



Delegated Report

Householder Planning Application

Planning Application No: 20250592

Location: Land At Market Car Parks, Bank Street Gravesend Kent

Description: Application for the approval of condition 9, Part 4 attached to planning reference number 20200343. 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.

Applicant: Reef Group

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Covering Letter – Contaminated Land Strategy; and
Verification Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
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	Permission	21.12.2020

Consultations, Publicity and Representations

Environment Agency

Thank you for consulting us on the above application which we received on 16 June 2025. As part of this consultation, we have reviewed the following documents:

- Covering Letter, ref. 24.5094, dated 4 June 2025, by Boyer
- Verification Plan, ref. 30510106-L1, dated 3 June 2025, by Igne

Environment Agency position

We have **no objection** to the discharge of condition 9 part 4 only based on the submitted documentation.

GBC Environmental Protection

The submitted verification plan is acceptable.

There is no objection to part 4 of condition 9 being discharged.

Officer's Analysis

This is an application for the approval of condition 9 part 4 attached to planning permission reference 20220343, relating to a remediation strategy and submission of verification plan, to identify any requirements for longer-term monitoring of potential ground water pollution.

Condition 9 Part 4 - Contaminated land strategy

Condition 9 Part 4 states the following:

9. *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:*
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.*

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 (2019).*

The condition was attached to ensure that underlying groundwater is protected from the risk of pollution.

The supporting information has been reviewed by the Environment Agency and GBC Environmental Protection who raised no objections to the proposed remediation details and verification plan. Therefore, sufficient information has been provided to discharge condition 9 part 4 attached to planning permission reference 20200343.

Conclusion

The details submitted are adequate to discharge Condition 9 Part 4 (contaminated land strategy).

Recommendation

Approval of Details

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

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	11th August 2025	Dated:	11 th August 2025