



Delegated Report

Approval of Details Application

Planning Application No: 20260082

Location: Milton Place Car Park Gravesend Kent DA12 2BT

Description: Application for the approval of condition 6 (Sustainable Urban Drainage) attached to planning reference number 20250167.

Applicant: Miss Esme Foley

Submitted Documents/Plans

Application Form; and
SUDS strategy – SE2490-ISS-XX-XX-RP-C-3000 – Prepared by Iesis Structures – Dated Jan 2026

Relevant Planning History

Reference	Description	Decision	Decision Date
20250167	Construction of 76 dwellings and associated infrastructure.	Permitted	15.12.2025

Consultee Comments

KCC Flood and Water Management

Thank you for your consultation on the above referenced planning application.

Kent County Council, as Lead Local Flood Authority, has reviewed the SuDS Strategy (SE2490-ISS-XX-XX-RP-C-3000) submitted in support of Condition 6 and understand that the surface water drainage scheme for the site has been designed with consideration of the climate-adjusted 100-year return period, in accordance with the condition requirements. On this basis, we can confirm to the LPA that we raise no objection to the condition being discharged.

This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

Southern Water

Following a review of the documents submitted Southern Water is happy to discharge Condition 6 (Sustainable Urban Drainage).

Environment Agency

Thank you for consulting us on the above proposal.

This application relates to condition(s) that was/were not requested by us, we therefore have no comments to make with regards to the discharge/variation of condition(s).

Officer's Analysis

Condition 6 (Sustainable Urban Drainage)

6. *No development other than necessary enabling works (means preparation works to make the Site ready for construction. Such works include (but are not exclusively limited to); site or ground clearance and preparation, surveying, environmental and hazardous substance testing and sampling, soil tests, remediation works, pegging out, tree protection, ecological survey and mitigation works, archaeological investigation, site clearance, ground improvement works, construction of boundary fencing or hoardings including for site security, demolition and removal of buildings and other structures, creation of temporary haul roads and enabling works accesses or other works or operations to enable any of these works to take place including site and ground works) shall begin until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The submitted scheme shall demonstrate compliance with the required technical standards at the time of submission and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site.*

The drainage scheme shall also demonstrate (with reference to published guidance):

- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.*
- appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.*

The drainage scheme shall be implemented in accordance with the approved details.

Reason To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding

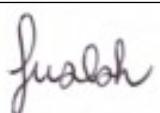
The applicant has submitted a SuDS Strategy in support of the application. It proposes an infiltration basin as the main component in the discharge of surface water runoff. The report states that appropriate treatment would be incorporated into the surface water drainage system to ensure that the quality of water discharged is acceptable. Provision has also been made within the system to accommodate the critical '1 in 100 year plus 45% climate change' event.

Kent County Council as the Lead Local Flood Authority were consulted, they have reviewed the submitted SuDS Strategy, and confirm they have no objection to the condition being discharged. Southern Water have also been consulted on the submitted information and raise no objection.

The details submitted are considered acceptable and sufficient to discharge condition 6.

Decision

Approval of details

Case Officer:	Adeoye Lawal	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	16 th March 2026	Dated:	16 March 2026

