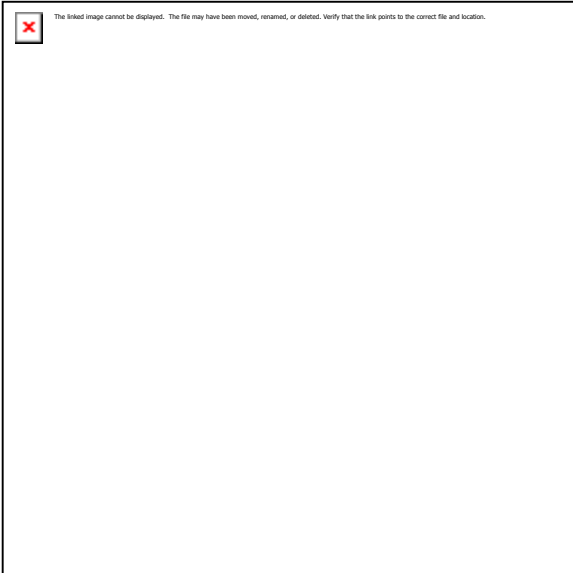




Delegated Report

Planning Application

Planning Application No: 20220011

Location: Land At Market Square And Horn Yard Car Parks New Swan Yard
Gravesend DA12 2EN

Description: Application for approval of condition 9 (3) attached to planning permission reference number 20200343 relating to details of Contaminated Land Strategy.

Applicant: Reef Group

Submitted Documents/Plans

Application form;
Covering letter; and
Remediation Strategy Report.

Relevant Planning History

20210061 - Application for approval of conditions 3, 4, 5 (a), 6, 7, 8 and 9 (1) (2) attached to planning permission reference no. 20200343 relating to phasing plan (3), code of construction practice (4), archaeology works (5) (a), highway works (6), managing car parks during closure (7), maintaining existing pedestrian and vehicular accesses to and through the site (8) and contaminated land strategy (9) (1) (2). Permitted 23.04.2021

20200343 - Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian links, landscaping, highway and other associated works. **Permitted 21.12.2020**

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

Consultees

GBC – Environmental Protection

The applicants have submitted a Remediation Strategy, dated 23/12/21, Ref: JBr.E13343/3-L1, by DTS Raeburn Limited. The report outlines a suitable remediation strategy based on the conclusions and recommendations set out in DTS Raeburn Report E13343/1: 'Report on a Ground Investigation for Proposed Residential Development at Bank Street, Gravesend (Eastern Quarter)' (June 2020).

The remedial strategy sets out a clear list of objectives with the inclusion of a minimum 500mm-thickness of suitably clean 'capping' material above any affected areas. This will include the planting of ground cover, shrubs and lawn in an aim to mitigate exposure of contaminants. In principle, this service is happy with the information submitted.

This Service would expect all of the remediation measures set out in the aforementioned report to be implemented. We anticipate clear evidence of each to be provided to the Local Planning Authority for approval prior to construction. Any works identified as being required shall be carried out prior to construction of the development.

The submitted report duly sets out a clear Remediation Strategy for the subjected development and therefore satisfies the discharge of **Part 3 of Condition 9**. This service will now await the Verification Report which, once approved, will allow for the discharge of the full condition (9).

Officer's Analysis

Condition 9 (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:

The following information has been submitted to discharged condition 9 (3)

Application form;

Covering letter;

Remediation Strategy Report;

As indicated from GBC – Environmental Protection the submitted report duly sets out a clear Remediation Strategy for the subjected development and therefore satisfies the discharge of **Part 3 of Condition 9**.

Conclusion & Recommendation

Sufficient information has been provided and there is no conflict with local and national planning policy and condition 9 (3) can be discharged.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	24th February 2022	Dated:	25 February 2022