

Medway Council
Development Control
Gun Wharf Dock Road
Chatham
Kent
ME4 4TR

Our ref: KT/2020/127555/01-L01
Your ref: MC/20/1756
Date: 12 October 2020

Outline application with some matters reserved (landscaping) construction of a block comprising of 24 residential apartments with associated parking - demolition of private garages removal of existing electrical sub-station.

Garages adjacent to 176 Grange Road, Gillingham, Medway ME7 2QT

Thank you for consulting us on the above planning application. We have reviewed the submitted information and **object to the proposal** as described below.

Objection

We object to this development, as its planning application does not demonstrate that the risks of pollution to controlled waters are acceptable, or can be appropriately managed. We therefore recommend that planning permission is refused.

Reason(s)

The proposed development site is located over an historic landfill and presents a high risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located upon a secondary A aquifer over a principal aquifer.

As the planning application is not supported by an appropriate risk assessment, it does not meet the requirements set out in paragraphs 170 and 178 of the National Planning Policy Framework.

Overcoming our objection

The applicant should submit a Preliminary Risk Assessment (PRA) which includes a desk study, conceptual model and initial risk assessment. This information must demonstrate to the local planning authority that the risk to controlled waters has been fully understood and can be addressed through appropriate measures.

Do not hesitate to contact me if you require further information.

Yours faithfully,

Mrs Karolina Allu
Planning Advisor

Direct email: kslplanning@environment-agency.gov.uk