



Delegated Report

Planning Application

Planning Application No: 20230316

Location: Land At 270-340 Valley Drive Gravesend Kent

Description: Application for approval of condition 4 (D & E) attached to planning permission reference number 20190155 relating to a closure report including details of the proposed remediation works and the quality assurance certificates (4d) and a monitoring and maintenance scheme (4e)

Applicant: Mr Jason Wild

Site Visit Date: N/A

Preliminary Matters

As submitted, the information provided with this application was not sufficient to enable condition 4 (D and E) to be discharged, as per the comments received from GBC - Environmental Protection Team. As such, the agent was emailed to give the opportunity to address the concerns raised. A revised Verification Report was received on 08.06.2023, this was accepted by the Local Planning Authority and reconsultation was carried out.

Submitted Documents/Plans

Application Form;
Supplementary Information – Cover Letter; and
Supplementary Information – Revised Verification Report.

~~Superseded Documents/Plans~~

~~Supplementary Information – Interim Verification Report.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20190155	Demolition of four, two-storey existing flat blocks consisting of 36 bedsits, as well as associated outbuildings, enclosures and garage structure; redevelopment of the site to provide two, two and three storey blocks with ancillary structures, associated car parking, landscaping and new access from Valley Drive. The blocks will contain a total of 48 affordable units including 32 x 1 bedroom rented flats for over 55's, as well as 16 general needs flats.	Permitted	17.09.2019
20200500	Application for approval of condition 4 (a) and (b) attached to planning permission reference number 20190155 relating to Contaminated Land Assessment.	Approval of Details	07.04.21

20200682	**REVISED DOCUMENTS** Application for approval of part of condition 4(c) attached to planning consent reference number 20190155 for details of a remediation strategy.	Approval of Details	08.07.2021
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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

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

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

National Planning Policy Framework (2021)

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

Consultations, Publicity and Representations

GBC – Environmental Protection Team

Original comments:

The report submitted is an Interim Verification report and details remediation works and verification testing that have taken place so far on the site. The works undertaken so far are satisfactory.

However, not all the site has been completed as yet so not all remediation works have been completed. The report advises in section F (Summary) that works are outstanding to the garden and soft landscaped areas across the north end of the site and a revised report will be submitted once this has been completed.

In this respect, it is advised that parts c) and d) of Condition 4 are NOT fully discharged at this time until all the site has been remediated and an update validation report submitted. If you are able to discharge these parts in respect of the sections of the site completed, then that would be acceptable.

Comments following revised information:

Further to my earlier consultation response of the 2nd May 2023, the revised (final) Verification Report dated 7th June 2023 has been reviewed. Work to area at the north of the site has now been completed and the gardens and soft landscaped areas have been remediated. Verification testing has been undertaken which is satisfactory.

The site has now been remediated satisfactorily and Condition 4 can be fully discharged.

Officer's Analysis

This is an application for approval of condition 4 (D & E) attached to planning permission reference number 20190155 relating to a closure report and a monitoring and maintenance scheme.

Condition 4 (in its entirety)

No development (other than demolition of existing structures) 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) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, 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.

The following has been submitted to discharge condition 4 (D & E)

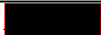
- Application Form;
- Supplementary Information – Cover Letter; and
- Revised Verification Report.

GBC Environmental Protection Team are satisfied with the information provided. The site has now been remediated satisfactorily and as such, the Local Planning Authority approve condition 4 (D & E).

Discharge condition 4 (D & E).

Recommendation

Approval of condition 4 (D & E).

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	22 nd June 2023	Dated:	23 rd June 2023