape Design Document by Rummey Design (June 2019)
Affordable Housing Statement by Tetlow King Planning (May 2018)
Phase 1 Desk Study by Lustre Consulting (April 2019)
Preliminary Ecological Appraisal by Corylus Ecology (29 April 2019)
Daylight and Sunlight Study by Right of Light Consulting (May 2019)
Archaeological Desk-Based Assessment by Swale and Thames Archaeological Survey Company (07 May 2019)
Air Quality Assessment by Entran (29 April 2019)
Flood Risk and Sustainable Drainage Assessment (May 2019)

(Plans submitted under planning application 20220915):

Covering letter dated 19 August 2022 from Newsteer

Application form

Drawing no. 2244_0900 Rev. A (Sitewide Ground Floor Plan Block M S73 (Block L & T Consented))
Drawing no. 2244_0901 Rev. A (Sitewide First Floor Plan Block M S73 (Block L&T Consented))
Drawing no. 2244_0915 Rev. A (Site Location Plan, Existing & Consented Site Block Plan with S73 Block M)
Drawing no. 2244_0920 Rev. A (Ground and First Floor Plan Block M S73 (Block T Consented))
Drawing no. 2244_0922 Rev. A (Second & Third Floor Plan Block M S73 (Block T Consented))
Drawing no. 2244_0924 Rev. A (Fourth & Fifth Floor Plan Block M S73 (Block T Consented))
Drawing no. 2244_0926 Rev. A (Sixth & Seventh Floor Plan Block M S73 (Block T Consented))
Drawing no. 2244_0928 Rev. A (Eighth & Ninth Floor Plan Block M S73 (Block T Consented))
Drawing no. 2244_0930 Rev. A (Tenth & Roof Plan Block M S73 (Block T Consented))
Drawing no. 2244_0950 Rev. A (East Elevation Block M S73 (Block T Consented))
Drawing no. 2244_0951 Rev. A (West Elevation Block M S73 (Block T Consented))
Drawing no. 2244_0952 Rev. A (North and South Elevation Block M S73 (Block T Consented))
Drawing no. 2244_0960 Rev. A (Section A-A Block M S73 (Block L Consented))
Drawing no. 2244_0961 Rev. A (Section B-B Block M S73 Existing Context)
Drawing no. 2244_0970 Rev. A (West Street Scene Block M S73 (Block L & T

Consented))
S73 Drawing List Rev. A dated 21/07/2022
S73 Planning Statement ref. 2022-067 by Newsteer dated August 2022
S73 Design Addendum by RM_A
Air Quality Assessment by Entran (Rev. 1.1 dated 19/08/2022)
S73 Application Transport Note August 2022 (ref. 11405168) by Entran
Internal Amenity Assessment by Behan (ref. 20223730 dated 3 August 2022)
Affordable Housing Statement by Newsteer dated July 2022
Noise Assessment for Planning by inacoustic (dated 19 August 2022)
Update Preliminary Ecological Appraisal by Corylus Ecology (dated 30 August 2022)
Fire Strategy Report by Hoare Lea (Rev. 01 dated 23 August 2022)
Overheating Assessment by Waterstone Design (Rev. 1 dated 19/08/2022)
Letter dated 26 July 2022 from Swale and Thames Survey Company re. Archaeological
Desk-Based Assessment under planning permission 20190504
Letter dated 19 July 2022 from Lustre Consulting re. Phase 1 Desk Study under planning
permission 20190504
Letter dated 29/07/2022 from Herrington Consulting Ltd re. Flood Risk and Sustainable
Drainage Assessment under planning permission 20190504

And pursuant to any conditions contained herein after and there shall be no deviation
there from, save with the prior written consent of the Local Planning Authority.

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

Pre-commencement Conditions

3. Code of Construction Practice

No development shall be commenced until a comprehensive Code of Construction Practice covering environmental impacts during the construction phase of this development has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall include details of hours of work during the construction period, delivery times for materials, parking of vehicles of site personnel and visitors, loading and unloading of plant materials, storage of materials and wheel washing proposals. The development hereby permitted shall be carried out in accordance with the approved Code of Construction Practice.

Reason: To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

4. Details of Construction Compound

No development shall be commenced until details of the proposed construction compound for the development, including its extent, location and access arrangements, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before construction commences.

Reason: To ensure the development does not result in debris being deposited on the road during the construction of the development and does not result in detriment to highway safety, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

5. Contaminated Land

No development shall be commenced until a contaminated land assessment (in accordance with the CLEA guidelines and CLR 11 methodology) and if necessary an associated remedial strategy, together with a timetable of works, has been submitted to and approved in writing by the Local Planning Authority.

- a) A site investigation, based on the findings of the submitted Phase 1 Desk Study, ref 2461_FP01.0-2019, from Lustre Consulting dated April 2019, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
- b) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.
- c) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance). If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.
- d) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.
- e) Where applicable, a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over an agreed period of time, and the provision of reports on the same, must be prepared and approved in writing by the local planning authority.

Following completion of the measures identified in that scheme, and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the local planning authority.

Reason: To ensure that the development is carried out safely in the public interest and in accordance with best practice and with Policies CS18 and CS19 of the Gravesham Local Plan Core Strategy 2014.

6. Wheel Washing

Details of the type and location of wheel washing facilities and chassis cleaning equipment to be provided on the site during the construction period for each phase of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site for each phase and shall thereafter be used and kept on site for the duration of construction and be maintained in working order throughout the period of construction.

Reason: To ensure the development does not result in debris being deposited on the road during construction of the development and its locality generally, does not result in detriment to highway safety, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

7. Surface Water Drainage Scheme

No development shall be commenced in any phase until 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 Assessment prepared by Herrington Consultants, dated May 2019, 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 without increase to flood risk on or off-site.

Reason: In order 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 or off-site flooding, in accordance with Policy CS18 of the Gravesham Local Plan Core Strategy 2014.

8. Verification Report

No development shall be commenced in any phase until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The Report shall demonstrate the suitable modelled operation of the drainage system where the system constructed is different to that 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 169 of the National Planning Policy Framework 202 and Policy CS18 of the Gravesham Local Plan Core Strategy 2014.

9. Water Contamination

No development shall be commenced until a strategy to deal with the potential risks associated with any contamination of the site has been submitted to and approved in writing by the Local Planning Authority. This strategy must include:

- 1) A preliminary risk assessment which has identified all previous uses, potential contaminants associated with those uses, a conceptually model of the site indicating sources, pathways and receptors, and potentially unacceptable risks arising from contamination at the site
- 2) A site investigation scheme based on (1) to provide information for a details assessment of the risk to all receptors that me be affected, including those off site
- 3) The results of the site investigation and 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.
- 4) 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 express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: The site lies over a principal aquifer and to ensure that the development does not contribute to or is 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 Policy CS18 of the Gravesham Local Plan Core Strategy 2014.

10. Foul and Surface Water Sewerage Disposal

No development shall be commenced until details of the proposed means of foul and surface disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall be implemented in accordance with the approved details.

Reason: To ensure the development protects the groundwater environmental of the site and its locality generally and it compliant with the National Planning Policy Framework 2021. Paragraph 174 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

11. Heritage and Archaeology

No development shall be commenced until the applicant, their agents of successors in title have secured the implementation of:

- (a) Archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and
- (b) Following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigations and recording in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded and that due regard is had to the preservation in situ of important archaeological remains in compliance with Policy CS20 of the Gravesham Local Plan Core Strategy 2014.

12. Phasing Plan

No development shall be commenced until full details of the phasing of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: The Local Planning Authority needs to be satisfied that the development of the site is undertaken in a coherent and comprehensive manner and to ensure compliance with Policies CS05 and CS19 of the Gravesham Local Plan Core Strategy 2014.

13. Materials

Prior to the commencement of any above ground works on any particular phase of development, details and samples of all materials including the façade wall and all surface materials to be used externally on any part or phase of the development hereby permitted 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.

Reason: In the interest of visual amenity and to ensure a high quality of design pursuant to Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

14. Boundary Treatments

Prior to the commencement of any above ground works on any particular phase of development, details and samples of all railings, gates, boundary treatments and balcony treatments to be used on any part or phase of the development hereby permitted 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.

Reason: In the interest of visual amenity and to ensure a high quality of design pursuant to Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

15. Sustainability

Prior to the commencement of any above ground works, an Energy Report including the carbon footprint and emissions of the site, along with full details of the sustainability measures to be incorporated into the development 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 before the first occupation of any part of the development. The sustainability measures should include the provision of solar photovoltaics (PV) and Electric Vehicle charging points.

Reason: To ensure that the development of the site promotes sustainability measures, in accordance with Policy CS18 of the Gravesham Local Plan Core Strategy 2014.

16. Access

Prior to the commencement of any above ground works, the existing access should be configured as a dropped kerb with footway crossover as opposed to the current bellmouth arrangement and details 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.

Reason: In the interest of highway and pedestrian safety in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (2014).

17. Noise

Prior to the first occupation of the development hereby approved, a post completion report demonstrating that the specifications and recommendations contained in the 'Noise Assessment for Planning' provided by Lustre dated 30th April 2019, including the following;

- The internal ambient noise levels shall not exceed those set out in BS8233:2014
- The maximum internal noise levels in habitable rooms should not exceed 45dB L_{Amax} more than 10 times per night in accordance with the Professional Practice Guidance on Planning & Noise and the WHO Guidelines for Community Noise
- The rating level of the noise emitted from any plant or equipment associated or close to this use shall not exceed existing background (L_{A90}) measured 1m from the nearest noise sensitive façade. The measurements and assessments shall be made according to BS4142:2014

Demonstrating compliance with these requirements and confirming the façade, glazing, ventilation and other migratory treatments used to achieve them, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory standard of accommodation for the future occupants of the development pursuant to Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

18. Contaminated Land Remediation Strategy

Prior to the first occupation of the development hereby approved, 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. It shall also include any plan for longer term monitoring or pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: The site lies over a principal aquifer and to ensure that the development does not contribute to or is 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 Policy CS18 of the Gravesham Local Plan Core Strategy 2014.

19. Soft Landscaping

Prior to the first occupation of the development hereby approved, full details of 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 tree 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 during the next available planting season.

Reason: To ensure that the proposed development includes a properly designed and suitably landscaped amenity area which is maintained in the long term in the interests of visual amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

20. Hard Landscaping

Prior to the first occupation of the development hereby approved, and notwithstanding the details shown on the approved plans, full details of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. The details shall include where appropriate: proposed hard surface treatments; means for surfacing; draining and demarcating the car parking spaces; proposed finish levels; external fixtures e.g. lighting, bollards; vehicle and pedestrian access and circulation. The scheme shall then be constructed in accordance with these approved details and completed, in its entirety, prior to first occupation of the development and thereafter it shall be retained and not subsequently altered without permission in writing from the Local Planning Authority.

Reason: In order to ensure an acceptable standard of development upon completion in accordance with Policies CS19 of the Gravesham Local Plan Core Strategy 2014.

21. External Lighting

Prior to the first occupation of the development hereby approved, details of all proposed external lighting, including around the podium level, shall be submitted to and approved in writing by the Local Planning Authority. The details should include the height, position, external appearance, light intensity, and where appropriate a report to demonstrate its effect on the landscaping of the site and nearby residential properties. The development shall thereafter be carried out in accordance with these approved details and no

additional external lighting shall be provided on the site without the prior written consent of the Local Planning Authority.

Reason: In order to ensure the development does not cause harm to residential amenity by reason in the installation of intrusive lighting and in order to protect and preserve the character and appearance of the area in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

22. Parking Management Plan

Prior to the first occupation of the development hereby approved, a Parking and Cycle Management Plan specifying the parking arrangement, its operation and allocation for both the residential and commercial units, along with a delivery and servicing plan, shall be submitted to and approved in writing by the Local Planning Authority. The Parking and Cycle Management Plan shall be implemented in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the effective use of the parking and cycle provision for the site in the interest of the highway and pedestrian safety in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy 2014.

23. Travel Plan

Prior to the first occupation of the development hereby approved, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall provide the sustainable travel options available to future occupants, how the Travel Plan will be available, implemented and keep updated in accordance with the approved details or any changes subsequently made under its monitoring review process.

Reason: To encourage the use of sustainable and more environmentally acceptable modes of transport and in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy 2014.

24. Ecological Enhancements

Prior to the first occupation of the development hereby approved, and in tandem with Condition 19 (soft landscaping), details of a scheme for the protection and enhancement of biodiversity, including bat and bird boxes, use of native species in landscaping and incorporation of features beneficial to wildlife wherever possible within and around the perimeter of the site, together with details of the timing/phasing of the respective elements forming the scheme and proposed management arrangements, in line with the recommendations in the hereby approved and updated Preliminary Ecological Appraisal, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented in accordance with the approved details and thereafter maintained.

Reason: In the interests of biodiversity and in accordance with Policy CS12 of the Gravesham Local Plan Core Strategy 2014.

25. Hours of Use

Prior to the commercial unit first being brought into use, the hours of use, including the times of deliveries, must be applied for and approved in writing by the Local Planning Authority. The commercial units shall thereafter operate only in accordance with the approved operating hours.

Reason: In order to safeguard the amenity of surrounding residential dwellings and future occupants of the development pursuant to Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

26. The recommendations and mitigation measures set out in the Air Quality Assessments by Entran (dated 29 April 2019 and Rev. 1.1 dated 19 August 2022) shall be carried out as hereby approved, including the details set out in the Emissions Mitigation Calculation.

Reason: In the interests of air quality and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

27. Piling

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 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 cause by mobilised contaminants in line with paragraph 174 of the National Planning Policy Framework 2021 and Policy CS18 of the Gravesham Local Plan Core Strategy 2014.

28. Employment Uses

The commercial units of the development hereby approved shall be used for purposes within Use Classes B1, D1 and D2 of the Town and Country Planning (Use Classes) Order 1987 (or any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order with or without modification) only and for no other purpose; and notwithstanding the provisions of Article 3 of Classes I and O of Part 3 and Class D of Part 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order with or without modification) the commercial use shall not be used for such other purposes specified by those Classes unless a specific grant of planning permission has been given by the Local Planning Authority.

Reason: To safeguard the employment uses and to ensure the commercial element of the development is not subsequently changes to the detriment of local amenity, in accordance with Policies CS07 and CS19 of the Gravesham Local Plan Core Strategy 2014.

29. Privacy

Any window serving a bathroom/wc must be fitted with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) only at all times.

Reason: In order to safeguard the amenity of future occupiers and neighbouring dwellings in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

30. Balcony Clutter

The balconies hereby approved shall remain open at all times and no additional form of enclosure (other than those outlined on the approved plans) or additional boundary treatments shall be added or attached to the balconies or railings at any times.

Reason: In the interest of visual amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

31. Refuse Storage Areas

The refuse storage rooms identified on drawing no. 2244_0900 Rev. A (Sitewide Ground Floor Plan Block M S73 (Block L & T Consented)) must be kept available at all times and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason: To ensure a satisfactory standard of amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

INFORMATIVES:-

1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

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

2 AGREEMENT FOR IMPOSITION OF PRE-COMMENCEMENT CONDITION(S)

In accordance with The Town and Country Planning (Pre-Commencement Conditions) Regulations 2018 and paragraph 19 of the Planning Practice Guidance the Local Planning Authority has agreed in writing with the applicant as part of 20190504 to the inclusion of the following pre-commencement conditions:

Condition 3 - Code of Construction Practice
Condition 4 - Details of Construction Compound
Condition 5 - Contaminated Land
Condition 6 - Wheel Washing
Conditions 7, 8 and 9 - Surface Water Drainage Scheme
Condition 10 - Foul and surface water sewerage disposal
Condition 11 - Heritage and Archaeology
Condition 12 - Phasing Plan.

3 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.

4 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].

5 Waste and Recycling Provision

It is the responsibility of the developer to ensure waste requirements and collection arrangements are organised prior to first occupation. For further advice or to order bins please contact the Council's Waste Management Team at waste.management@gravesham.gov.uk.

6 Kent County Council Highways and Transportation

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.

7 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>.

8 NAMING & NUMBERING

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

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

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

9 KENT POLICE CRIME PREVENTION BY DESIGN

The applicants/developers are advised to contact Kent Police Crime Prevention Design Advisor to progress any Secured by Design or BREEM applications from a security aspect.

10 SUPERFAST FIBRE OPTIC BROADBAND

Kent County Council recommends that all developers work with a telecommunication partner or subcontractor in the early stages of planning for any new development to make sure that Next Generation Access Broadband is a fundamental part of the project. Access to superfast broadband should be thought of as an essential utility for all new homes and businesses and given the same importance as water or power in any development design. Please liaise with a telecom provider to decide the appropriate solution for this development and the availability of the nearest connection point to high speed broadband. We understand that major telecommunication providers are now offering Next Generation Access Broadband connections free of charge to the developer. For advice on how to proceed with providing access to superfast broadband please contact broadband@kent.gov.uk

11 WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

- i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.
- ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.
- iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.
- iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

12 BREEDING BIRDS

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 between 1st March and 31st August (the main nesting bird season) in particular, could contain active nests, unless a survey carried out immediately prior to the clearance of suitable nesting habitat has been undertaken by a competent ecologist and has shown that nesting birds are not present.

Therefore, the clearance of suitable nesting habitat should take place outside the main nesting bird season, or only be carried out following a nesting bird check immediately prior to clearance, that shows that the nesting habitats are not in active use by nesting birds.

13 S106 AGREEMENT

The applicant is advised that the original S106 Agreement relating to planning permission 20190504 contains a Section 73 Consents clause at 5.18 that sets out that the obligations in the Deed shall relate to and bind the S73 consent, and therefore the obligations in the original Deed also apply to the planning permission hereby granted.

Dated: 25 November 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For all other applications, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; telephone: 0303 444 5000; email: enquiries@pins.gsi.gov.uk or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

***Householder applications**

These are:

- (a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

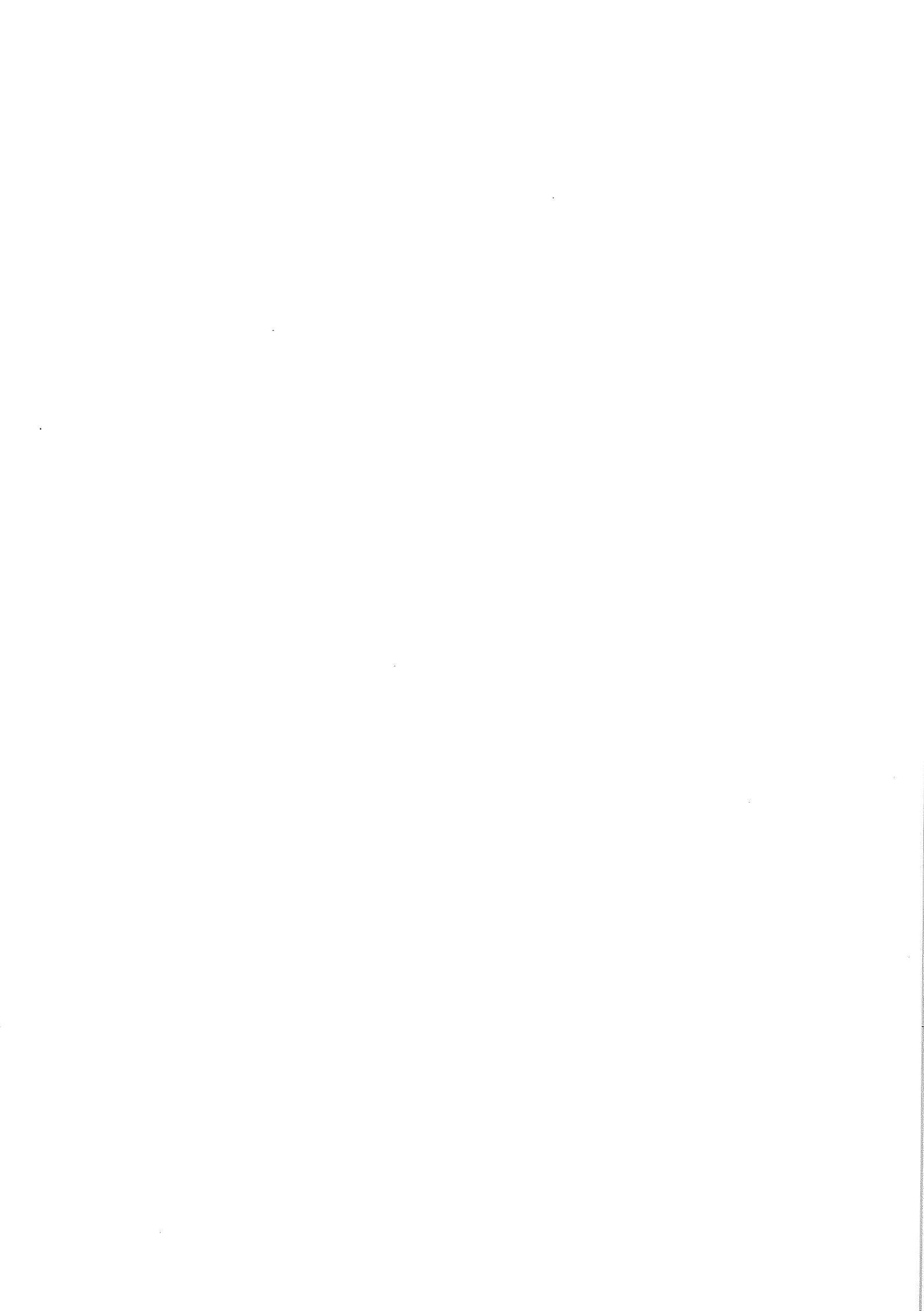
but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

PURCHASE NOTICES

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.



THIS IS THE EXHIBIT

“ST5”

referred to in the Statutory Declaration of

SIMON TAYLOR

made before me on this: 14 day of MARCH 2025



Commissioner for Oaths/Solicitor empowered to administer Oaths

TOWN AND COUNTRY PLANNING, ENGLAND
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)

APPROVAL OF DETAILED PLANS AND PARTICULARS

To: **Strawberry Star SL1 Limited**
C/O Mrs Gillian Cooper, Newsteer Real Estate Advisers
C/O HubHub London
20 Farringdon Street
London
EC4A 4AB

TAKE NOTICE that the **GRAVESEND BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **APPROVED** detailed plans and particulars submitted on 9th December 2024 in accordance with conditions 3, 4, 6 and 12 of the Notification of Grant of Planning Permission reference 20220915 to Develop Land dated 25 November 2022 in respect of:-

Application for a minor material amendment to planning permission reference no. 20190504 (following planning permission reference no. 20220487 for non-material amendment to allow the change of description to: Conversion of existing building with a side extension and a roof extension, the construction of a new residential building to provide residential units (class C3) consisting of one bed, two bed and three bed homes, together with associated car parking, motorcycle and cycles spaces alongside amenity space, private gymnasium and waste and space in Class E as flexi use space) to allow: amendments to Block M only (conversion building), including amendments to unit mix, internal layouts and parking, introduction of additional private and shared amenity space, elevational changes and amended material palette

at: **Former Gravesend And North Kent Hospital (M Block)**
Clifton Road
Gravesend
Kent
DA11 0DG

and being condition 3 (Code of Construction Practice), 4 (Details of Construction Compound), 6 (Wheel Washing) and 12 (Phasing Plan) attached to planning reference number 20220915

subject to the following Informatives:-

INFORMATIVES:-

1 DECISION PLANS

- Application Form - dated 6 December 2024.
- Letter - dated 6 December 2024.
- Demolition & Construction Environmental Management Plan November 2024.

2 AVOIDANCE OF DOUBT

For the avoidance of doubt the approved conditions for this application relating to planning permission 20220915 are;

Condition 3 (Code of Construction Practice);
Condition 4 (Details of Construction Compound);
Condition 6 (Wheel Washing); and
Condition 12 (Phasing Plan).

3 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 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.

Dated: 31 January 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

NOTES:

This permission is confined to permission under the Town and Country Planning Acts and the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and does not obviate the necessity of compliance with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite.

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For **all other applications**, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within **6 months of the date of this notice**.
- **Appeals must be made using a form which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; telephone: 0303 444 5000; email: enquiries@pins.gsi.gov.uk or online at**

www.planningportal.gov.uk/pcs.

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

***Householder applications**

These are:

- (a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

PURCHASE NOTICES

- If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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“ST6”

referred to in the Statutory Declaration of

SIMON TAYLOR

made before me on this: 14 day of MARCH 2025



Commissioner for Oaths/Solicitor empowered to administer Oaths

Paul Manning

From: Simon Taylor <Simon.Taylor@strawberrystar.com>
Sent: 21 February 2025 13:38
To: Paul Manning; David Evans
Cc: Corinne Vincent
Subject: FW: P25-009 - Former NHS Maternity Hospital, Gravesend. - Enabling Works Costs

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Paul,

Please see email thread below instructing works to be undertaken.

Hope this is sufficient.

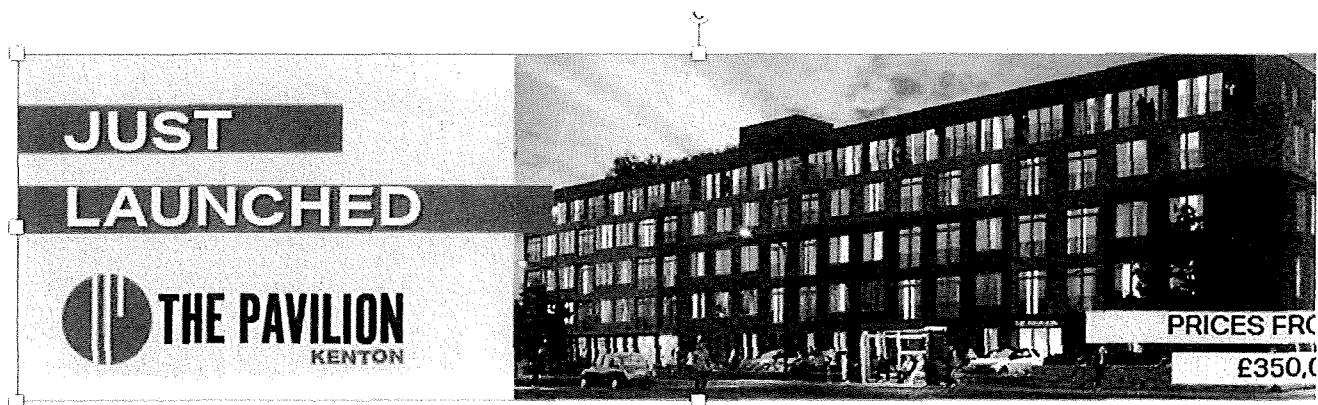
Regards,

Simon Taylor
Development Director
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+44 (0) 7545 224 711
strawberrystar.com
[LinkedIn](#) | [Twitter](#)



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From: Simon Taylor
Sent: 12 February 2025 07:33
To: Wesley Ray <WRay@dds-group.co.uk>
Cc: Dylan Lovelock <dlovelock@dds-demolition.co.uk>; Oskar Wallace <owallace@dds-group.co.uk>; James McGuire <James@kcclimited.co.uk>; Charles Kenward <charles@kcclimited.co.uk>; Santhosh Gowda <Santhosh.Gowda@strawberrystar.com>; Belmin Hasanbegovic <Belmin.Hasanbegovic@strawberrystar.com>
Subject: RE: P25-009 - Former NHS Maternity Hospital, Gravesend. - Enabling Works Costs

Wes,

This is acceptable cost for implementation noting these works will form part of the overall contract one in place.

With regards to contract, by copy to James at KCC could you please prepare draft for review and arrange pre-start meeting for the main works with DDS for next week.

Regards,

Simon Taylor
Development Director
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From: Wesley Ray <WRay@dds-group.co.uk>
Sent: 11 February 2025 16:57
To: Simon Taylor <Simon.Taylor@strawberrystar.com>
Cc: Dylan Lovelock <dlovelock@dds-demolition.co.uk>; Oskar Wallace <owallace@dds-group.co.uk>; James McGuire <James@kcclimited.co.uk>; Charles Kenward <charles@kcclimited.co.uk>
Subject: FW: P25-009 - Former NHS Maternity Hospital, Gravesend. - Enabling Works Costs

Hi Simon

I hope you are well

For transparency please see the thread below re the enabling works

As you can see we are starting to accumulate some internal and external costs which I'm happy to proceed with but it would be good to understand the details of the main contract and get this in place asap please?

Obviously happy to work with you but we don't want to go too far and be too exposed.

Regards

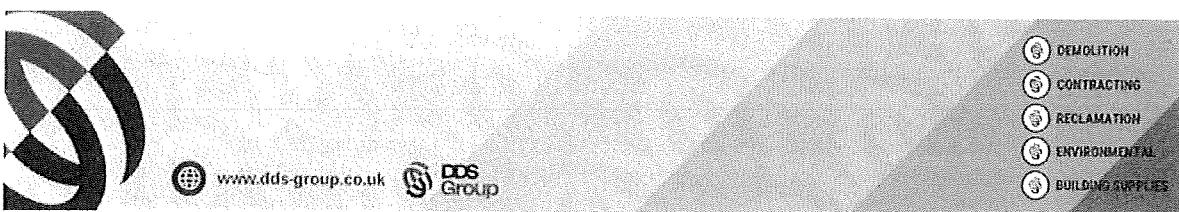
Wesley Ray
Managing Director



Tel: 01843 821555

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Brochure link: [This is DDS](#)



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From: Paul Downer <PDowner@dds-demolition.co.uk>
Sent: 11 February 2025 12:56
To: Wesley Ray <WRay@dds-group.co.uk>; Dylan Lovelock <dlovelock@dds-demolition.co.uk>
Cc: Tom Worrall <tworrall@dds-group.co.uk>; Michael Hennessy <MHennessy@dds-group.co.uk>
Subject: RE: P25-009 - Former NHS Maternity Hospital, Gravesend.

Wes

Budgetary costs for the demo of the 'engine room' as a stand-alone item will cost us

Delivery of 240 excavator - £1,000
Collection of 240 excavator - £1,000
240 excavator for 2 days - £490
Rotating cracker for 2 days - £270
Supervisor/PO for 2 days - £420
Demo op for 2 days - £300
Oasis unit for 2 days - £150
Delivery of oasis unit - £150
Collection of oasis unit - £150
Total = **£3,930**

Budgetary costs for asbestos survey (albeit within our tender sum - £2,500)

Survey - £2,300
Dylan's time (1/2 day) - £175
Total = **£2,475**

Kind Regards,

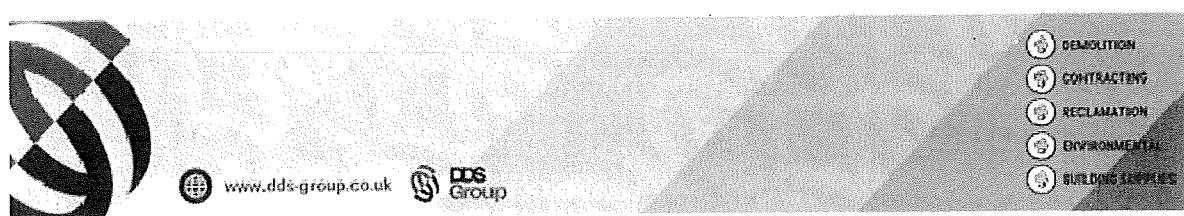
Paul Downer
Managing Estimator



Tel: 01843 821555 (Option 1)
Mob: 07875 172678

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From: Wesley Ray <WRay@dds-group.co.uk>
Sent: 11 February 2025 12:22
To: Dylan Lovelock <dlovelock@dds-demolition.co.uk>
Cc: Tom Worrall <tworrall@dds-group.co.uk>; Paul Downer <PDowner@dds-demolition.co.uk>; Michael Hennessy <MHennessy@dds-group.co.uk>
Subject: Re: P25-009 - Former NHS Maternity Hospital, Gravesend.

Gents

We will proceed at risk for this piece of work but can you let men know if there are any other elements that we are/or need to undertake and the rough values please?

Kind regards,

Wesley Ray
Director

DDS Group

On 11 Feb 2025, at 11:22, Dylan Lovelock <dlovelock@dds-demolition.co.uk> wrote:

Simon,

Ok thanks. We'll get this done.

Kind Regards,

Dylan Lovelock MSc M.I.D.E
Contracts Manager

<image004.png>
Tel: 01843 821555 (Option 1)
Mob: 07583085715

This is DDS

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<image005.png>

From: Simon Taylor <Simon.Taylor@strawberrystar.com>
Sent: 11 February 2025 11:17
To: Dylan Lovelock <dlovelock@dds-demolition.co.uk>; Ash Alam <Ash.Alam@strawberrystar.com>
Cc: Tom Worrall <tworral@dds-group.co.uk>; Paul Downer <PDowner@dds-demolition.co.uk>; Michael Hennessy <MHennessy@dds-group.co.uk>; Wesley Ray <WRay@dds-group.co.uk>
Subject: RE: P25-009 - Former NHS Maternity Hospital, Gravesend.

Dylan,

Yes happy to proceed with demolition.

Regards,

Simon Taylor
Development Director

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+44 (0) 7545 224 711

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<image008.png>

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<image009.png>

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From: Dylan Lovelock <dlovelock@dds-demolition.co.uk>
Sent: 11 February 2025 11:15
To: Simon Taylor <Simon.Taylor@strawberrystar.com>; Ash Alam <Ash.Alam@strawberrystar.com>
Cc: Tom Worrall <tworrall@dds-group.co.uk>; Paul Downer <PDowner@dds-demolition.co.uk>; Michael Hennessy <MHennessy@dds-group.co.uk>; Wesley Ray <WRay@dds-group.co.uk>
Subject: RE: P25-009 - Former NHS Maternity Hospital, Gravesend.

Morning Simon,

We can mobilise Friday and begin the demolition of the Engine Room as requested. We may need to be on site both Friday and Saturday to get this done.

I should point out that although we've submitted the section 80/81 (demolition notice) we've not yet received the confirmation from Building Control. Hopefully we'll have this back soon, however, if we don't have it before Friday, are you still happy to proceed with the demolition?

Please advise, thanks.

Kind Regards,

Dylan Lovelock MSc M.I.D.E
Contracts Manager

<image011.jpg>

Tel: 01843 821555 (Option 1)

Mob: 07583085715

This is DDS

DDS Group Ltd | Charles Anthony House | Manston Road | Margate | Kent | CT9 4JW

<image012.png>

From: Simon Taylor <Simon.Taylor@strawberrystar.com>
Sent: 11 February 2025 11:00
To: Dylan Lovelock <dlovelock@dds-demolition.co.uk>; Ash Alam <Ash.Alam@strawberrystar.com>
Cc: Tom Worrall <tworrall@dds-group.co.uk>; Paul Downer <PDowner@dds-demolition.co.uk>; Michael Hennessy <MHennessy@dds-group.co.uk>; Wesley Ray <WRay@dds-group.co.uk>
Subject: RE: P25-009 - Former NHS Maternity Hospital, Gravesend.

Dylan,

Confirmed with regards to Engine Room to be demolished.

Regards,

Simon Taylor
Development Director
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+44 (0) 7545 224 711
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<image008.png>

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From: Dylan Lovelock <dlovelock@dds-demolition.co.uk>
Sent: 10 February 2025 16:40
To: Simon Taylor <Simon.Taylor@strawberrystar.com>; Ash Alam <Ash.Alam@strawberrystar.com>
Cc: Tom Worrall <tworrall@dds-group.co.uk>; Paul Downer <PDowner@dds-demolition.co.uk>; Michael Hennessy <MHennessy@dds-group.co.uk>; Wesley Ray <WRay@dds-group.co.uk>
Subject: RE: P25-009 - Former NHS Maternity Hospital, Gravesend.

Afternoon Simon,

Just to confirm, you need the standalone building known as the 'Engine Room' demolished.

I'll confirm by tomorrow lunchtime if we can get this underway on Friday as requested. There is some asbestos within this building, but it is non-notifiable, which we're capable of dealing with.

Thanks

Kind Regards,

Dylan Lovelock MSc M.I.D.E
Contracts Manager

<image014.jpg>
Tel: 01843 821555 (Option 1)
Mob: 07583085715

This is DDS

DDS Group Ltd | Charles Anthony House | Manston Road | Margate | Kent | CT9 4JW

<image015.png>

From: Simon Taylor <Simon.Taylor@strawberrystar.com>
Sent: 10 February 2025 08:58
To: Dylan Lovelock <dlovelock@dds-demolition.co.uk>; Ash Alam <Ash.Alam@strawberrystar.com>
Cc: Tom Worrall <tworral@dds-group.co.uk>; Paul Downer <PDowner@dds-demolition.co.uk>; Michael Hennessy <MHennessy@dds-group.co.uk>; Wesley Ray <WRay@dds-group.co.uk>
Subject: RE: P25-009 - Former NHS Maternity Hospital, Gravesend.

Dylan,

Thank you for the introduction.

The building to be demolished is the standalone building to the right of the entrance when entering the site (see below).

<image016.jpg>

I am the contact for the works and KCC are appointed and QS/PM/EA for the development therefore they will be valuing works and monitoring the works.

Do you think you could carry out the implementation works this Friday (14th February 2025) as leaving it to Monday is a little too last minute for my stress levels.

Available on mobile if easier to discuss anything.

Regards,

Simon Taylor
Development Director
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+44 (0) 7545 224 711
strawberrystar.com
[LinkedIn](#) | [Twitter](#)

<image008.png>

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<image017.png>
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From: Dylan Lovelock <dlovelock@dds-demolition.co.uk>
Sent: 06 February 2025 14:15
To: Simon Taylor <Simon.Taylor@strawberrystar.com>; Ash Alam <Ash.Alam@strawberrystar.com>
Cc: Tom Worrall <tworrall@dds-group.co.uk>; Paul Downer <PDowner@dds-demolition.co.uk>; Michael Hennessy <MHennessy@dds-group.co.uk>; Wesley Ray <WRay@dds-group.co.uk>
Subject: P25-009 - Former NHS Maternity Hospital, Gravesend.
Importance: High

Good afternoon Simon,

By way of introduction, my name is Dylan Lovelock, I am the Contracts Manager and Demolition Engineer at DDS. I will be managing the delivery of the enabling and demolition works at the Former NHS Maternity Hospital in Gravesend.

We'll be making several visits to site over the course of this week and next, to review and plan all aspects of the project. As I understand it, it is critical that our primary activity is to demolish the ground level boiler room? At present, we plan to mobilise for one day only on Monday 17th to carry out the demolition of the boiler room and generally tidy up and prepare a laydown area. We then plan to demobilise until all other arrangements have been finalised and a recommencement date agreed; I believe March 1st is currently the target date.

I should point out that once the boiler room is demolished, it will leave a large opening in the side of the building, leaving it vulnerable to intruders. Therefore, it will need to be secured in some way until we remobilise. @'Ash Alam (Strawberry Star Group)' is this something your security contractor can deal with?

May I ask which members of your team will be the best points of contact to discuss operational and commercial matters? And will you be retaining KCC as the project quantity surveyors?

If you wish to discuss anything in more detail, please do not hesitate to contact me.

I look forward to working with you.

Kind Regards,

Dylan Lovelock MSc M.I.D.E
Contracts Manager

<image018.jpg>
Tel: 01843 821555 (Option 1)
Mob: 07583085715

This is DDS

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<image019.png>

<image020.jpg>
<image021.jpg>
<image022.jpg>
<8bdb6aef-c161-4613-98e1-be2407d81265.png>

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referred to in the Statutory Declaration of

SIMON TAYLOR

made before me on this: 14th day of *March* 2025



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THIS IS THE EXHIBIT "ST8"

referred to in the Statutory Declaration of

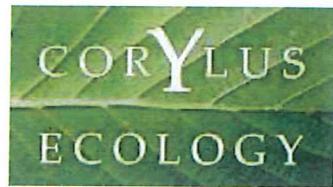
SIMON TAYLOR

made before me on this: 16th day of March 2025



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**M Block Gravesend Hospital,
Gravesend**

Preliminary Ecological Appraisal

Date of report	29 th April 2019
Date of survey	29 th January 2019
Author	Jenny Passmore
Reviewer	Christian Gunn
Client name	Barron Edwards Ltd
Corylus reference	19024

Gravesend Borough Council

CORYLUS ECOLOGY

Unit A3 Speldhurst Business Park, Langton Road, Speldhurst, Tunbridge Wells, Kent. TN3 0NR

Telephone: 01892 861868 E-mail: info@corylus-ecology.co.uk

Director: H G Wrigley (née Lucking) BSc. MIEEM

Corylus Ecology Ltd Registered in England No 5005553

Registered Office: Henwood House, Henwood, Ashford Kent TN24 8DH

VAT Reg No. 862 2486 14

CONTENTS

	Page Number
1.0 Introduction	1
2.0 Methodology	2
3.0 Results	3
4.0 Evaluation	7
5.0 Conclusion	10

References

Tables (within text)

Table 1 – Bat Habitat/Building Assessment Criteria

Appendices

Appendix 1 – Green Roof Planting List

Figures

Figure 1 – Phase 1 Habitat Map and Bat Building Plan

Figure 2 – Annotated Photographs

1.0 INTRODUCTION

1.1 Corylus Ecology was requested to undertake a Preliminary Ecological Appraisal at Gravesend Hospital M Block in Gravesend, Kent hereinafter referred to as the 'Site'. The report aims to evaluate the key ecological constraints and recommend further surveys that would be required for a planning application.

The Site is centred on OS grid reference TQ 64464 74342

1.2 The Preliminary Ecological Appraisal includes an Extended Phase 1 Habitat Survey and Bat Building Survey. The Extended Phase 1 Habitat Survey provides information relating to the habitats within the Site and identifies potential for and, if apparent, evidence of use by protected species. In addition, it provides recommendations for further surveys if required. The Bat Building Survey looks for evidence of and potential for roosting bats during daylight hours and informs whether further emergence/re-entry surveys are required.

1.3 The objectives of this report are to:

- classify and map the habitats within the Site according to those within the Phase 1 manual;
- determine the potential for protected species including bats to occur within the Site;
- identify key ecological constraints to allow early avoidance or minimisation of ecological effects through appropriate design;
- suggest appropriate further surveys where necessary; and
- suggest measures to maintain and enhance biodiversity.

2.0 METHODOLOGY

Preliminary Desk Study

2.1 Records of designated sites, priority habitats and granted European Protected Species Mitigation (EPSM) Licences within 3km of the Site were sought from freely available internet resources such as the MAGIC interactive mapping service (Natural England, 2019).

Phase 1 Habitat Survey

2.2 The Site was subject to a Phase 1 Habitat Survey on 29th January 2019. The habitats present on the Site were mapped in accordance with the 'Handbook for Phase 1 Habitat Survey' (JNCC, 2003). Habitat areas and features of topographical and/or ecological interest were described in the form of target notes. These notes were later used to create botanical species lists by target note area and to create a colour coded Phase I Habitat map. All nomenclature follows Stace (2010). Non-native or invasive species were also identified and mapped where appropriate.

Protected Species Assessment

2.3 This survey aims to assess the potential for protected species to occur due to the habitats present. It does not include any species-specific survey methods that are designed to demonstrate whether the Site is in fact used by such species, except in the case of badgers where evidence of their presence can be detected.

Bat Building Survey

2.4 The bat building survey was undertaken by Jenny Passmore (licence number 2016-23195-CLS-CLS) and Christian Gunn (2015-13609-CLS-CLS) of Corylus Ecology on 29th January 2019. The survey included an assessment of areas for potential for bats to roost and a search for evidence, such as droppings and staining immediately below potential roost areas, the base of structures and window sills. The suitability of any voids or cavities were assessed and access points from the outside were looked for, including holes in the roof lining and any gaps which were letting daylight into the voids. No internal surveys were undertaken. Structures are placed into four categories of potential according to the Bat Conservation Trust guidelines; Negligible, Low, Moderate and High (Collins, 2016). Any signs of breeding birds were also noted.

2.5 The survey would involve a habitat assessment of the surrounding area to determine suitability for bats, as this can impact the likelihood of a bat roost occurring in the building as well as assisting with the evaluation of impacts on foraging habitat.

3.0 RESULTS

3.1 Site Description

3.1.1 The Site measures approximately 0.38ha and includes a large multi-storey building with the surrounding habitat consisting of largely disturbed ground. The Site is within an urban landscape in Gravesend, Kent bordered by commercial buildings and roads on all sides. The River Thames is approximately 115m to the north.

3.2 Desk Study

Statutory Designations

3.2.1 The closest designated site is South Thames Estuary and Marshes Site of Special Scientific Interest (SSSI) which is located 2.6km to the east. This is an extensive mosaic of grazing marsh, saltmarsh, mudflats and shingle which is characteristic of the estuarine habitats of the north Kent marshes. The site supports outstanding numbers of waterfowl with total counts regularly exceeding 20,000. Many species regularly occur in nationally important numbers and some species regularly use the site in internationally important numbers. The breeding bird community is also of particular interest. The diverse habitats within the site support a number of nationally rare and scarce invertebrate species and an assemblage of nationally scarce plants. The Site is within the Impact Risk Zone (IRZ) of this SSSI.

Non-statutory Designations

Local Wildlife Sites/Sites of Nature Conservation Importance (SNCIs)

3.2.2 There are no non-statutory sites within a 3km radius of the Site.

Priority Habitats

3.2.3 Under Section 41 of The Natural Environment and Rural Communities (NERC) Act 2006, an inventory of Priority Habitats was devised, which is a list of habitats and species of principal importance for the conservation of biodiversity in England. The nearest priority habitat is the mudflats of the Thames Estuary, located 122m to the north; the mudflats are extremely narrow to the north and north-west but become wider to the north-east in front of Gravesend marina. On the northern banks of the estuary, there are occasional sections of coastal saltmarsh behind the areas of mudflat. An extensive area (c.690ha) of coastal and floodplain grazing marsh occurs 2.4km to the east and extends further east. The nearest deciduous woodland is 190m to the south-west and there are further small fragments of woodland further to the west but none of these areas are ancient woodland.

EPSM Licences

3.2.4 There is one European Protected Species Mitigation (EPSM) licence granted within a 3km radius of the Site. The licence permitted the destruction of a roost of common pipistrelle, active from 2016-2021 and located 2.4km to the west, near Northfleet station.

3.3 Phase 1 Habitat Survey

3.3.1 The habitats present on Site are shown within Figure 1, with further detail provided by way of specific target notes which are denoted by the letters 'TN'. Photographs of selected target notes are provided in Figure 2.

Dense Scrub

3.3.2 There is a small area of dense scrub TN5 to the south of the building. This includes butterfly bush *Buddleia davidii*, bramble *Rubus fruticosus* agg., elder *Sambucus nigra* and ash *Fraxinus excelsior*. The ground flora includes annual mercury *Mercurialis annua*, common mallow *Malva sylvestris*, field bindweed *Convolvulus arvensis*, sea couch grass *Agropyron pungens* and common nettle *Urtica dioica*.

Grassland

3.3.3 In the north-east of the Site is an area of undisturbed grassland TN4. Species include false oat-grass *Arrhenatherum elatius*, cock's foot *Dactylis glomerata*, creeping bent *Agrostis capillaris*, yarrow *Achillea millefolium*, black mustard *Brassica nigra*, dove's-foot cranesbill *Geranium molle*, petty spurge *Euphorbia peplus*, ribwort plantain *Plantago lanceolata*, common mallow, perennial sow-thistle *Sonchus arvensis*, bristly ox-tongue *Helminthotheca echinoides*, dandelion *Taraxacum officinalis* agg., broadleaved dock *Rumex obtusifolius*, white clover *Trifolium repens*, buck's-horn plantain *Plantago coronopus* and common ragwort *Senecio jacobaea*.

Ephemeral

3.3.4 The dominant habitat within the Site is TN2, bare earth which has been recently cleared of vegetation. Occasional patchy vegetation includes perennial rye grass *Lolium perenne*, cock's foot, creeping bent, cleavers *Galium aparine*, cut-leaved cranesbill *Geranium dissectum*, bramble, *Clematis* sp., wood sedge *Carex sylvatica*, red dead-nettle *Lamium purpureum*, rough hawksbit *Leontodon hispidus*, ribwort plantain, dandelion, yew *Taxus baccata* sapling, snowdrop *Galanthus nivalis*, wild carrot *Daucus carota* and ground ivy *Glechoma hederacea*.

Boundary Features

3.3.5 TN3 is a chain link fence to 1.5m with occasional dead stems of ivy *Hedera helix* and recently cut stumps of mature elder, ash and sycamore *Acer pseudoplatanus*. A number of the recently cut stumps were showing signs of new growth toward the base at the time of survey. A small section is formed of a brick wall TN3a. The brick wall is generally in good condition, with no significant cracks or cavities.

Hardstanding

3.3.6 TN1 is an area of hardstanding and compacted earth.

3.4 Bat Building Survey

3.4.1 Building B1 is a six-storey building constructed of brick to the second floor with the upper four floors clad with a type of cement or fibre panelling. There are missing and broken windows throughout, some of which are boarded with timber and several of the external sections of panelling are missing, leading into a cavity behind. The majority of the spaces behind the cladding appear to be occupied by feral pigeon *Columba livia* nests in places. An internal assessment of the building was not possible on the day of survey for health and safety reasons, these being the unsafe nature of the access point, the overall poor and dilapidated condition of the building and evidence of human occupation. No evidence for a bat roost was noted externally. Overall the building has been assessed as having 'Negligible' potential to support a bat roost (Collins, 2016).

3.4.2 B2 is a brick structure with a concrete flat-roof and an air vent and door on the eastern side. Access was not possible internally to survey the interior of the building. No evidence or potential for a bat roost was noted externally. With regards to potential there is possible bat access into the building in a small gap at the door, however due to the nature of the building, the construction materials and location of the building it is considered unlikely that a bat roost would be present in the building. Overall the building and has been assessed as having 'Negligible' potential to support a bat roost (Collins, 2016).

3.4.3 B3 is a concrete structure, formed of three sections of 2m high concrete block wall. B3 was likely used as a bin store, and is without a roof or covering. The structure has been assessed as having 'Negligible' potential to support a bat roost (Collins, 2016).

3.5 Protected Species Assessment

Bat Tree Roosts and Bat Habitat

3.5.1 There are no trees suitable to support a bat roost within the Site. The Site and the immediate surrounding area support habitats which would not be considered suitable for foraging and commuting bats, being largely urban and well-lit from high levels of artificial lighting. There are few vegetated habitats within the immediate surrounding area and it is considered unlikely that sustained bat foraging would not be possible within or adjacent to the Site. Overall the Site and the immediate adjacent habitats are considered to have 'Negligible' potential for foraging and commuting bats under the BCT guidelines.

Other Protected Species

3.5.2 There is no suitable habitat for protected species such as great crested newt *Triturus cristatus*, reptiles and dormice *Muscardinus avellanarius* on the Site. With regard to badger *Meles meles*, no field signs such as snuffle holes, latrines, setts or paths were noted.

Breeding Birds

- 3.5.3 The building has the potential to support breeding birds during the main breeding season 1st March to 1st August. Bird species noted using the site for foraging include blackbird *Turdus merula*, robin *Erianthus rubecula* and house sparrow *Passer domesticus*. Feral pigeon *Columba livia* were seen to use the building.
- 3.5.4 The extensive flat roof is suitable for crag or precipice nesting species such as peregrine falcon *Falco peregrinus* or gull species *Laridae* sp. Furthermore, there are foraging resources in the vicinity for peregrine or gull species. It was not possible to survey the upper levels of the roof due to the health and safety reasons outlined in section 3.4.

4.0 EVALUATION

4.1 A Preliminary Ecological Appraisal has been undertaken at the M Block former hospital building in Gravesend, Kent. The proposals involve the renovation of the existing building B1 into flats and the addition of a block of flats in an 'L shape' along the western boundary and western half of the northern boundary.

4.2 The existing vegetated habitats within the Site are limited, with habitats dominated by ephemeral vegetation and bare earth from recent clearance.

4.3 The nearest designated area is the South Thames Estuary and Marshes Site of Special Scientific Interest (SSSI) which is located 2.6km to the east and the Site is within the Impact Risk Zone for this SSSI. For large scale residential developments (500 units or more), the LPA should consult Natural England for advice.

4.4 The buildings supports 'Negligible' potential for roosting bats due to the lack of suitable roosting features. It was noted that where the cavity wall was open or damaged feral pigeon was nesting, with some areas supporting multiple nests. The surrounding urban habitat is considered poor quality bat habitat, with high levels of disturbance, high artificial light levels and a general absence of suitable foraging or commuting habitat in the immediate surrounding area. It is considered unlikely that if bats are present in the wider area they would be using the building for summer day roosts. Further surveys are not required to confirm the presence or likely absence of a bat roost. With regards to bat activity surveys, the Site and surrounding area is considered to support 'Negligible' quality bat habitat and further surveys to understand the impacts of the development on the local bat assemblage are not required (Collins, 2016).

4.5 There are no habitats suitable for other protected species on the Site, including wintering birds, reptiles, amphibians and dormice and no further surveys are recommended in this regard. It is recommended that the vegetated habitats of the Site are regularly managed to prevent the Site developing suitability for protected species such as reptiles and amphibians. The Site is adjacent to neighbouring residential gardens which may support populations of the more common reptile species and, if the Site develops habitats which are suitable for reptiles, such as scrub or tall ruderal vegetation then these areas may become colonised by species such as slow worm *Anguis fragilis*. The vegetated habitats should be regularly cut.

4.6 With regard to badgers, no signs on the Site was noted, however the Site has suitable habitats for this species. A site walkover to check for mammal field signs prior to works commencing should be undertaken. Badger setts are afforded legal protection under the Protection of Badgers Act 1992. Foxes are afforded

protection under the Wild Mammals (Protection) Act 1996 which makes provision for the protection of all wild mammals from cruelty, particularly any person who inflicts unnecessary suffering on a wild mammal.

4.7 The building has the potential to support nesting and breeding birds. It is recommended that the upper levels and roof of the building are checked for nesting raptor or gull species prior to demolition. The check should be undertaken by a suitably experienced ecologist. If peregrine falcon nesting is identified on the building, a dedicated mitigation strategy is likely to be required. Due to the similarity of the proposed building in height, it is likely to provide similar nesting opportunities for this species and it would be possible to maintain this species favourable conservation status.

4.8 All wild birds, including eggs and chicks, are protected against injury or killing and their nests are protected against damage or destruction when in use by the Wildlife and Countryside Act 1981 (as amended). It is therefore recommended that any demolition work is undertaken outside of the core bird breeding season, limiting this work to the period 1st September to 1st March. If these dates do not coincide with clearance work then it is recommended that the building is checked prior to demolition by a suitably experienced ecologist before the works commence. If any breeding birds are noted, works in the vicinity of the nest would have to cease until fledging has occurred. Peregrine falcon is listed under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) which affords an active nest of this species a higher level of protection. A licence from Natural England to remove feral pigeon from the Site may be required

National Planning Policy Framework

4.9 The National Planning Policy Framework (February 2019) sets out planning policies on protection of biodiversity and geological conservation through the planning system. Section 15 of the National Planning Policy Framework¹¹ (NPPF) states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- safeguarding local wildlife-rich habitats and wider ecological networks including designated sites, wildlife corridors and stepping stones and areas identified by national and local partnership for enhancement
- promoting the conservation, restoration and enhancement of priority habitats and ecological networks
- promoting the protection and recovery of protected species
- identifying and pursuing opportunities for measurable net gains for biodiversity

4.10 It is recommended that ecological enhancements should primarily designed to benefit pollinating invertebrates, such as bees and wasps. The Kent coast is a hotspot for rare bumblebee species including shrill carder bee *Bombus sylvarum*, brown-banded carder bee *Bombus humilis* and moss carder bee *Bombus muscorum* as well as several rare solitary bees such as the sea aster mining bee *Colletes*

halophilus. These species exist in small, isolated populations along the coast which makes populations vulnerable. Enhancement measures would involve the planting of flower-rich habitat, including green roofs and living walls.

- Living roofs are capable of supporting a range of nectar-rich plants and details of suggested planting for green roofs are included in Appendix 1.
- Initial recommendations for a green wall include the following climbers: Austrian clematis *Clematis alpina*, common honeysuckle *Lonicera periclymenum*, passion flower *Passiflora caerulea* and star jasmine *Trachelospermum jasminoides*.
- Ornamental planting at street level should use native and heavy-fruiting species such as cherry *Prunus avium*, rowan *Sorbus aucuparia*, damson *Prunus domestica* and crab apple *Malus sylvestris*.

Insect Boxes

4.11 It is also recommended that eight insect boxes are provided and installed on sheltered but sunny elevations of the building near to areas of planting. Insect bricks (such as the 'Bee Brick') that can be integrated into the external walls are also widely available and easy to incorporate into new builds.

Swift Bricks

4.12 Due to the high elevation of the proposed building it is likely to be suitable for nesting swifts *Apus apus*. Therefore it is recommended that six purpose-made swift bricks (such as the Vivara Pro, Woodstone or those available from Ecosurv) are integrated into the proposed buildings at height. Swifts are colonial so the bricks should be installed in groups of three. The bricks will be installed during the construction process, avoiding the southern elevations preferably on the eastern elevations, above 5m or below the eaves. It is best to install them away from direct sunlight and not above any windows or doors.

5.0 CONCLUSION

- 5.1 A Preliminary Ecological Appraisal has been undertaken of the former M Block hospital building in Gravesend, Kent.
- 5.2 The buildings support 'Negligible' potential for bats, and no further surveys are recommended.
- 5.3 There is limited vegetation on Site and no further surveys for other protected species, such as wintering birds, reptiles, dormice or amphibians have been recommended.
- 5.4 It has been recommended that the building demolition is undertaken outside of the core bird breeding season 1st March to 1st August. If this is not possible the building should be checked prior to demolition by a suitably qualified ecologist.
- 5.5 It is noted there are coastal habitats (mudflats) some 130m to the north and the Kent coast is known for supporting a range of rare bee and wasp species. Recommendations for biodiversity enhancements have been made and include planting to maximise opportunities for pollinators (green roofs, living walls, fruit tree planting) as well as provision of insect bricks and swift bricks.

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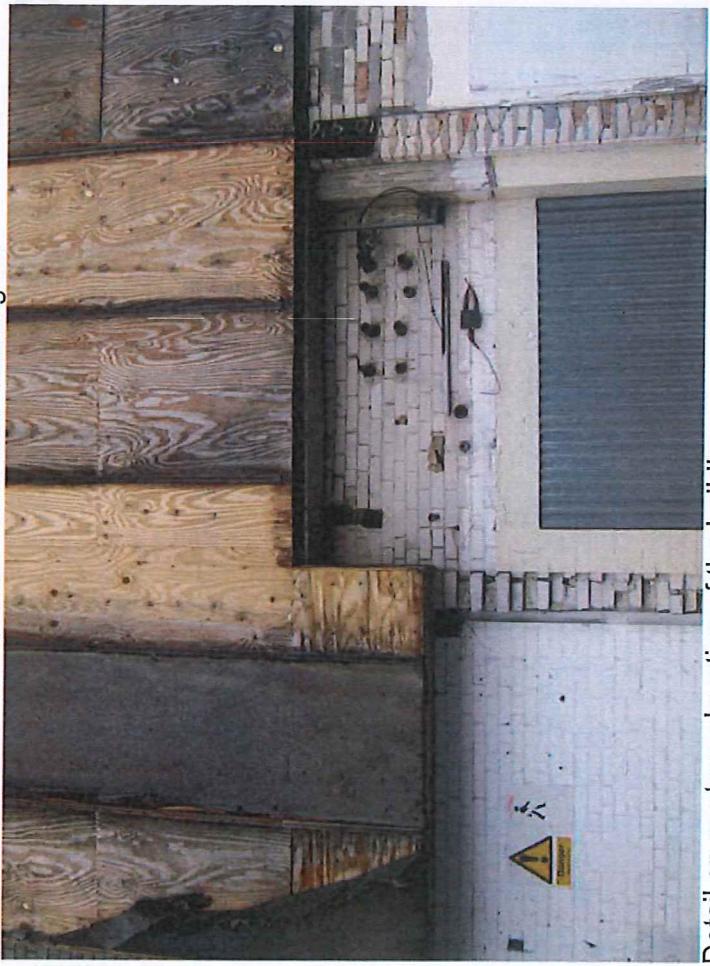
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Figure 2 - Annotated Photographs



Northern and western elevation of the main building B1



Detail on eastern elevation of the building



Eastern elevation of the building



Brick structure, B2





Ephemeral vegetation TN1



Boundary feature TNX



Bin store B3



Scrub habitat TNX

THIS IS THE EXHIBIT “ST9”

referred to in the Statutory Declaration of

SIMON TAYLOR

made before me on this: 14th day of March 2025



Commissioner for Oaths/Solicitor empowered to administer Oaths

Notes:

PROPOSED GROUND FLOOR SITE LAYOUT



REV:	DESCRIPTION	BY:	DATE:
STATUS:	PLANNING		



NAME:	McBlock
ADDRESS:	Former Crossroad and North Ken Hospital
DATE:	24/11/05

SCALE AT 1:50	DATE 26.02.2020	DRAWN BY E
PRODUCT NO: M1-L-A	DRAWING NO: M-B-P	REVISION B

SCALE 1:200

