

DESIGN AND ACCESS STATEMENT

**SUPPORTING THE DETAILED PLANNING APPLICATION
FOR THE PROPOSED RESIDENTIAL DEVELOPMENT**

at

**No, 2 Vale Road,
Northfleet, Gravesend,
KENT
DA11 8BZ**

for

BRT Properties Kent Ltd



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Project: No. 2 Vale Road, Northfleet, Gravesend, Kent, DA11 8BZ
Client: BRT Properties Kent Ltd
Document: Design and Access Statement & Planning Statement
Ref: 7985-PD-D&A

<u>Issue</u>	<u>Date</u>	<u>Status</u>
1	Dec 2021	Planning Submission

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1.0 INTRODUCTION & PLANNING:

- 1.1 This Design & Access Statement has been compiled to support the detailed planning application for the proposed residential development of 14no. new flatted dwellings to the west of Gravesham town centre. The proposal seeks to provide 8no. 2-bed / 4-person flats and 6no. 2-bed / 3-person flats. All with a generous amount of shared, private amenity space, 18 car parking spaces, 2 motorcycle spaces and 20 cycle storage spaces.
- 1.2 The statement analyses the characteristics of the surrounding area and identifies the key design and policy issues that have been considered in preparing the scheme proposals.
- 1.3 The statement then covers the proposals in context with the relevant planning and design issues and explains in more depth the design strategy behind the proposals. It then concludes with an executive summary of the proposed development.
- 1.4 The statement should be read in conjunction with the attached site photographs, associated planning drawings and supporting information as part of the application.
- 1.5 The proposed development is a single, three storey flatted dwelling with dormers in the roof to provide accommodation space in the loft.
- 1.6 This application follows on from an earlier scheme approved under ref: 20190727 (dated 29th October 2019) which was for a two storey flatted development providing 10no. 2 bed flats. Our client has instructed us to submit this new application to gain four more 2 bed flats and related parking provisions all achieved within the approved scheme's footprint by duplicating the approved first floor.
- 1.7 As this proposed application is predominantly based on the approved scheme following the same principles (ref: 20190727) and with the site conditions remaining unchanged, the specialist's reports which were previously submitted and deemed acceptable for application 20190727 still apply here and will not need to be updated.
- 1.8 However, a new site investigation report, along with a remediation strategy and piling risk assessment, all prepared by Lustre Consulting, are being provided at this stage.
- 1.9 Approval for approved application 20190727 required a surface water drainage system to prevent surface water soaking into the made-up ground and making its way into the existing water course. A sustainable water system is therefore proposed and drainage details are included in this submission.



▲ Fig 1. Birdseye aerial photograph indicating the site boundary and surrounding context.

2.0 ASSESSMENT OF SITE AND SURROUNDING AREA:

- 2.1 This section should be read in conjunction with the attached site photographs and associated site plan, and all supplementary supporting assessments and reports, submitted as part of the validation of the application.
- 2.2 The application site is approximately 1,800m² (0.18 of a hectare) and is relatively level across the site however the adjacent road (Vale Road) drops down from north to south, as can be seen on the site plan and street scene.
- 2.3 The proposed site, is currently unused and benefits from an approved development scheme ref: 20190727.
- 2.4 The site and surrounding area is relatively level however the road as mentioned above drops to the south; An existing retaining wall is retained at the front of the site facing the highway (East) where there are notable level differences.
- 2.5 The surrounding properties are predominantly residential. The majority of the adjacent properties have been constructed in the 20th century, following terrace / semi-detached housing. A large light industrial building is located to the north of the site.
- 2.6 The site is surrounded by terrace housing opposite Vale Road to the north east, and a railway line to the south. The rest of the site is surrounded by open brownfield land.
- 2.7 The application site lies to the west of Gravesend Town Centre with all the associated amenities and retail/leisure/transport facilities and is located approximately one mile from Northfleet mainline train station and Ebbsfleet International.
- 2.8 The main vehicular and pedestrian access to the site is via an existing dropped curb access to the east of the site. The site has good local transport connections, throughout Northfleet and Gravesend town centre.
- 2.9 The external materials of the properties in the surrounding area include a differing palette of materials, such as brick, a variety of colour renders, pebble dashing and tiled roofs. The row of terraced houses opposite the site are mostly finished in painted render.
- 2.10 The location and size of the plot lends itself well to sustainable development being close to local shops, train station and bus routes.
- 2.11 The site has connection to mains water, telecoms, gas and electricity, with foul water being discharged into mains drainage.

3.0 EXISTING SITE PHOTOGRAPHS:



▲ Fig 2. Existing site as viewed from the north east of the site in Vale Road looking south



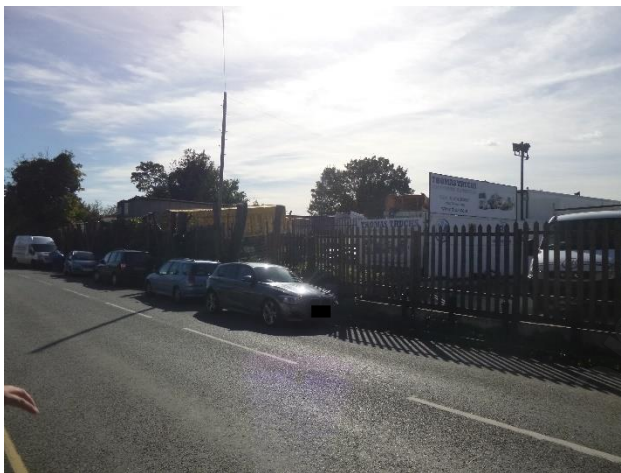
▲ Fig 3. Existing site as viewed centrally in Vale Road looking south



▲ Fig 4. Existing site as viewed centrally in Vale Road looking north



▲ Fig 5. Photograph showing neighbouring properties opposite the site



▲ Fig 6. Photograph showing location of the entrance to the proposed site, located centrally along Vale Road note bollards for former access.



▲ Fig 7. Photograph showing existing neighbouring properties opposite Vale Road

4.0 PROPOSED DESIGN STRATEGY:

- 4.1 In the following statement we have outlined how the proposed design strategy informed by local and national policies have influenced and guided the design considerations. The report documents the efforts made to mitigate any adverse impacts, ensuring that the proposals adequately acknowledge relevant issues in relation to the site.
- 4.2 The site area is approximately 1,800m² (0.18 of a hectare) and is not sited within a conservation area. The development has been designed to be in keeping with the local vernacular.
- 4.3 The site is not in a flood risk area.

4.4 AMOUNT:

- 4.5 The site provides accommodation for 14no. 2-bedroom flatted dwellings each with a dedicated off-street parking space. The building is three storeys and with dormers in the roof to provide accommodation space in the loft. Gross internal floor areas are scheduled on the submitted site plan.

4.6 LAYOUT:

- 4.7 The proposals maintain the aim of enhancing the quality and character of the site. This has been achieved by the strategic location of the development so that it does not have a detrimental impact on its context and the relationship with neighbouring properties.
- 4.8 The building is well orientated to benefit from the available solar gains, and the layout of each flat has been designed to benefit from excellent levels of natural daylight infiltration. There is a large amount of shared amenity space which is largely south and south-westerly facing. To the northern boundary there is also a private, gated park which includes a children's play area.
- 4.9 The proposed development significantly enhances the local residential distinctiveness and improves the amenities of nearby dwellings with a sensitive form of development that responds to local residential character of the area.
- 4.10 Two main entrances lead into a communal lobby space and stair core with direct access to all levels.
- 4.11 The ground, first floor & second floor each have 4no. flats and the third floor has 2no. flats. Each unit comprises of a generous open living/kitchen/Dining area, shared main bathroom and 2no. individual bedrooms. Ground floor flats also have a bay window incorporated into the living space which forms an important aspect on the front elevation of the building.
- 4.12 All the kitchens and majority of bathrooms have been provided with openable windows, and all bathrooms with windows contain obscure glazing. Flats 2, 4 and 6 also have a second, en-suite bathroom in the master bedrooms.
- 4.13 All units have been provided with ample cupboard storage.

4.14 SCALE:

- 4.15 The siting, spacing and scale of the building has been carefully considered in relation to the surrounding immediate context.
- 4.16 The proposed building is three storeys high with dormers in the roof to provide accommodation space in the loft. The North-East (front) elevation sits 21.5m away from the front of the existing properties at 1-23 Vale Road.
- 4.17 There are various examples of 3 - 4 storey buildings consented in the local area. Refer to **Appendix A**.
- 4.18 The surrounding site context naturally falls gently from north to south. Proposed windows are located at similar heights to the existing dwellings opposite Vale Road to prevent any overlooking issues.
- 4.19 The proposal takes into account the scale of the surrounding existing buildings and does not dominate or overwhelm any surrounding properties. The proposal represents a traditional design which is an attractive enhancement to the local area.

4.20 LANDSCAPING:

- 4.21 This section should be read in conjunction with the associated planning drawings and survey reports.
- 4.22 Each flat will benefit from the shared amenity spaces which includes attractive planting, paved terraces and benches. There is also a private, gated park space which includes a children's play area to the northern boundary of the site. Low level hedges are proposed in front of the ground floor flats as defensible space to enhance privacy of the occupants as well as improve the local street scene.
- 4.23 All dwellings have been provided with a dedicated parking space, which are all located in the south-west corner of the site and along the western boundary. 3no. of these allocated parking spaces are wide enough to accommodate a disabled bay (bays 8, 9 & 10). This secure communal parking area is overlooked by all the flats and equipped with electric charging facilities to futureproof the development as indicated on the plan.
- 4.24 4no. visitor space have been provided in the north-west corner of the site, on the corner of the new access road and communal park.
- 4.25 Each flat can be accessed by a shared main paved entrance footpath which connects with the existing footway along Vale Road.
- 4.26 All of the off-street parking bays and footpaths are proposed to be permeable to prevent unmanaged rainwater runoff. The remainder of the site is made up of planted beds with hedges and bushes in strategic locations to provide a verdant setting to the development. The site is to be tanked to enable a drainage system to be installed which will prevent surface water infiltrating into the ground.

4.27 APPEARANCE:

- 4.28 We have been especially attentive to the detail of the building which have been tailored with traditional design characteristics. We aim to achieve this by the careful use of a local material palette within the street.

- 4.29 The main elevations are proposed to be white render, sash windows with brown/grey roof tiles, which have been selected to provide a pleasant complimentary visual interest without dominating the surrounding properties.
- 4.30 Low pitched traditional roofs are utilised in the bay windows throughout the site and windows are detailed with a combined feature bay to provide additional interest to the elevations.
- 4.31 Traditional feature entrance doors are proposed to add character and are complemented with individual porch canopies.

4.32 HOUSING & PARKING PROVISION:

- 4.33 The current proposals are for a private for sale housing scheme providing 14no. properties in total.
- 4.34 14no. private parking spaces (and an additional 4no. visitor spaces) are provided. As well as 2no. motorcycle space and 20no. secure cycle spaces to enhance sustainable transport links.

4.35 USE:

- 4.36 The existing site benefits from an approved development application ref: 20190727, erection of a two storey building with rooms in roof space to provide 10 x two bedroom self-contained flats, with associated access, car parking and amenity space. The footprint of this application remains the same as the existing approved development.

4.37 ACCESS:

- 4.38 A new vehicular and pedestrian access has been positioned via the former dropped curb and proposed footways interconnect with the existing. The site entrance is carefully planned to ensure it has adequate vision splays and pedestrians are separated from vehicular traffic. Turning is easily accommodated on site to enable safe ingress and egress to the site to be achieved in forward gear. All new access roads and entrances remain the same as permitted application, Ref: 20190727.
- 4.39 Within the site dedicated pedestrian access paths connects the front entrances with the rear amenities. Road and path surfaces are treated differently to differentiate and complement one another. Granite speed strips help to slow down approaching vehicles and provide necessary crossing points for pedestrians. The private park and children's play area can be safely accessed from the other side of the road.
- 4.40 Pedestrian access into the properties is designed to be in the form of level thresholds with level access into each ground floor dwelling.

4.41 REFUSE & RECYCLING:

- 4.42 There are two dedicated bin stores on site, one used by flats 1-7 and another for flats 8-14. Location of bin and refuse stores are clearly shown on the associated site plan. These remain in the same location as the current permitted development.

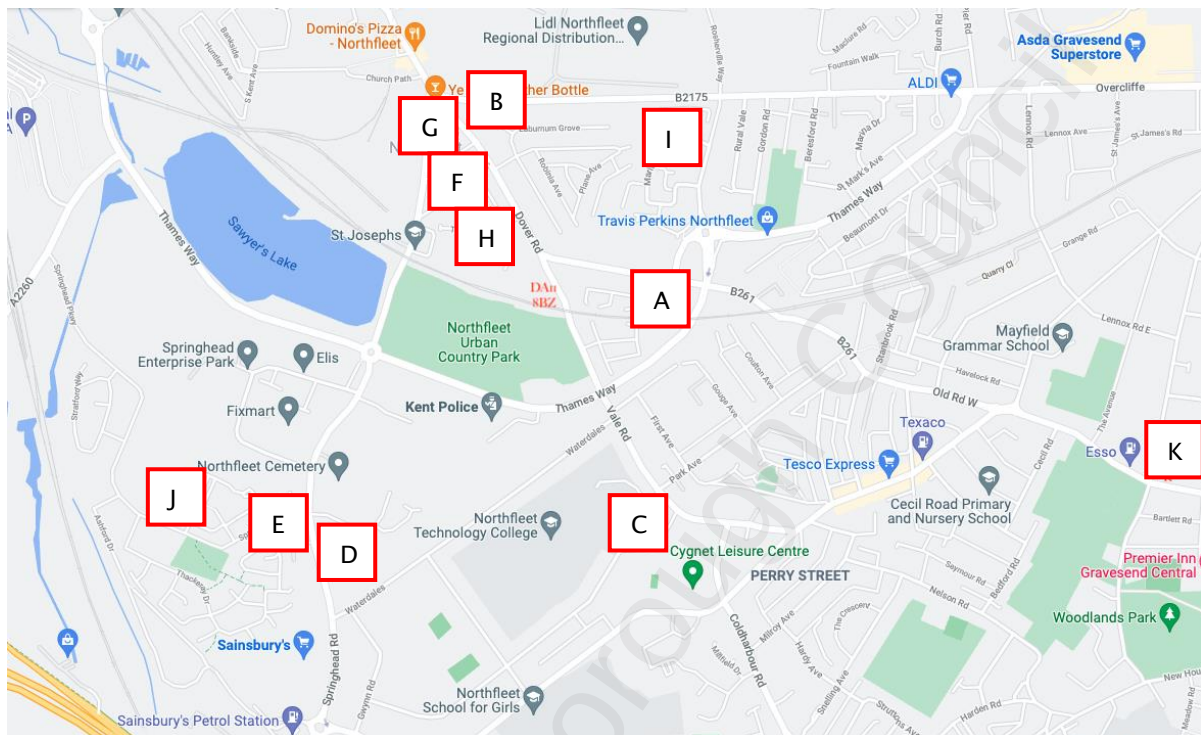
4.43 CYCLE STORAGE:

- 4.44 All units have secure dedicated cycle storage located within 2no. communal sheds, 20no. cycle spaces (10no. in each secure enclosure) have been provided, located at each end of the building as close to the main entrances as practical.

5.0 SUMMARY:

- 5.1 The design of this development has been carefully compiled following a thorough design process with the local authority and has been developed to conform to local and national planning strategy.
- 5.2 The proposed development is not considered to have an adverse impact on the privacy and amenities of neighbouring buildings or dwellings. The buildings benefit from good separation distances between buildings and create no material loss of light or privacy.
- 5.3 The proposals have been designed to be highly practical and generous flatted dwellings which provide an excellent standard of housing accommodation for the area. There is a generous amount of shared amenity space on site which includes a private, gated park and children's play area on the northern boundary.
- 5.4 Secure private car parking spaces are provided and located in order not to over dominate the entire site. It is thought that the majority of these spaces if not all will be equipped with electric charging facilities to futureproof the development whilst encouraging a more environmentally friendly approach to car usage.
- 5.5 The proposed sustainable development represents an efficient use of the site, changing the form of development from an underused brownfield land to more suitable residential properties using familiar materials and traditional detailing.
- 5.6 The proposed scheme has carefully and thoughtfully taken into consideration, the characteristics of the area, as well as the effects upon adjoining dwellings whilst enhancing the character of the site and landscaping. It also respects government policy guidelines in maximising sustainable development potential on all sites.
- 5.7 As noted in the introduction we have completed all the relevant supporting statements/assessments which have found the proposed redevelopment acceptable.
- 5.8 This application varies from permitted development, Ref: 20190727, by the addition of one storey, additional parking, refuse, cycle storage and the addition of 2 new motorcycle bays to accommodate the additional storey. The design principal, access and building footprint remains the same.
- 5.9 We therefore firmly believe that the proposed development will enhance the site from its existing poor quality and state with an appropriate design which will enhance the character of the area. Furthermore, they will provide occupants and successive occupants with excellent sustainable flats fit for modern living. The proposed scheme makes a valuable contribution to the significance, character and design of the local area.

APPENDIX A



Map Reference	Address	Planning Reference	Storeys
A	Dover Rd	20040950	3
B	Dover Rd	20020238	4
C	Vale Rd	20141129	3
D	Springhead Rd		3
E	Springhead Rd	20080327	4
F	Dover Rd		3
G	Dover Rd		3
H	Shepherd St		3
I	Maritime Gate	20020648	4
J	Lister Drive	20080327	3
K	Old Road West	20110429	3

A - 247 DOVER ROAD



A - 247 DOVER ROAD



B - 29 DOVER ROAD



C - 46 VALE ROAD



C - 125 VALE ROAD



D - 162 SPRINGHEAD ROAD



E - SPRINGHEAD ROAD



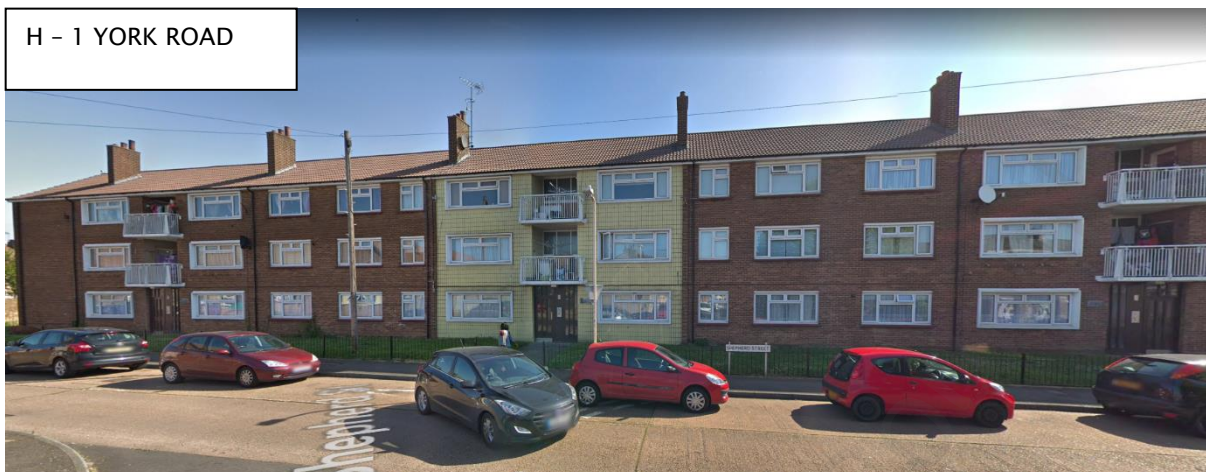
F - 55 DOVER ROAD



G - 29 DOVER ROAD



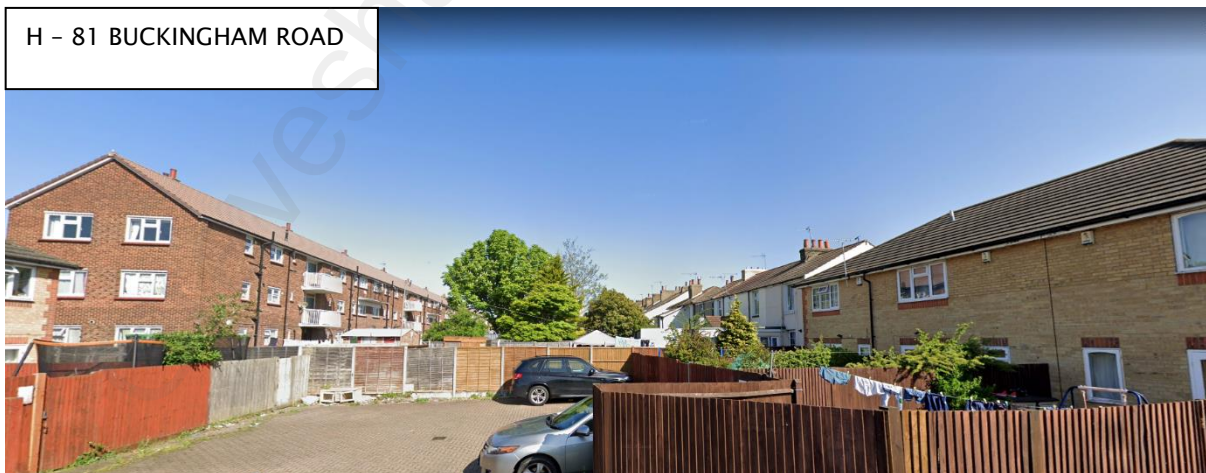
H - 1 YORK ROAD



H - 79 SHEPHERD ST



H - 81 BUCKINGHAM ROAD



H - 22 SHEPHERD ST



I - 48 MARITIME GATE



J - 50 LISTER DRIVE



J - 2 DARWIN RISE



J - 1 BONHAM WAY



K - 121 OLD ROAD WEST



K - 98 OLD ROAD WEST\



**APPENDIX B – DECISION NOTICE,
REF: 20190727**



Application: 20190727

**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: **BRT Properties
C/O Mr Adam Wilkinson, Boyer Planning
2nd Floor
24 Southwark Bridge Road
London
SE1 9HF**

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:

**Top Yard
Hardys Corner
2 Vale Road
Northfleet
Gravesend
Kent**

and being **1rection of a two storey building with rooms in the roof space to provide 10 x two bedroom self-contained flats, with associated access, car parking and amenity space.** Your application dated 18th July 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 Plans

2. The development hereby permitted shall be carried out only in precise accordance with the following schedule of approved plans and details, unless alternative details are approved pursuant to the conditions imposed on this decision notice:
 - Application form received 15 July 2019.
 - Design and Access Statement received 15 Jul 2019.
 - Noise Assessment received 15 July 2019.
 - Planning Statement received 15 July 2019.

- Desk Study Assessment Report (Part 1, 2, 3 and 4) received 15 July 2019.
- Phase 1 Habitats Survey received 15 August 2019.
- Geo-Environmental Assessment Report received 15 July 2019.
- Sustainability Statement received 18 July 2019.
- Vibration Assessment received 18 July 2019.
- Energy Statement received 18 July 2019.
- 6223-PD-21 rev A (floor plans) received 8 October 2019.
- 6223-PD-22 rev A (elevations) received 8 October 2019.
- 6223-PD-20 rev B (site layout plan) received 8 October 2019.

Reason For the avoidance of any doubt and in the interest of proper planning.

Pre-commencement Condition(s)

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. 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 and 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 and in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Post Demolition works Condition(s)

Sustainable Surface Water Drainage

4. Following the clearing of the site no further works shall commence 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;
 - (iv) include a timetable for its implementation; and
 - (v) 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 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 170 of the National Planning Policy Framework.

Contaminated Land

5. Following the clearing of the site no further works shall commence until a strategy to deal with the potential risks associated with any contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority.

This strategy will include the following components:

1. 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.
 2. 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. Note the information supplied to date is not adequate to fulfil this condition and we ask for the whole condition to be applied to any permission granted to enable further assessment work to be carried to determine if the proposed development can be safely taken forwards. It may be that amendment to layout and position may be required, dependent on further findings.
 3. 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.
 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 written consent of the local planning authority. The scheme shall be implemented as approved.

Reason To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

Prior to above grounds works

Materials

6. Notwithstanding the details shown on the approved plans and application form before any above ground works commence, additional 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.

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).

Air Handling System

7. Notwithstanding the details shown on the approved plans and application form before any above ground works commence a detailed scheme for an air handling system for dust and noise mitigation shall be submitted and approved in writing by the Local Planning Authority. The agreed scheme shall then be installed to the satisfaction of the Local Planning Authority prior to first occupation of any of the flats. The Local Planning Authority shall be provided with a written commissioning report from a competent ventilation engineer that the approved system has been incorporated into the flats and that it fulfils its purpose. An inspection will also be carried out by an officer of the council

to see the system in place in suitable working order. The system shall be maintained in full working order at all times. For the avoidance of doubt informative 9 provides further clarification on what information is required to discharge this condition.

Reason To ensure a satisfactory environment for future residents in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

Pre-occupation Conditions

Hard Landscaping Scheme

8. Prior to the first occupation of the development hereby approved 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. The landscaping works shall be completed in accordance with the approved details prior to the completion of the development or the first occupation of any of the residential units whichever is sooner. The scheme shall include:
- proposed boundary treatments;
 - proposed finished levels and contours;
 - details of any retaining walls, steps, railings, walls, fencing, gates or other supporting structures.

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).

External Lighting

9. Prior to the first occupation of the development hereby approved, 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 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 Gravesham Local Plan: Core Strategy (September 2014).

Cycle Storage Facilities

10. Prior to the first occupation of the development hereby approved details of the cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle store shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times. For the avoidance of doubt these details shall include a number of secure bike storage lockers.

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

Refuse Arrangements

11. Prior to the first occupation of the development hereby approved details of the refuse arrangements 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. The approved refuse arrangements shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times. For the avoidance of doubt the immediate area outside the bin store should be level with the road, should not include an incline and a dropped kerb shall be provided.

Reason In order to ensure the development is served by a suitable refuse storage area in the interest of amenity and in accordance with adopted Policy CS19 Gravesham Local Plan:

Vehicle Parking Areas

12. Prior to the first occupation of the development the vehicle parking areas shown on the approved plans shall be formed, surfaced and drained. Thereafter, notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 as amended, or any provision equivalent to it in any statutory instrument revoking and re-enacting that Order, 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 vehicle parking areas.

Reason To ensure sufficient off street car parking provision to serve the development, in accordance with Policy CS11 of the Gravesham local Plan Core Strategy (September 2014).

Vision splays

13. Prior to the first occupation of the development hereby permitted, vision splays of 2.0m x 2.0m shall be provided on both sides of the vehicular access points and no obstruction of sight more than 0.6m above carriageway level shall be permitted within the splays thereafter.

Reason To preserve highway safety in accordance with Policy CS11 of the Gravesham local Plan Core Strategy (September 2014).

Verification Report

14. Prior to the first occupation of the development hereby permitted a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the National Planning Policy Framework.

Soft landscaping Scheme

15. Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans 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 dwellings. 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 landscaping is maintained in the long term in the interests of the visual amenity of the development, in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

On-going/Other

Watching Brief Condition

16. 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 170 of the National Planning Policy Framework.

Infiltration of Surface Water Drainage

17. No infiltration of surface water drainage into the ground is permitted. The development shall only be carried out in accordance with approved drainage details.

Reason To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework.

Piling or any other foundation designs using penetrative methods

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

Reason To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework.

INFORMATIVES:-

1 SUBMITTED DRAWINGS

For the avoidance of doubt the submitted drawings are:

- Application form received 15 July 2019.
- Design and Access Statement received 15 Jul 2019.
- Noise Assessment received 15 July 2019.
- Planning Statement received 15 July 2019.
- Desk Study Assessment Report (Part 1, 2, 3 and 4) received 15 July 2019.
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- 6223-PD-22 rev A (elevations) received 8 October 2019.
- 6223-PD-20 rev B (site layout plan) received 8 October 2019.

2 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-TAKING

In accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015 and paragraph 38 of the National Planning Policy Framework, the Local Planning Authority has approached the assessment and determination of this application in a positive and proactive manner and, where appropriate, has worked 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. In this instance, the application adheres to local and national policy.

3 ENVIRONMENT AGENCY

Piling can result in risks to groundwater quality by mobilising contamination when boring through different bedrock layers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater. If Piling is proposed, a Piling Risk Assessment must be submitted, written in accordance with the Environment Agency guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention. National Groundwater & Contaminated Land Centre report NC/99/73".

The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice excavated materials that are recovered via a treatment operation can be reused onsite providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution treated materials can be transferred between sites as part of a hub and cluster project formally agreed with the Environment Agency some naturally occurring clean material can be transferred directly between sites.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

The Environment Agency recommends that developers should refer to the Position statement on the Definition of Waste: Development Industry Code of Practice and the Environmental regulations page on GOV.UK. Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays. If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12 month period, the developer will need to register with us as a hazardous waste producer. Refer to the hazardous waste pages on gov.uk for more information.

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 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.

6 WORKS WITHIN THE PUBLIC HIGHWAY

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 <http://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land>.

The applicant must 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 NAMING & NUMBERING

As a result of the approved development, which permits the erection of a new dwelling, a change will have 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 on-line form is available at the Planning/House Numbering page of the council's web-site <http://www.local.gravesham.gov.uk/>

8 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 condition 3 (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

9 NOISE AND MITIGATION SCHEME (CONDITION 7)

Approval for this residential use has been given on the basis of sound insulation and ventilation mitigation measures being incorporated into the development, and maintained, to prevent ingress of external noise. Windows must be openable to allow natural ventilation when desired even in noisy areas. The incorporated ventilation will need to comply with Document F1 'Ventilation' The Building Regulations 2000 as assessed by Building Control. Occupiers need to be advised that any request under the relevant legislative for local authority officers to make an assessment for noise nuisance arising from external sources is likely to be undertaken only if the noise and ventilation mitigation measures installed are in operation e.g. windows kept closed.

The mitigation scheme should include the installation of an air system (or air systems) which positively pressurises all relevant residential units i.e. brings in more air than it extracts so that no aggregate dust enters the residential unit through the fabric of the building or doors when people are entering and leaving or when doors are open etc.

The system must incorporate a heat exchange unit, noise attenuation and must bring in air from the upper most and furthest point away from any sources of pollution i.e. the aggregate site to the north west and road traffic to the north of the development and must be sited away from other pollution sources e.g. flues, soil and vent pipes and must not bring in odour from any source.

Please contact the planning department (Planning.general@gravesham.gov.uk) for a checklist of points that must be considered and included in the scheme and which must be adequately demonstrated to the Local Planning Authority by the submission of required information, plans, commitments etc. in order for the scheme to be approved.

The installed scheme must be commissioned, before occupation, by an independent ventilation engineer to ascertain if the flow rates are correct and that it is fit for purpose i.e. that it fulfils its purpose of positively pressurising the residential units so that dust from the aggregate sites does not enter the residential units and that all relevant building regulations are complied with particularly when the windows and doors are closed. The commissioning report must be submitted to the Local Planning Authority including a signed declaration from the engineer that he is satisfied that it is fit for purpose it has been required for ie prevention of nuisance dust entering the building and so as to ensure a comfortable atmosphere when windows and doors are closed.

The Local Planning Authority will visit the site following commissioning to ensure the approved systems are installed, seen working and are in all relevant residential units etc.

Dated: 29 October 2019

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



Planning Manager (Development Management)
Planning & Regeneration Services

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### 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](http://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**

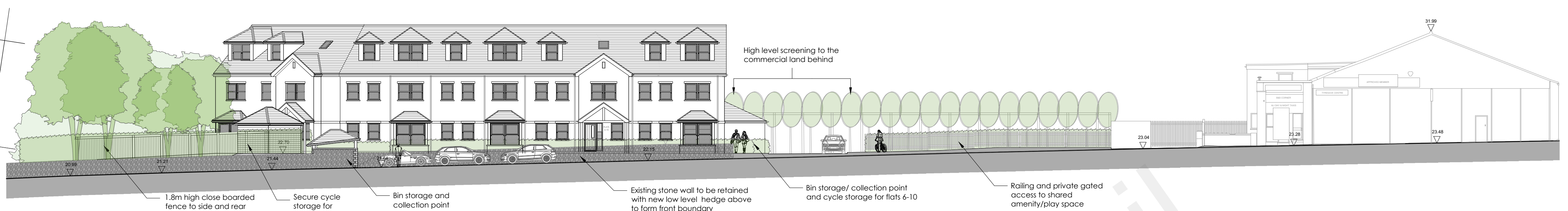
In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

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

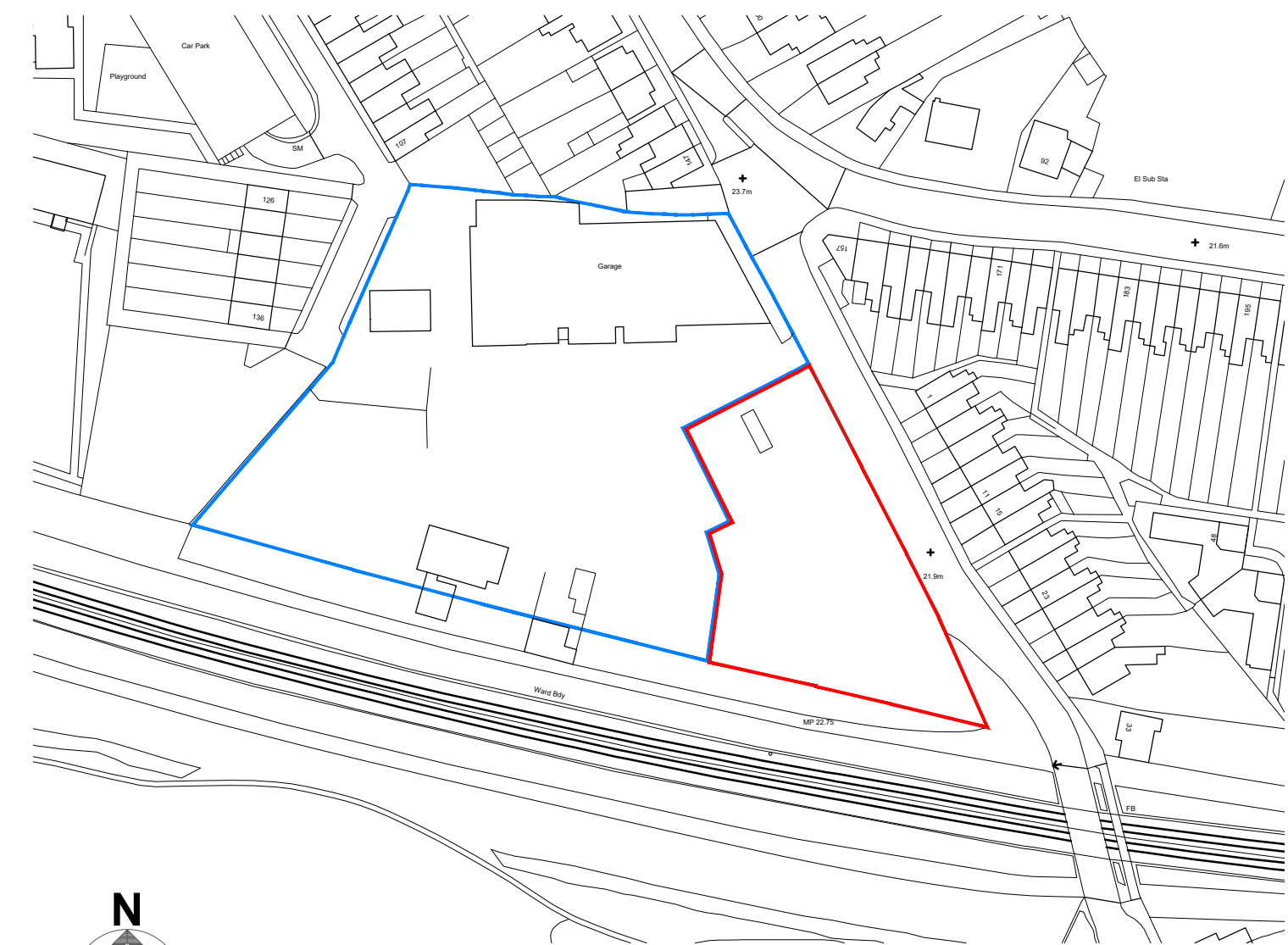
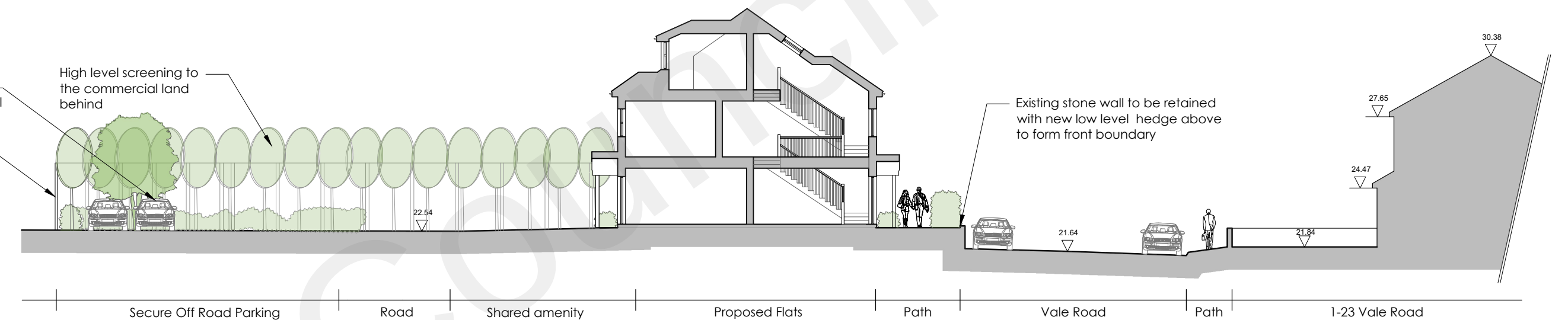
**APPENDIX C – APPROVED DRAWINGS,  
REF: 20190727**



Proposed Street Scene  
SCALE 1:200



Proposed Site Section A-A  
SCALE 1:200



Site Location Plan  
SCALE 1:1250

## AREA SCHEDULE

| Unit | Size   | GIA                |
|------|--------|--------------------|
| 1    | 2B/ 3P | 62.3m <sup>2</sup> |
| 2    | 2B/ 4P | 88.6m <sup>2</sup> |
| 3    | 2B/ 3P | 67.5m <sup>2</sup> |
| 4    | 2B/ 4P | 86.7m <sup>2</sup> |
| 5    | 2B/ 4P | 93.5m <sup>2</sup> |
| 6    | 2B/ 3P | 69.9m <sup>2</sup> |
| 7    | 2B/ 4P | 70.5m <sup>2</sup> |
| 8    | 2B/ 4P | 75.7m <sup>2</sup> |
| 9    | 2B/ 3P | 70.7m <sup>2</sup> |
| 10   | 2B/ 3P | 89.2m <sup>2</sup> |

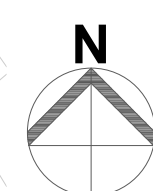
[Total Unit Mix 10No. 2-Bed Flats]

### Car Parking Spaces

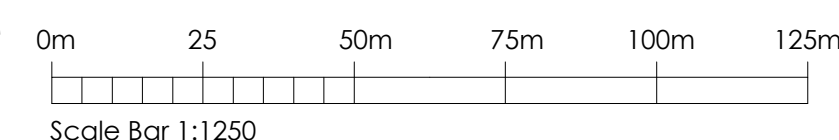
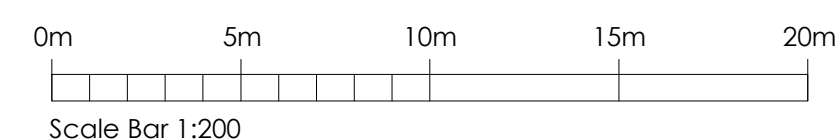
|                   |                   |
|-------------------|-------------------|
| Allocated Visitor | 10No. (1:1 Ratio) |
| 3No.              |                   |

**Total 13No.**

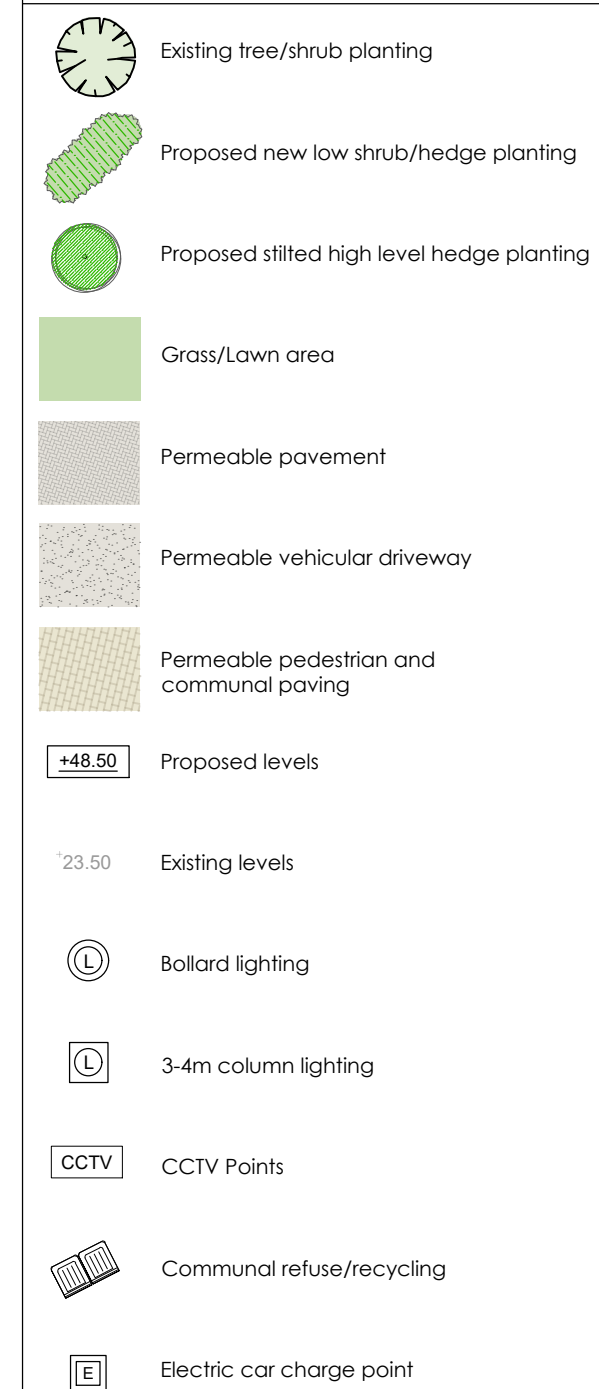
**Cycle Parking 12No.** (In sheds)



Proposed Site Plan  
SCALE 1:200



### Landscape Key:



B 10.01.19 Amendments based on Planning Officers comments  
A 20.09.18 Amendments based on client's comments

Rev Date Comments

## PLANNING

Client  
BRT Properties Kent Ltd

Project  
2 Vale Road,  
Northfleet,  
Gravesend,  
Kent,  
DA11 8BZ

Title  
Proposed Site Layout Plan, Street Scene,  
Site Section & Location Plan

Project No.

6223

Drawing No.

6223-PD-20

Scale  
AS SHOWN @A1

Date

SEP 2018

Revision

B

Drawn

DR

Check

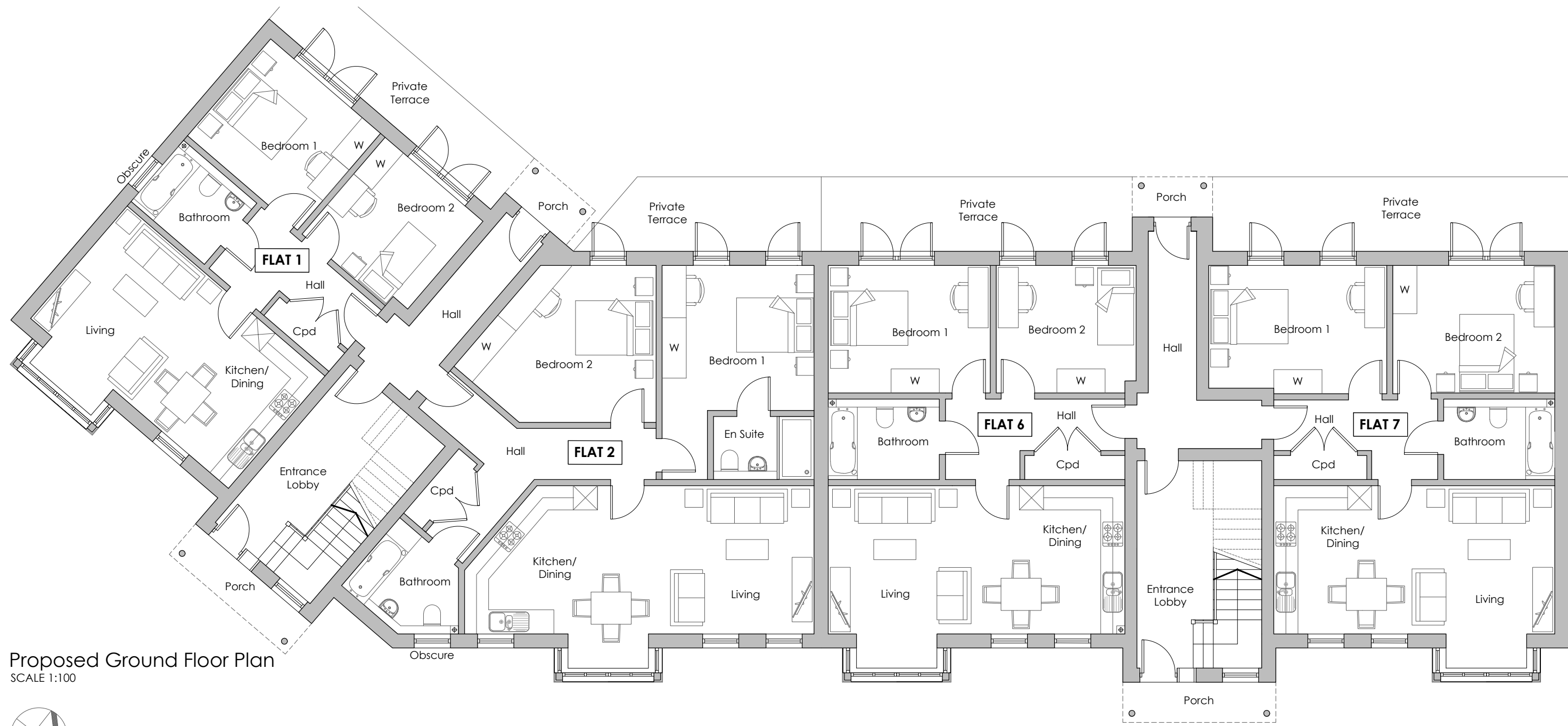
RR

Nepicar House, London Road  
Wrotham Heath, TN15 7BS

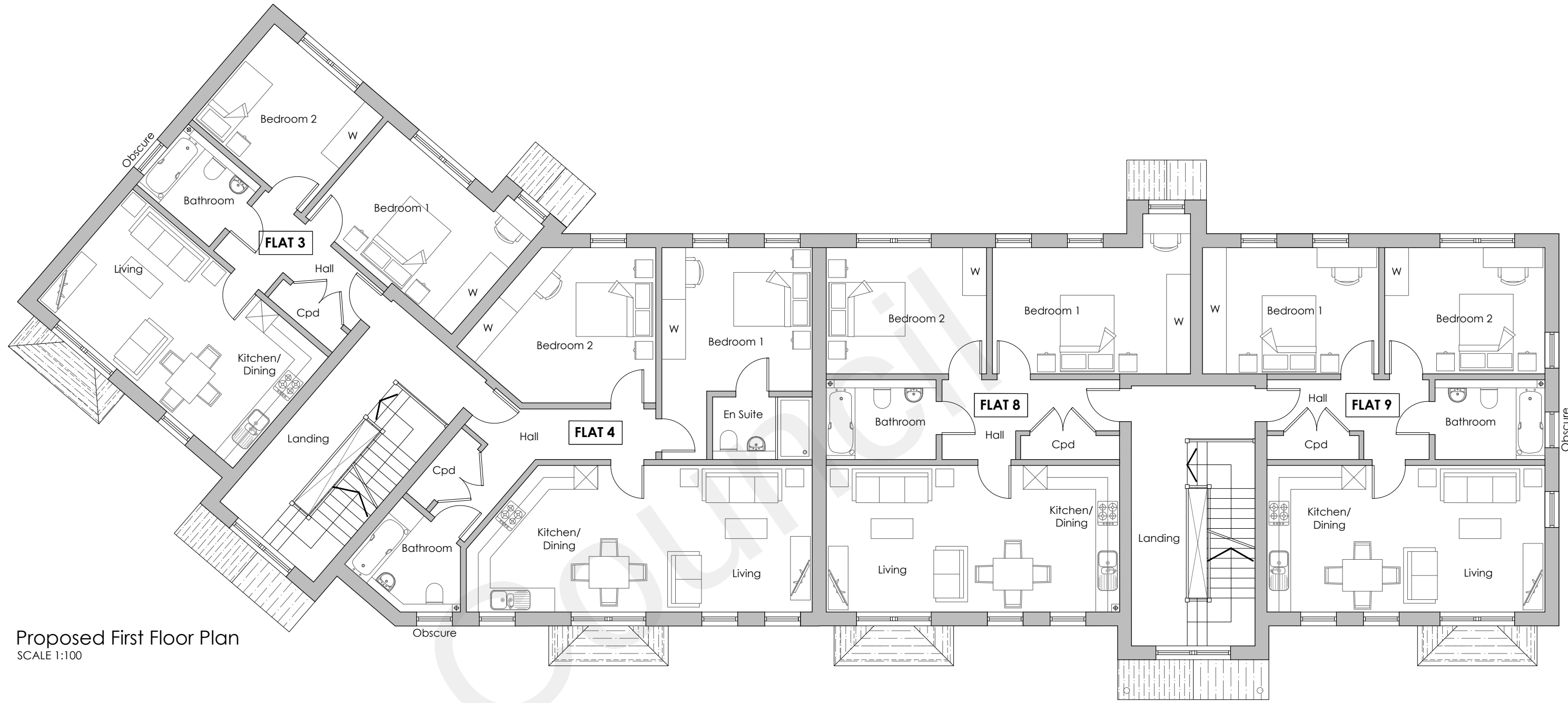
phone: 01732 753333  
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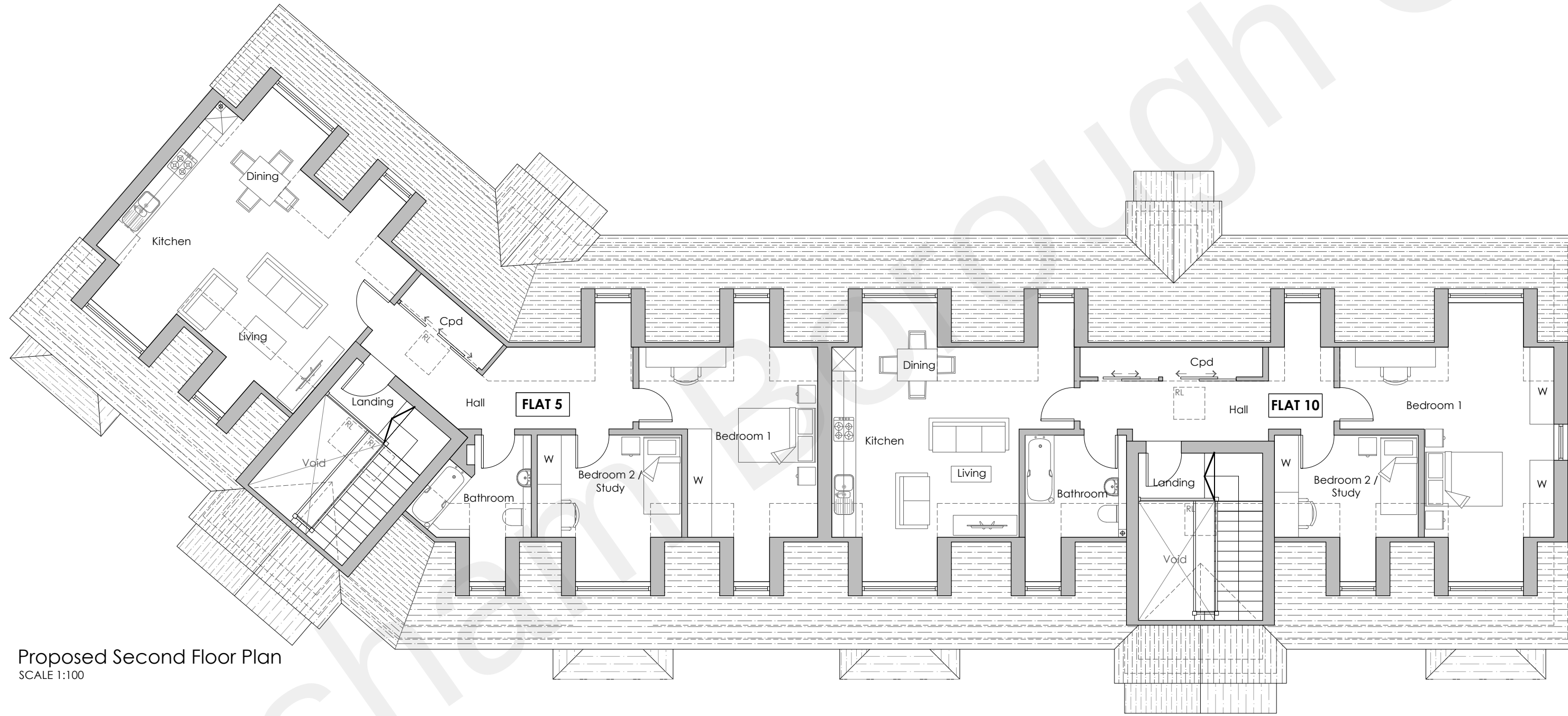




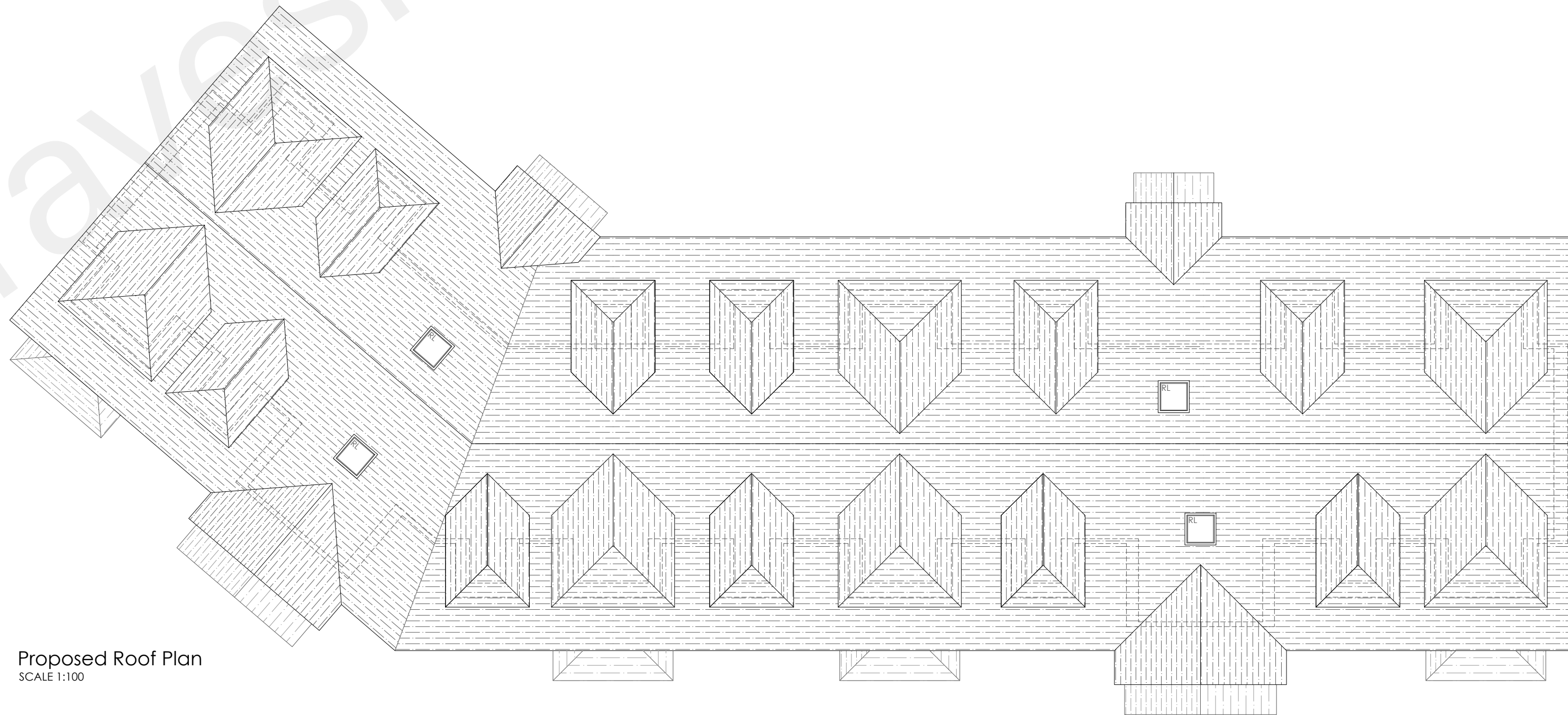
Proposed Ground Floor Plan  
SCALE 1:100



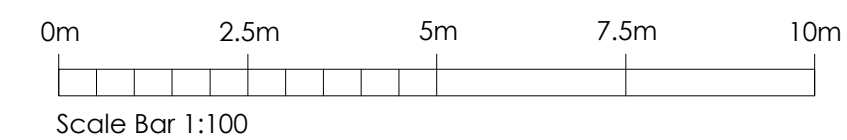
Proposed First Floor Plan  
SCALE 1:100



Proposed Second Floor Plan  
SCALE 1:100



Proposed Roof Plan  
SCALE 1:100



|     |          |                                                |
|-----|----------|------------------------------------------------|
| A   | 10.01.19 | Amendments based on Planning Officers comments |
| Rev | Date     | Comments                                       |

## PLANNING

Client  
BRT Properties Kent Ltd

Project  
2 Vale Road,  
Northfleet,  
Gravesend,  
Kent,  
DA11 8BZ

Title  
Proposed Floor Plans

|              |          |
|--------------|----------|
| Project No.  | Date     |
| 6223         | AUG 2018 |
| Drawing No.  | Revision |
| 6223-PD-21   | A        |
| Scale        | Drawn    |
| AS SHOWN @A1 | DR       |
| Check        | RR       |

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www.offsetarchitects.co.uk



This architectural elevation drawing shows a symmetrical two-story building facade. The central entrance is marked by a gabled roof and a small porch. The facade is punctuated by numerous windows, including dormers on the roof and large windows on the ground floor. The drawing uses line art for the structure, with some grey shading for windows and roof details. The roof is hipped, and the overall design is clean and modern.

This architectural elevation drawing shows a two-story building with a symmetrical facade. The central entrance features a small pediment and a door labeled 'LAND 8-10'. The second story has a central window flanked by two pairs of windows, and the roofline is punctuated by six dormer windows. The first story includes large double doors on the left and right, and several tall, narrow windows. A decorative fence runs along the base of the building.

Architectural elevation drawing of a two-story house. The drawing includes a list of materials and features on the right side, with lines pointing to the corresponding parts of the house. The materials listed are:

- Roof Lights
- Brown/grey concrete roof tiles
- White/grey dormer window
- Black UPVC gutters and down pipes
- UPVC windows and doors
- Rendered facade
- Feature render band
- Circular posts to covered entrance porch
- Low level railings and planting

- 

A line drawing of a house with a gabled roof and a chimney. The house has a central window on the upper floor and a door on the ground floor. The word "Obscure" is written below the window and the door.

A diagram of a room layout. On the left is a staircase with a triangular roof. The room has a curved wall on the right side. There are several rectangular objects, possibly tables or desks, arranged in the room. One set of three is on the left, one set of three is on the right, and one set of three is at the bottom. There are also two circular objects, possibly doors or windows, on the left wall.

A cross-sectional diagram of a house. The house has a gabled roof and is supported by a foundation made of stones. A dashed line indicates the foundation's depth below the ground level. The ground surface is shown with a stepped profile on the left side.

A diagram of a closed book. The top half shows the inside of the front cover with several vertical lines representing the binding or spine. The bottom half shows the inside of the back cover, which is a simple rectangular shape.

The diagram is a large square containing a series of nested, elongated rectangular shapes. These shapes are formed by lines that converge towards the center, creating a sense of depth and perspective. The entire area within the square is filled with dense, small text, which appears to be a technical drawing or a complex data visualization. The text is arranged in a way that follows the geometry of the nested shapes, with some lines being horizontal and others following the slope of the converging lines. The overall effect is one of a highly detailed and intricate geometric construction.

A diagram of a house with a gabled roof and horizontal siding. The roof is labeled 'tiles' and the walls are labeled 'ing'.

A simple line drawing of a house. The house has a gabled roof with horizontal siding. The walls are also covered in horizontal siding. The house is shown from a side profile, with a chimney visible on the left side of the roof.

A diagram of a house with a gabled roof and horizontal siding. The roof is a simple triangle with a horizontal line representing the eaves. The walls are represented by horizontal lines, indicating siding. The house is shown from a side profile, sitting on a flat ground line.

