

Delegated Report

Planning Application

Planning Application No: 20230367

Location: Milton Mount Hall, Old Road East Gravesend Kent

Description: Application for the approval of conditions 3, 7, 8, 10, 11, 14 and 15 attached to planning permission reference number 20211092. (3) Construction Management Plan, (7) Archaeology (8) Drainage (10) Details of Ground Levels and Floor Levels (11) External Facing Materials (14) Boundary Treatments (15) Energy and Sustainability Measures.

Applicant: Mr Graham Wakeman, Wakes

Site Visit Date: 17.07.23 and 14.08.23

Preliminary Matters

As submitted, the information provided did not enable the conditions to be discharged. As such the Local Planning Authority have worked with the applicant/agent to enable revised information to be submitted for consideration.

Submitted Documents/Plans

Application Form (received on 13.04.23);
Drawing No. 21-18-202 Rev B - REVISED Site Block Plans showing roofs – Proposed;
Drawing No. 21-18-207 Rev B – Flat Elevations – Proposed;
Drawing No. 21-18-201 Rev A – Site Block Plans showing ground floors;
Drawing No. 21-080-C03 Rev A – Geocellular Soakaway;
Drawing No. 21-080-C05 Rev A – Hardstanding Construction Details;
Supplementary Information – Door Brochure;
Supplementary Information – Window Brochure;
Supplementary Information – Emails received on 12.09.2023 to confirm window and door details;
Supplementary Information – Consort Windows Security Information;
Supplementary Information – REVISED CEMP Document
Supplementary Information – REVISED Specification Notes;
Supplementary Information – Combined Report House 1 Design V1;
Supplementary Information – Combined Report House 2 Design V1;
Supplementary Information – Combined Report House 3 Design V1;
Supplementary Information – Combined Report House 4 Design V1;
Supplementary Information – Combined Report Flat 1 Design V1;
Supplementary Information – Combined Report Flat 2 Design V1;
Supplementary Information – Combined Report Flat 3 Design V1;
Supplementary Information – Combined Report Flat 4 Design V1;
Supplementary Information – Combined Report Flat 5 Design V1;
Supplementary Information – Combined Report Flat 6 Design V1;
Supplementary Information – Combined Report Flat 7 Design V1;
Supplementary Information – Combined Report Flat 8 Design V1;
Supplementary Information – Combined Report Flat 9 Design V1;
Supplementary Information – Archaeological Watching Brief;

Supplementary Information – REVISED Drainage Strategy Report Rev E; and
Supplementary Information – Response to KCC Flood and Water Management.

Superseded Documents/Plans

~~Drawing No. 21-180202 Rev A – Site Block Plans showing roofs – Proposed;~~
~~Drawing No. 21-18-211 – Specification Notes;~~
~~Drawing No. 21-080_C01 Rev E – Engineering Layout;~~
~~Supplementary Information – Drainage Strategy Report; and~~
~~Supplementary Information – CEMP Document.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20211092	Demolition of existing hall and outbuildings, erection of a 3-storey building containing 9 x 2 bed flats towards the front of the site, a terrace of 4 no. 3 bedroom houses over 2 full floors and within the roofspace towards the rear of the site, and with parking for 19 cars.	Permitted	20.12.2022

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage

Paragraph 33 of the NPPF (2023) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2023)

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

Consultations, Publicity and Representations

Consultees

KCC Flood and Water Management

Original Comments

Thank you for your consultation on the above referenced planning application.

Kent County Council as Lead Local Flood Authority have reviewed the Drainage Strategy Report including Management and Maintenance Requirements prepared by Hodel Consulting Engineers dated 11th May 2022 and the Engineering layout drawing number 21-080_C01 revision E dated 21/03/23 and have the following comments:

1. We note that the layout of the site shown in the Engineering layout (drawing number 21-080_C01 revision E dated 21/03/23) has changed since that provided within the Drainage strategy report provided. We will require an updated copy of this report reflecting these changes to ensure the features tie in with the updated design and for this to include the latest catchment areas with regards to permeable and impermeable surfaces.
2. Further to this we require the updated supporting hydraulic calculations to demonstrate the drainage systems operation and performance.

Please note, as of the 10th of May 2022, the Environment Agency's climate change allowances have been updated. As part of this update, revisions have been made to the 'Peak Rainfall Intensity Allowances' that are used in applying climate change percentages to new drainage schemes.

The LLFA would now seek the 'upper end' allowance is designed for both the 30 (3.3%) and 100 (1%) year storm scenarios. The latest information on the allowances and map can be found at the following link:

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

This analysis must determine if the impacts of the greater allowance are significant and exacerbate any flood risk. The design may need to be minimally modified but may also need additional mitigation allowances, for example attenuation features or provision of exceedance routes. This will tie into existing designing for exceedance principles.

3. We note that the report highlights that BRE365 testing is to be undertaken at the locations of the soakaways to confirm the infiltration rate and soakaway sizing. We would ask for infiltration testing to be undertaken in all locations where it is proposed for soakaway features to be installed and for the results of ground investigation to be provided. This is to check that the geological layer proposed to be infiltrated to exists across the site at the depths required.
4. Condition 8 also requires for the submission of appropriate operational, maintenance and access requirements for each drainage feature, however the soakaway features have not currently been included within the management and maintenance requirements.
5. Any use of soakaways should also demonstrate adequate pollution control measures being in place, in adherence to the Ciria SuDs manual 2015 part E section 26.

We would request for a holding objection until further information is provided to respond to the comment above.

This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

Revised Comments (Version 1)

Thank you for your consultation on the above referenced planning application.

Kent County Council as Lead Local Flood Authority have reviewed the Drainage Strategy Report including Management and Maintenance Requirements prepared by Hodel Consulting Engineers dated 16 May 2023 and have the following comments:

We appreciate the updated Drainage and strategy report reflecting updated layout and supporting hydraulic calculations. However, we note that the results of the ground investigations have not been provided.

As per our previous response dated 5th May 2023, the report highlights that BRE365 testing is to be undertaken at the locations of the soakaways to confirm the preliminary falling head test infiltration rate and soakaway sizing. We would ask for infiltration testing to be undertaken in all locations where it is proposed for soakaway features to be installed and for the results of ground investigation to be provided. This is to check that the geological layer proposed to be infiltrated to exists across the site at the depths required.

We would request for a holding objection until further information is provided to respond to the comment above.

This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

Revised Comments (Version 2)

Kent County Council as Lead Local Flood Authority have reviewed the Drainage Strategy Report including Management and Maintenance Requirements prepared by Hodel Consulting Engineers dated 24th July 2023 and have the following comments:

1. We appreciate that the Engineering layout (drawing number 21-080_C01, revision H, dated 24.07.23) has been updated as well as the hydraulic calculations provided within the report to reflect the infiltration rates obtained within the soakaway locations. However we note that there are discrepancies between the invert levels for the Geocellular Soakaways, now not matching those within the hydraulic calculations. We would seek for the invert levels on the drawing to be identical to those within the model.
2. Further to this we note that the half drain time has not been calculated as the structure is too full. Whilst not a requirement for those in association with the 1:100 year event to achieve half drained within 24 hours, KCC would expect for the time to be as close to this as possible. If it is not possible to achieve a half drain time of under 24 hours, KCC requests a further 10 year event to be run consecutively to the 1:100 in order to demonstrate the operational functionality of the features and possible issues of exceedance.
3. With regards to the infiltration testing we seek to confirm that this was undertaken within the locations of the soakaways SA1 and SA2 and is compliant with BRE:365 requiring for three tests to be undertaken within each pit and the lowest result obtained used within the design.

We would request for a holding objection until further information is provided to respond to the comment above.

This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

Revised Comments (Version 3)

Thank you for your consultation on the above referenced planning application.

Kent County Council as Lead Local Flood Authority have reviewed the Drainage Strategy Report Including Management and Maintenance Requirements prepared by Hodel Consulting Engineers dated 17th August 2023 and have no objection to the discharge of Condition 8.

This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

KCC – Heritage

Thank you for your letter consulting us on the above planning submission of the results of archaeological field evaluation. The results of the field evaluation have demonstrated that the development of the site is unlikely to have a significant archaeological impact and that no further field work would be necessary and I can therefore recommend that Condition (7) of 20211092 could be discharged in full.

Southern Water

Thank you for your letter dated 24/04/2023.

The Council's Building Control officers or technical staff should be consulted regarding the discharge condition 08 for surface water disposal.

Southern Water has no comments with respect to other conditions.

GBC – Highways Officer

Original Comments

As this application covers a multitude of conditions they will be listed separately.

Condition 3 Construction Management Plan. Reference should be made to ensuring all deliveries/waste collection take place between 9:30am and 4pm to avoid conflict with the peak flows on Old Road East, particularly if vehicles may be offloaded from the street, given the site constraints. In addition, whilst I may have missed it, reference should be made to the storage of liquid materials such as the storage of oil or hydraulic fluid drums should be in trays or behind bunds which can accommodate 150% of the fluid in the largest container after making allowance for the displacement of the containers

Condition 8 Drainage, the proposals seem reasonable, although Chamber S3 could perhaps be repositioned to minimise conflict with the car parking operations when opened for maintenance. I note the Engineering Layout Drawing 21-080_C01 Revision E and the drawing in the Drainage Strategy Report differ in that it is Revision A included. (The later revision resolves the issue highlighted, but also introduces other significant changes, soakaway in front of the house, relocated to the rear gardens and the orientation of the house turned through 90 degrees.). Whilst it may not result in any significant change it does mean the micro simulation for the drainage may not reflect the latest layout.

I have no comments to make on the other conditions.

Revised Comments

The revisions included in the document attached to your email dated 18th July 2023 are acceptable.

GBC – Environmental Protection Team

Original Comments

Only Condition 3 (Construction Management Plan) is relevant to Environmental Protection.

Looking at the wording of Condition 3, generally the CMP addresses most parts listed. In particular, and of relevance to ourselves, noise and dust control have been adequately covered.

However, some parts of the condition do not appear to have been addressed as far as I can see and these are:

- (g) Construction Drainage Plan
- (h) ecological mitigation measures
- (l) security lighting details and
- (m) monitoring and review provision with the LPA.

Although Environmental Protection would not be responsible for dealing with all of the above, security lighting does fall within our remit from a nuisance perspective.

It is recommended that Condition 3 is NOT discharged until these outstanding matters have been adequately addressed.

Revised Comments

I've looked at the revised CMP and a section has now been included to cover security lighting. In this respect all the matters relevant to Environmental Protection have been covered and I have no objection to the condition being discharged.

The other matters previously missing are also now covered, however as mentioned before, these do not fall within our remit.

National Grid

No response received.

Officer's Analysis

This is an application for approval of conditions 3, 7, 8, 10, 11, 14 and 15 attached to planning permission reference number 20211092, for the approval of conditions 3, 7, 8, 10, 11, 14 and 15 attached to planning permission reference number 20211092. (3) Construction Management Plan, (7) Archaeology (8) Drainage (10) Details of Ground Levels and Floor Levels (11) External Facing Materials (14) Boundary Treatments (15) Energy and Sustainability Measures.

Condition 3

CEMP

3. No works shall commence on site until a comprehensive Code of Construction Practice/Construction Management Plan covering all environmental impacts of this development has been submitted to and approved in writing by the Local Planning Authority.

The Code of Construction Practice/Construction Management Plan shall include details, where relevant, of the following, including any other measures deemed reasonably necessary:

- (a) Suitable mitigation measures to minimise noise pollution and vibration during the construction phase including the insulation of fixed plant and the silencing of vehicles and mobile machinery
- (b) A Dust Management Plan to minimise emissions to air and to prevent nuisance from wind-blown dust including fencing and the dampening down with water of excavated construction and cover materials on site, and other areas traversed by plant vehicles and machinery
- (c) A Construction Traffic Management Plan covering:
 - Details of numbers and routing of construction and delivery vehicles to / from site
 - Timing of deliveries
 - Parking and turning areas for construction and delivery vehicles and site personnel
 - Type and location of wheel washing and chassis cleaning facilities
 - Temporary traffic management / signage
- (d) Details of the location of the proposed construction compound
- (e) Details of security fencing and other site security measures
- (f) Details of stockpile areas for building materials or for fill or removed topsoil
- (g) A Construction Drainage Design Plan to identify the required devices to prevent construction run off from flowing into existing drainage
- (h) Ecological mitigation measures
- (i) Measures to be undertaken to protect any public sewers and water apparatus
- (j) Details of vibration monitoring and mitigation during any necessary piling works
- (k) Details of the location, form and visual appearance of any site hoardings along road frontages and footpaths
- (l) Details of temporary construction or security lighting; and
- (m) Monitoring and review provisions with the Local Planning Authority

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

Reason: To ensure that construction of the development does not result in avoidable congestion on the local highway network, and to protect the amenity of local residents and businesses and protected species and to mitigate the risks to groundwater, in accordance with adopted Gravesham Local Plan Core Strategy Policies CS11 (Transport), CS12 (Green Infrastructure) and CS19 (Development and Design Principles).

The following has been submitted to discharge condition 3

- Application Form
- Supplementary Information - REVISED CEMP Document

GBC Environmental Protection Team are satisfied with the information provided in relation to the Environmental Protection remit. As such the Local Planning Authority is satisfied that a comprehensive CEMP has been submitted which meets the requirements of condition 3 and will minimise the disruption to surrounding properties during the construction of the development. The information submitted complies with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023) and condition 3 can be discharged.

Discharge Condition 3

Condition 7

Archaeology

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

implementation of

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

Reason: To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record.

The following has been submitted to discharge condition 7

- Application Form
- Supplementary Information - Archaeological Watching Brief

KCC Heritage are satisfied that the information provided have demonstrated that the development of the site is unlikely to have a significant archaeological impact and as such, the Local Planning Authority consider this accords with CS20 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and as such condition 7 can be discharged.

Discharge Condition 7.

Condition 8

Sustainable Surface Water Drainage Scheme

8. Development shall not begin 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 Drainage Strategy Report Prepared by Hodel Consulting Engineers dated 11th May 2022. The submission shall also demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100-year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site.

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

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

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

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

The following has been submitted to discharge condition 8

- Application Form
- Supplementary Information - REVISED Drainage Strategy Report – Rev E

- Drawing No. 21-080-C03 Rev A – Geocellular Soakaway
- Drawing No. 21-080-C05 Rev A – Hardstanding Construction Details

Southern Water have responded and advised that building control are consulted. KCC Flood and Water Management are the Lead Local Flood Authority and as such, confirmation that the information is sufficient to discharge condition 8 is acceptable. KCC Flood and Water Management are satisfied with the information provided in relation to condition 8, and as such, the Local Planning Authority approve condition 8 in accordance with CS18 of the Gravesham Local Plan Core Strategy (LPCS) (2014).

Discharge Condition 8.

Condition 10

Design and Detailed External Appearance

Submission of Details of Ground Levels and Floor Levels

10. Notwithstanding the details shown in the approved drawings or other supporting documents, no works in connection with the development, other than demolition works, shall commence until full details of any proposed earthworks or changes to ground levels on the site including details of any earth retention measures 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 before the first occupation of the development.

Reason: No such details have been submitted and to ensure the development contributes to local character and local visual amenity and protects the privacy and amenity of adjoining premises and pursuant to Policy CS19: Development and Design Principles of the Gravesham Local Core Strategy and section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF).

The following has been submitted to discharge condition 10

- Application Form
- Drawing No. 21-18-202 Rev B – REVISED Site Block Plans showing Roofs - Proposed
- Drawing No. 21-18-207 Rev B – Flat Elevations - Proposed
- Drawing No. 21-18-201 Rev A – Site Block Plans showing ground floors

The Local Planning Authority are satisfied the ground levels as shown on the plans contributes to local character, local visual amenity and protects the privacy and amenity of adjoining premises in accordance with CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023). As such, the Local Planning Authority recommends the discharge of condition 10.

Discharge Condition 10.

Condition 11

Materials

11. Notwithstanding the details relating to the materials and finishes as set in the application form, Design and Access Statement and approved drawings, before any above ground works commence, additional details (and samples, where requested by the Local Planning Authority) of all the external facing materials, colours and finishes to be used in the construction of the development hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. The

development shall thereafter be carried out in full accordance with the approved details before the flats or dwellinghouses hereby permitted are first occupied.

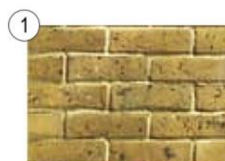
Reason: To protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

The following has been submitted to discharge condition 11

- Application Form
- Drawing No. 21-18-202 Rev B – REVISED Site Block Plans showing Roofs – Proposed

Materials Schedule

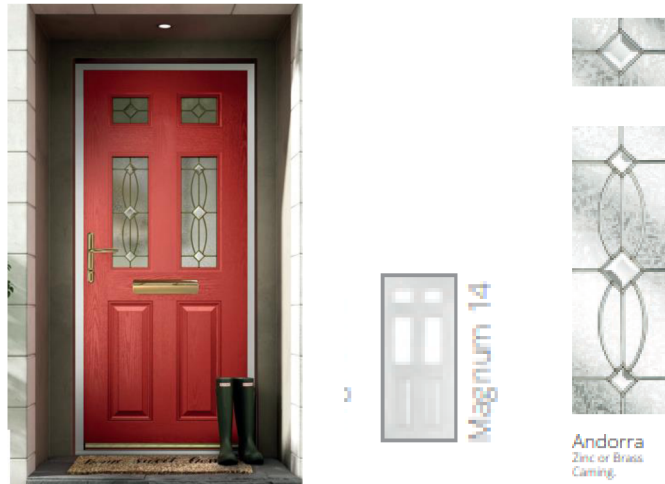
- 1 - walls, 'Thames Yellow' stock facing brick (wienerberger)
- 2 - walls, 'Cambridge Cream' feature brick (wienerberger)
- 3 - windows, sliding sash white uPVC
- 4 - window heads & cills, reconstituted bath stone
- 5 - roofs, eternit 'rivendale' fibre cement slates
- 6 - fascias and soffits, white uPVC
- 7 - gutters & downpipes, black uPVC
- 8 - black painted steel railings



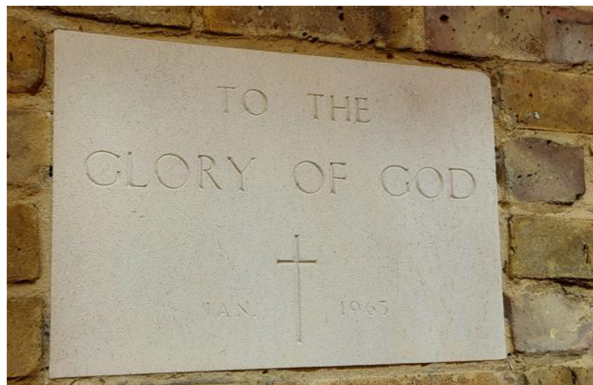
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- Supplementary Information - Window Brochure - as confirmed via email, the proposed windows are shown on page 3 of the brochure:



- Supplementary Information - Consort Windows Security Information
- Supplementary Information - Door Brochure – as confirmed via email, the proposed doors are shown on page 14 of the brochure. They would be in the Magnum 14 Style, black, fitted with Andorra decorative privacy glass with Zinc coming:



In addition to the information submitted, a site visit was conducted to view the Thames Yellow Stock facing brick, Cambridge Cream feature brick and the Rivendale fibre cement slate, with consideration to the external materials in the local vicinity. Furthermore, it was suggested that the below brick from the existing building could be retained and incorporated into the new building:



The incorporation of the date stone into the new building is considered to be acceptable, providing it is discreetly located within the development.

During the course of the site visit, the applicant advised that the same facing brick proposed for this application has been used in a nearby development in Darnley Road and as such, a further visit was conducted to Darnley Road to view the brick in situ on a larger scale.

Darnley Road Site



Materials as viewed on Site Visit



Overall, The Local planning Authority is satisfied with the proposed external facing materials, colours and finishes to be used in the construction of the development, and the proposal is considered to comply with CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023). As such, the Local Planning Authority approve condition 11.

Discharge Condition 11.

Condition 14

Boundary Treatments

14. Notwithstanding the details relating to the boundary treatments as set in the application form, Design and Access Statement and approved drawings, before any above ground works commence, full details of all boundary treatments, including their design, height and materials, to the dwellings/flats as hereby permitted including similar details to the communal areas of the site, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details before any of the dwellings or flats hereby permitted are first occupied. Thereafter and notwithstanding the provisions of Article 3 of and Class A of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development)(England) Order 2015, as amended, or any provision equivalent to that Class in any statutory instrument replacing, revoking or re-enacting that Order, with or without modification, no additional gates, fences, walls or other means of enclosure shall be erected on the site without the grant of further specific planning permission from the Local Planning Authority.

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

The following has been submitted to discharge condition 14

- Application Form
- Drawing No. 21-18-202 Rev B – REVISED Site Block Plans showing Roofs – Proposed
- Drawing No. 21-18-207 Rev B – Flat Elevations – Proposed
- Drawing No. 21-18-202 Rev A – Site Block Plans showing Ground Floors

Overall, The Local planning Authority is satisfied with the proposed boundary treatments to be used in the construction of the development and the proposal is considered to comply with CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023). As such, the Local Planning Authority approve condition 14.

Discharge Condition 14.

Condition 15

Detailed Energy and Sustainability Statement

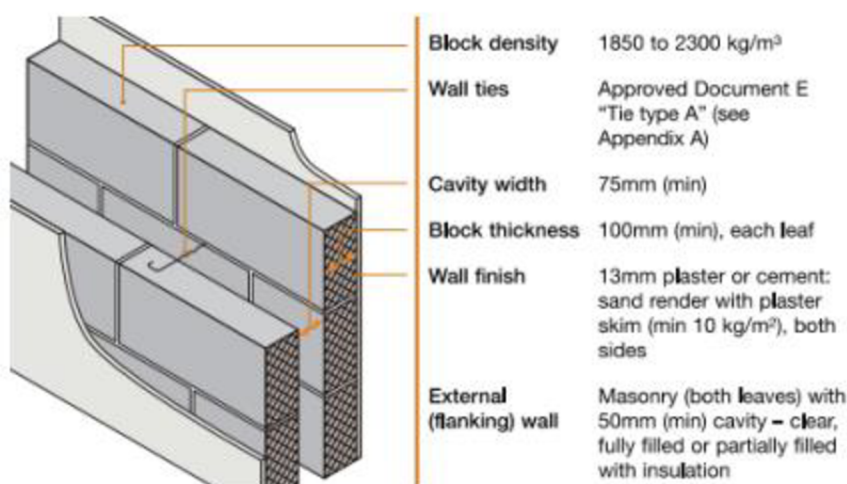
15. Notwithstanding the details shown in the approved drawings or other supporting documents full details of the sustainability measures to be incorporated in the development hereby permitted (including in terms of renewable and low carbon energy and water supply and efficiency) shall be submitted for the approval of the Local Planning Authority before the commencement of any above ground works; the development shall be carried out in accordance with the approved details before the first occupation of any part of the development.

Reason: To ensure that the development of the site promotes sustainability measures, in accordance with Policy CS18 (Climate Change) and Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014).

The following has been submitted to discharge condition 15

- Application Form;
- Supplementary Information - REVISED Specification Notes;
- Supplementary Information – Combined Report House 1 Design V1;
- Supplementary Information – Combined Report House 2 Design V1;
- Supplementary Information – Combined Report House 3 Design V1;
- Supplementary Information – Combined Report House 4 Design V1;
- Supplementary Information – Combined Report Flat 1 Design V1;
- Supplementary Information – Combined Report Flat 2 Design V1;
- Supplementary Information – Combined Report Flat 3 Design V1;
- Supplementary Information – Combined Report Flat 4 Design V1;
- Supplementary Information – Combined Report Flat 5 Design V1;
- Supplementary Information – Combined Report Flat 6 Design V1;
- Supplementary Information – Combined Report Flat 7 Design V1;
- Supplementary Information – Combined Report Flat 8 Design V1; and
- Supplementary Information – Combined Report Flat 9 Design V1.

To address Energy and Sustainability the applicant has provided a detailed site specification for the development relating to the build method on site which includes details such as wall insulation.



cavity ties: Visqueen Zedex CBT or equal to BS 742 bedded in mortar to

Furthermore, each proposed flat has a detailed energy report which demonstrates the major of each flat achieves 'very good' energy rating. See below example for flat 1.

Very Poor	Poor	Average	Good	Very Good
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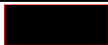
Feature	Description	Energy Performance
Walls	Average thermal transmittance 0.18 W/m²K	Very Good
Floor	Average thermal transmittance 0.12 W/m²K	Very Good
Windows	High performance glazing	Very Good
Main heating	Air source heat pump, radiators, electric	Average
Main heating controls	Time and temperature zone control	Very Good
Secondary heating	None	
Hot water	From main system	Average
Lighting	Good lighting efficiency	Good
Air tightness	Air permeability [AP50] = 5.0 m³/h.m² (assumed)	Good

Sufficient information has been provided to discharge condition and the information provided complies with With Polices CS18 and CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023). As such, the Local Planning Authority recommends the discharge of condition 15.

Discharge Condition 15.

Recommendation

Approval of conditions 3,7,8,10,11,14 and 15.

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	12 th September 2023	Dated:	12 th September 2023