

OTHER VALIDATION REQUIREMENTS

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1 Environmental Impact Assessment

The development is not a Schedule 1 or Schedule 2 development so an Environmental Impact Assessment is not applicable.

2 Biodiversity Survey and Assessment

The site is fully built up. There is no biodiversity to appraise, assess or preserve.

3 Daylight/Sunlight Assessment

There will be no change to the footprint of the building and correspondingly no change to the daylight/sunlight to neighbouring properties. There are no neighbouring properties imposing adverse impact on the development.

4 Affordable Housing

With five proposed flats, the development is not large enough to warrant Affordable Housing contribution.

5 Air Quality Assessment

The development will not:

- lead to any increase in congestion or HGV movements;
- lead to an increase in car parking;
- emit dust;
- introduce sensitive receptors.

6 Economic Assessment

The building has been unoccupied for ten or more years so there will be no change in employment. The site has been advertised for rent according to guidance without success. Advertising included erecting a signboard on the front of the property and putting it on relevant portals on the internet. The Planning Officer has been advised of the steps taken and has given verbal acceptance.

The instructions to the commercial letting agent and log from the commercial letting agent are submitted in Appendix I.

7 Energy/Sustainability Assessment

An energy/sustainability assessment is not applicable as it is not a commercial development or a residential site of 0.5ha or 10 dwellings upwards.

8 Flood Risk Assessment

The building is not in a flood zone.

9 Foul Sewage and Utilities Assessment

The development is on two relatively small properties being returned to their original usage so there will be no significant impact on existing facilities. Drainage connections will be through the existing sewers.

10 Land Contamination Assessment

- Contamination is not known or suspected (previous use has been residential and office accommodation).
- The proposed use is for return to residential. The site is fully paved or concreted over and will remain so.
- The site is not within 250 metres of a former landfill site, or other potentially contaminated land.

11 Landscape Character Assessment

There will be no change to the landscape except for restoration of the forecourt to the original.

12 Lighting Assessment

There will be no external floodlighting or change to external lighting.

13 Minerals Impact Assessment

The development will not affect safeguarding of economic mineral deposits or within 250 metres of such.

14 Noise and Vibration Impact Assessment

As a residential development there is no potential noise generation.

15 Planning Obligations Statement

No planning obligations have been raised either in the prior planning application or subsequent pre-planning application which have not been fully addressed.

16 Planning Statement

Submitted as a separate document.

16 Parking Access Arrangements

The existing three parking spaces at the rear of the development have been removed and replaced with bike storage as recommended in the GBC Highways Officers response to the pre-planning application .

17 Statement of Community Involvement

This is not a major development, so this is not applicable.

18 Structural Survey

No structural changes are proposed.

19 Code for Sustainable Homes

Not a new build, so this i s not applicable.

20 Telecommunications Statement

Not applicable

21 Retail Impact Assessment

There are no existing or proposed retail spaces affected by the proposal.

22 Transport Statement/Assessment/Travel Plan

Parking spaces to the rear will be removed as recommended by the GBC Highways Officer. The development is well located for access to rail and bus services.

23 Tree Survey/and or Hedgerow/Arboricultural Assessment

There are no trees, hedges or other plants on the site.

24 Ventilation/Extraction Details

Extraction from kitchens and bathrooms will not be within one metre of any neighbouring window. Flues to gas boilers will comply with Gas Safety Regulations.

25 Appendix I

Documents Supporting Economic Assessment

- Instructions to Commercial Agent
- Results and Response from Commercial Agent

105 Windmill Street
Gravesend
Kent
DA12 1BW
24th November 2022

Mr Jag Thind
Jag Thind Property Consultants
66-68 Singlewell Road
Gravesend
Kent
DA11 7PW

Re. 196 and 197 Parrock Street Gravesend DA12 1EW

Further to your agreement to market the property, I have submitted photographs and floor plans as requested by email.

As discussed, we are open to discussion on the length of lease and to some extent the rent. Anything less than £3,000 per month will not be economically viable, but the primary objective is to assess the interest generated, so please let any enquirers know that we are open to negotiation and of course keep us informed.

We look forward to the property appearing on the internet sites discussed and to the advertising signboard being erected at the front of the property.

Please let us know if you require any further information.

Yours sincerely



Donald Holden



66-68 Singlewell Road
Gravesend
Kent
DA11 7PW
01474630001

hello@jtpropertyconsultants.co.uk

Dear Mr Donald Holden

Ref: 196 Parrock Street Gravesend DA12 1EW

We deeply regret to inform you that we have been unable to successfully agree a commercial lease on your property 196 – 197 Parrock Street, Gravesend, DA12 1BW. Please find below a detailed log of our efforts in this regard. We would also like to draw your attention to the fact that the property advertisement sign was erected on the front of the building on 7th December 2022 and remains in place.

The feedback we received cited the property's dilapidated condition as the reason for unsuccessfully agreeing a lease, the property was removed from the portals on the 17th of May 2023 as detailed in the log below.

17/05/2023 14:00	Jag	Property removed from Zoopla
17/05/2023 14:00	Jag	Property removed from Agents Mutual
17/05/2023 14:00	Jag	Property updated
04/05/2023 12:11	Katy Allen	Property listed at Agents Mutual: https://expert-preview.onthemarket.com/details/13165547
15/03/2023 12:14	Jag	Viewing at 2023-03-18 12:30:00 created
15/03/2023 11:17	System User	Jane Fathers registered via Zoopla lead email, interested in 196 Parrock Street DA12 1EW (#CL0005)
27/01/2023 16:48	Jag	Property listed at Zoopla: http://www.zoopla.co.uk/realtime-listings/a4a80dc72808949844330dbaf07f17cc8cbadff4f4573156d51ec7e9b8d7ce2292320035bd9ea7cee0d96
27/01/2023 12:30	Jag	Email sent to: Stuart Jenkins
27/01/2023 11:41	Jag	Viewing at 2023-01-27 14:30:00 created
15/01/2023 16:16	Jag	Property listed at Zoopla: http://www.zoopla.co.uk/realtime-listings/a0b5022ff1e95163f7dee02764d117092d78318a3f98a5c3a77e339c2eedb54b87377df2e877f7f47f7c
15/01/2023 13:33	System User	Stuart Jenkins registered via Zoopla lead email, interested in 196 Parrock Street DA12 1EW (#CL0005)
08/12/2022 01:30	System User	Property listed at Zoopla: http://www.zoopla.co.uk/realtime-listings/ab8c014f4274d30a56dd99734137e85f86abe2c808bad37b5284d6d6fd7bb5f008c586edb9aa20b14b706
07/11/2022 15:26	Jag	Email sent to: XENIA DEVELOPMENTS LTD
07/11/2022 15:25	Jag	Property listed at Zoopla: http://www.zoopla.co.uk/realtime-listings/abae1486df1d0163f3c813813ce9ff594acef50739bbdc6b7e079855ef71b13bb3a16865cd02c0e724cc4
07/11/2022 15:24	Jag	Put on the market
07/11/2022 15:24	Jag	Property updated
07/11/2022 15:17	Jag	Re-ordered the photos
07/11/2022 15:16	Jag	Property updated
07/11/2022 15:11	Jag	Added photo: EB977004-E39C-45B2-807E-09FBFAEA9D2E
07/11/2022 15:09	Jag	Added photo: Rear photograph
07/11/2022 15:05	Jag	Added feature: Basement
07/11/2022 15:05	Jag	Added feature: Flexible terms
07/11/2022 15:05	Jag	Added feature: Off-street parking
07/11/2022 15:04	Jag	Property updated
07/11/2022 14:35	Jag	Property created

Your faithfully

Jag Thind

Director