

Application: 20221179

**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
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To: **Sarah Holmes, Gravesham Borough Council
C/O Mr Will Philps, BPTW
40 Norman Road
Greenwich
London
SE10 9QX**

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

**Land At
St Columbas Close
Gravesend
Kent**

and being **Demolition of Nos. 1-12 St Patricks Gardens. Nos. 36-41 St Patricks Gardens and Nos. 28-42 even nos. only St Columbas Close, and the caretakers facility. Erection of 2no. 2 storey buildings, 1no. 3 storeys building and 1no. part 3 and part 4 storey building; to provide 46 residential dwellings (Class C3) residential use, with associated vehicle and pedestrian access, amenity space with hard and soft landscaping, car and cycle parking, refuse and recycling storage provision, and other associated works.** Your application dated 2nd November 2022 is permitted subject to the following:-

Time Limit

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

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

Approved Plans

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

Drawings/Plans

Drawing No. SCC-BPTW-04-05-DR-A-0171 Rev P04 – Proposed roof Plan PROW Overlay;
Drawing No. SCC-BPTW-04-00-DR-A-0201 Rev C02 – Site Location Plan;
Drawing No. SCC-BPTW-04-00-DR-A-0202 Rev C01 – Existing Site Plan;
Drawing No. SCC-BPTW-04-00-DR-A-0203 Rev C01 – Demolition Plan;
Drawing No. SCC-BPTW-04-00-DR-A-0205 Rev C02 – Proposed Block Plan;
Drawing No. SCC-BPTW-04-00-DR-A-0210 Rev C02 – Proposed Ground Floor Site Plan;

Drawing No. SCC-BPTW-04-01-DR-A-0211 Rev C02 – Proposed First Floor Site Plan;
Drawing No. SCC-BPTW-04-02-DR-A-0212 Rev C02 – Proposed Second Floor Site Plan;
Drawing No. SCC-BPTW-04-03-DR-A-0213 Rev C02 – Proposed Third Floor Site Plan;
Drawing No. SCC-BPTW-04-04-DR-A-0214 Rev C02 – Proposed Fourth Floor Site Plan;
Drawing No. SCC-BPTW-04-05-DR-A-0215 Rev C02 – Proposed Roof Site Plan;
Drawing No. SCC-BPTW-19-00-DR-A-1010 Rev C01 – Terrace T01 - Proposed Ground Floor Plan;
Drawing No. SCC-BPTW-19-ZZ-DR-A-1011 Rev C01 – Terrace T01 – Proposed Floor Plans – Sheet 1;
Drawing No. SCC-BPTW-19-03-DR-A-1012 Rev C01 – Terrace T01 – Proposed Roof Plan;
Drawing No. SCC-BPTW-20-00-DR-A-1020 Rev C01 – Maisonette M01 – Proposed Ground Floor Plan;
Drawing No. SCC-BPTW-20-ZZ-DR-A-1021 Rev C01 – Maisonette M01 – Proposed Floor Plans – Sheet 1;
Drawing No. SCC-BPTW-21-00-DR-A-1030 Rev C01 – Block A – Proposed Ground Floor Plan;
Drawing No. SCC-BPTW-21-01-DR-A-1031 Rev C01 – Block A – Proposed First Floor Plan;
Drawing No. SCC-BPTW-21-02-DR-A-1032 Rev C01 – Block A - Proposed Second Floor Plan;
Drawing No. SCC-BPTW-21-03-DR-A-1033 Rev C01 – Block A – Proposed Third Floor Plan;
Drawing No. SCC-BPTW-21-04-DR-A-1034 Rev C01 – Block A – Proposed Fourth Floor Plan;
Drawing No. SCC-BPTW-21-05-DR-A-1035 Rev C01 – Block A - Proposed Roof Plan;
Drawing No. SCC-BPTW-22-00-DR-A-1040 Rev C01 – Block B - Proposed Ground Floor Plan;
Drawing No. SCC-BPTW-22-01-DR-A-1041 Rev C01 – Block B – Proposed First Floor Plan;
Drawing No. SCC-BPTW-22-02-DR-A-1042 Rev C01 – Block B – Proposed Second Floor Plan;
Drawing No. SCC-BPTW-22-03-DR-A-1043 Rev C01 – Block B - Proposed Roof Plan;
Drawing No. SCC-BPTW-23-ZZ-DR-A-1051 Rev C01 – Cycle Store 01 & 02 - Proposed Plans (Block A);
Drawing No. SCC-BPTW-24-ZZ-DR-A-1061 Rev C01 – Cycle Store 03 - Proposed Plans (Block B);
Drawing No. SCC-BPTW-19-ZZ-DR-A-2011 Rev C01 – Terrace T01 – Proposes Elevations – Sheet 1;
Drawing No. SCC-BPTW-19-ZZ-DR-A-2012 Rev C01 – Terrace T01 – Proposed Elevations – Sheet 2;
Drawing No. SCC-BPTW-20-ZZ-DR-A-2021 Rev C01 – Maisonette M01 – Proposed Elevations – Sheet 1;
Drawing No. SCC-BPTW-20-ZZ-DR-A-2022 Rev C01 – Maisonette M01 - Proposed Elevations – Sheet 2;
Drawing No. SCC-BPTW-21-ZZ-DR-A-2031 Rev C01 – Block A - Proposed Elevations – Sheet 1;
Drawing No. SCC-BPTW-21-ZZ-DR-A-2032 Rev C01 – Block A – Proposed Elevations – Sheet 2;
Drawing No. SCC-BPTW-22-ZZ-DR-A-2041 Rev C01 – Block B - Proposed Elevations – Sheet 1;
Drawing No. SCC-BPTW-22-ZZ-DR-A-2042 Rev C01 – Block B – Proposed Elevations – Sheet 2;
Drawing No. SCC-BPTW-23-ZZ-DR-A-2051 Rev C01 – Cycle Store 01 & 02 – Proposed Elevations (Block A);
Drawing No. SCC-BPTW-24-ZZ-DR-A-2061 Rev C01 – Cycle Store 03 - Proposed Elevations (Block B);
Drawing No. SCC-BPTW-04-ZZ-DR-A-2071 Rev C01 – Existing and Proposed Street Elevations – Sheet 1;
Drawing No. SCC-BPTW-04-ZZ-DR-A-2072 Rev C01 – Existing and Proposed Street Elevations – Sheet 2;
Drawing No. SCC-BPTW-04-ZZ-DR-A-2073 Rev C01 – Existing & Proposed Street Elevations – Sheet 3;
Drawing No. SCC-BPTW-04-ZZ-DR-A-2074 Rev C01 – Existing and Proposed Street Elevations – Sheet 4;

Drawing No. SCC-BPTW-19-ZZ-DR-A-2211 Rev C01 – Terrace T01 – Proposed Section;
 Drawing No. SCC-BPTW-20-ZZ-DR-A-2221 Rev C01 – Maisonette M01 - Proposed Section;
 Drawing No. SCC-BPTW-21-ZZ-DR-A-2231 Rev C01 – Block A – Proposed Section;
 Drawing No. SCC-BPTW-22-ZZ-DR-A-2241 Rev C01 – Block B – Proposed Section
 Drawing No. SCC-BPTW-04-ZZ-DR-A-2251 Rev C01 – Existing & Proposed Site Sections – Section AA;
 Drawing No. SCC-BPTW-04-ZZ-DR-A-2252 Rev C01 – Existing & Proposed Site Sections – Section BB;
 Drawing No. SCC-BPTW-04-ZZ-DR-A-2253 Rev C01 – Existing & Proposed Site Sections – Section CC;
 Drawing No. 65203358-SWE-ZZ-XX-TP-SK-0001 Rev P06 – Public Right of Way Plan – Existing and Proposed;
 Drawing No. 65203358-SWE-XX-XX-D-TP-0001 Rev P06 – Gravesham Borough Council Refuse Vehicle Swept Path Analysis;
 Drawing No. 65203358-SWE-XX-XX-DR-TP-0004 Rev P01 – Parking Visibility Splays & Speed Control Measures;
 Drawing No. 16204/E/01-06 – Elevation Survey;
 Drawing No. 16204/E/02-06 – Elevation Survey;
 Drawing No. 16204/E/03-06 – Elevation Survey;
 Drawing No. 16204/E/04-06 – Elevation Survey;
 Drawing No. 16204/E/05-06 – Elevation Survey; and
 Drawing No. 16204/E/06-06 – Elevation Survey.

Documents

Planning Application Form;
 Covering Letter;
 Drawing Issue Sheet – Planning Issue: SCC-BPTW-XX-XX-SH-A-0100;
 Planning Statement – October 2022;
 Design & Access Statement – October 2022;
 Landscape Design and Access Statement – October 2022;
 Accommodation Schedule (SCC-BPTW-XX-XX-SA-A-0101 Rev C01) – October 2022;
 Planning Obligations Statement – October 2022;
 Sustainability & Energy Statement – October 2022_Rev01;
 Transport Statement – October 2022;
 Affordable Housing Statement – October 2022;
 Below Ground Drainage Strategy – October 2022;
 Phase 1 Preliminary Risk Assessment and Phase 2 Geo-Environmental and Geotechnical Site Investigation Report December 2022;
 Contaminated Land Report (Windowless Borehole Log) – June 2022;
 Environmental Noise Survey, Noise Break-In Assessment & Sound Insulation Scheme – October 2022;
 Statement of Community Involvement – October 2022;
 Existing Tree Map and Key;
 Arboricultural Survey – July 2022;
 Bat Survey Report – June 2022;
 Flood Risk Assessment – October 2022;
 Gross Internal Floor Area (GIA) Schedule (SCC-BPTW-04-XX-SH-A-0811 Rev C01) – October 2022;
 Detailed UXO Risk Assessment – March 2022;
 Daylight and Sunlight Report – October 2022; and
 Preliminary Ecological Appraisal – April 2022.

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

Pre-commencement Conditions

Code of Construction Practice

3. No development approved by this permission shall be commenced until a comprehensive Code of Construction Practice covering all environmental impacts of this

development is provided by the applicant and submitted for approval to the Local Planning Authority in consultation with the Local Highway Authority. The development hereby permitted shall be carried out in accordance with the approved Code of Construction Practice. For the avoidance of doubt Code of Construction Practice shall include, but not exclusively cover the following:

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

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

Contaminated Land Strategy

4. No development approved by this permission shall be commenced until a strategy to deal with the potential risks associated with any contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:
- a) A preliminary risk assessment which has identified all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.
 - b) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - c) The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework (2021) and to accord with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Archaeology

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

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

Biodiversity and Lighting

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

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

Sustainable Surface Water Drainage

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

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

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

Tree Protection

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

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

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

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

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

Prior to Above Ground Works

Foul and Surface Water Sewerage Disposal

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

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

Biodiversity and Ecological Enhancement

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

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

External Facing Materials

11. Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details prior to any part of the development first being brought into use.

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

Crime Prevention Measures

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

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

Prior to occupation

Details of Balconies and Balustrades

13. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of the balconies and balustrades for the development shall

submitted to and approved in writing by the Local Planning Authority. The details of the balconies shall include information on how future occupiers will have sufficient privacy when using the balconies and to protect the privacy of surrounding properties. The approved details shall be provided prior to first occupation of any of the residential units hereby permitted first being occupied and thereafter be retained for such purposes at all times.

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

Obscure Glazing

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

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

Hard Surface and Boundary Treatments

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

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

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

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

Soft Landscaping Scheme

16. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, a scheme detailing the proposed soft landscaping shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the

type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following first occupation of the development. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and species during the next available planting season.

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

Formation of Parking Spaces

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

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

Allocation and Safeguarding of Parking Spaces

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

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

Visibility Splays

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

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

Cycle Storage

20. Prior to any part of the permitted development being occupied or used, the cycle storage facilities as shown on the approved plans, shall be provided prior to any of the residential units hereby permitted first being occupied and thereafter be retained for such purposes at all times.

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

Electric Charging Points

21. Prior to the first use of the car parking spaces hereby approved details for provision of cabling to enable charging facilities to be installed for electric vehicles for the future occupants and public of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the first use of the car parking spaces hereby approved to which the cabling applies.

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

External Lighting

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

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

Refuse Arrangements

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

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

Deliveries and Servicing the Proposed Development

24. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and

application form, details and arrangements for deliveries and servicing the proposed development, shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be implemented as approved. The servicing strategy shall include the following:

(a) Details for the servicing of the residential apartments and communal spaces to be provided as part of the development, to have regard to the phased delivery of the development and interim arrangements required until such time as the whole development is built out and operating;

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

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

Broadband

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

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

Prior to Installation

Plant Equipment

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

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

On-going Conditions

Infiltration of Surface Water Drainage

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

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by

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

Watching Brief

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

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 174 of the National Planning Policy Framework (2021).

Dishes/Telecommunication

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

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

INFORMATIVES:-

1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

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

2 REASON FOR IMPOSITION OF PRE-COMMENCEMENT CONDITIONS

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

Due to the importance attached to these details, it is reasonable and necessary to seek full approval in advance of works commencing. The applicant has agreed in writing on 23rd January 2023 to all the pre-commencement conditions.

3 DEVIATION FROM APPROVED PLANS

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

4 BUILDING REGULATIONS AND PARTY WALL ACT

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

5 NAMING & NUMBERING

As a result of the proposal, it appears that a change has to be made to the national property gazetteer. It is a legal requirement that a property or premises is registered. The Naming and Numbering Certificate, when issued, will reduce location or delivery problems via Royal Mail or other carriers, and importantly for the Police, Ambulance, and Fire & Rescue services. Registration is also necessary to register to vote, for utility connections, and will avoid duplicate addresses.

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

6 SOUTHERN WATER

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

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

7 KCC ECOLOGY ADVICE SERVICE - BREEDING BIRD INFORMATIVE

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

8 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.

Dated: 6 April 2023

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.
- **For further information regarding Appeals and to make an application please click the relevant link:**
<https://www.gov.uk/appeal-householder-planning-decision>
<https://www.gov.uk/appeal-planning-decision>
- 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.