



Application: 20240679

**TOWN AND COUNTRY PLANNING, ENGLAND
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

APPROVAL OF DETAILED PLANS AND PARTICULARS

To: **Fleet Capital Limited
C/O Mrs Sonia Rajaratna, Gill Sterling
Whitehall Place
47 The Terrace
Gravesend
DA12 2DL**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **APPROVED** detailed plans and particulars submitted on 23rd July 2024 in respect of:-

Application for the approval of conditions 4(i)(ii)(iii)(iv) and (v), 5 and 6(a)(b) attached to planning permission reference number 20220431 relating to details of (4(i)(ii)(iii)(iv) Scheme for sustainable surface water drainage, (5) Measures to divert the public sewers and (6)(a)(b) Contamination land assessment report.

at: **Former Site Of Fox And Hounds PH
26 - 27 London Road
Northfleet
Gravesend
Kent**

subject to the following Informatives:-

INFORMATIVES:-

1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 39 of the National Planning Policy Framework (NPPF) 2024, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

2 APPROVED DRAWINGS AND DOCUMENTS

For the avoidance of doubt the approved drawings/documents are:

Application Form - dated 19 July 2024;
Contaminated Land Remediation Strategy and Verification Plan (Ref. REM-2024-000013) by STM Environmental Consultants Ltd;

Contaminated Land Risk Assessment - Phase 2 Environmental Site Investigation Report (Ref. PH2-2024-000021) by STM Environmental Consultants Ltd;
Appendix 2.1 Site Investigation Photos by STM Environmental Consulting Ltd;
Sustainable Drainage System Strategy (Ref. SWDS-2024-000026) by STM Environmental Consulting Ltd;
Sustainable Drainage System Strategy (dated 23 April 2025);
Soakaway Details - Sizing, Location, Modelling (Critical Storms);
Soakaway Design by Gledsdale Associates Ltd (dated 24 April 2025);
Discharge of Condition 5 Letter by Gill Sterling (dated 22 May 2025);
Southern Water Section 106 Technical Approval (ref. DSA000040364) (dated 05 March 2025);
Drawing no. 176001-001 - Drainage Mapping Survey;
Drawing no. 802 - Rev. A - Existing and Proposed Foul and Surface Water.

3 FOR THE AVOIDANCE OF DOUBT - CONDITION 6

This approval of details only relates to parts (a) and (b) of Condition 6 relating to Contaminated Land, and not (c), (d) and (e) which were removed by the applicant on 23 May 2025.

Dated: 27 May 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

NOTES:

This permission is confined to permission under the Town and Country Planning Acts and the Town and Country Planning (Development Management Procedure) (England) Order 2015 and does not obviate the necessity of compliance with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite.

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For **all other applications**, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within **6 months of the date of this notice**.
- **Appeals must be made using a form which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; telephone: 0303 444 5000; email: enquiries@pins.gsi.gov.uk or online at www.planningportal.gov.uk/pcs.**
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

***Householder applications**

These are:

- (a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

PURCHASE NOTICES

- If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.