

Katherine Parkin
Gravesham Borough Council

Our ref: KT/2026/133339/01-L01
Your ref: 20260198

Sent by email

Date: 13 March 2026

Dear Katherine

Application for the approval of condition 4 (Contaminated Land Assessment & Remediation Strategy), condition 5 (Contamination Not Previously Identified), condition 6 (Infiltration Drainage Restriction), condition 7 (Detailed Surface Water Drainage Scheme) and condition 11 (Acoustic Fencing Details) attached to planning reference number 20250596.

Land At Dalefield Way (West), Dalefield Way, Gravesend, Kent DA12 2FL

Thank you for consulting us on the above application which we received on 23 February 2026. As part of this consultation, we have reviewed the following documents:

- Geo-environmental report (ref. 24054, dated 17 February 2026, by Manhire Associates)

Environment Agency position

We **object** to the discharge of condition 5.

We have **no objection** to the discharge of conditions 4 and 6.

Please refer to the following sections for our full response:

- Section 1: Technical comments

Please note that our comments are based on the details available to us at the time of writing. If any subsequent changes are made to the application, please reconsult us.

Decision notice

In accordance with the planning practice guidance ([determining a planning application, paragraph 019](#)), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Should you have any queries regarding this response, please contact me.

Yours sincerely,

Gabrielle Delorme

Sustainable Places Planning Specialist

E-mail kslplanning@environment-agency.gov.uk

Section 1: Technical comments

Condition 4 (Contaminated Land Assessment & Remediation Strategy)

Reviewing the contaminated land assessment and site investigation within the Geo-environmental report, investigations have demonstrated that contamination is not present on the site and that remediation works are not required for the site. We understand that a Discovery Strategy & Watching Brief have been put in place to ensure that any unsuspected contamination to be found on site is correctly reported and remediated. Based on what has been presented within the Geo-environmental report we have no objection to the discharge of conditions 4.

Condition 5 (Contamination Not Previously Identified)

We cannot recommend the discharge of condition 5 until development of the site is completed. This condition is only triggered when/if unsuspected contamination is found on site.

Condition 6 (Infiltration Drainage Restriction)

With the specified findings of the Geo-environmental report regarding assessment of risks to controlled waters, we understand that risk to control waters is considered highly unlikely. This is due to: groundwater not being shallow on site, no contamination on site being identified and the underlying geology and strata providing a barrier to groundwaters (underlying strata comprise Made Ground over Alluvium, Alluvial clay deposits provide a low permeability barrier). In light of the above, we have no objection to the discharge of condition 6.