

Delegated Report

Approval of Conditions Application

Planning Application No: 20260202

Location: Parsonage Farm The Street Cobham Gravesend

Description: Application for the approval conditions 6 of planning permission reference number 20230584 relating to a scheme for the whole site to provide for the disposal of surface water run-off and incorporating sustainable urban drainage systems (SUDS).

Applicant: Mr Richard Scripps

Submitted Documents/Plans

Application Form
C010 Rev P2 – Proposed Foul and Surface Water Drainage Strategy
Cover Letter
Soakaway Calculations

Relevant Planning History

Reference	Description	Decision	Decision Date
20240845	Application for an Existing Lawful Development Certificate for implementation of planning permission 20230584 (as amended by 20240233) by digging a trench at the site.	Certificate Refused Appeal in progress	12.11.2024
20240233	Application for a non-material amendment to planning permission reference number 20230584 to allow amendment to Condition 2 Approved Drawings List and Condition 6 Pre-commencement Condition.0	Permitted	09.04.2024
20230584	Conversion of barn to provide 2 dwellings consisting of a three bed dwelling and a one bed dwelling.	Permitted	01.08.2023

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as

necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009);
- Cobham Rural Conservation Area Appraisal (2017)
- The Kent Downs AONB Management Plan 2021-2026

Consultations, Publicity and Representations

Consultees

KCC Flood and Water Management

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

As Lead Local Flood Authority, Kent County Council are required to provide technical advice and guidance on the surface water drainage strategies, designs and maintenance arrangement put forward by developers to any new major development.

According to the Town and Country Planning (Development Management Procedure) (England) Order 2010, major development is defined in planning as any development involving any one or more of the following:

- a) The winning and working of minerals or the use of land for mineral-working deposits;
- b) Waste development;
- c) The provision of dwelling houses where:
 - i. The number of dwelling houses to be provided is ten or more; or
 - ii. The development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph
- (c) (i);
- d) The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- e) Development carried out on a site having an area of one hectare or more.

The application under the above reference number therefore falls outside the definition of major development and also falls outside of KCC's remit as statutory consultee.

Southern Water

Thank you for your correspondence. Please see our comments below regarding the above planning

consultation application.

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

Environment Agency

This application relates to a condition that was not requested by us, we therefore have no comments to make with regards to this discharge of condition.

Officer's Analysis

Condition 6 of 20230584 (as amended by 20240233), states:

6. *Before the commencement of development, other than limited engineering operations shown on Plan 1038972/P 101A A relating only to the indicated trench, a scheme for the whole site to provide for the disposal of surface water run-off and incorporating sustainable urban drainage systems (SUDS), shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be implemented in accordance with the details approved pursuant to this condition and shall be completed prior to occupation of the development or in accordance with a timetable to be agreed in writing by the Local Planning Authority. The scheme submitted pursuant to this condition shall include the following, as appropriate:*

a) A scaled plan indicating the extent, position and type of all proposed hard surfacing (e.g. drives, parking areas, paths, patios) and roofed areas.

b) Details of the method of disposal for all areas including means of treatment or interception for potentially polluted run-off.

c) Scaled drawings including cross section, to illustrate the construction method and materials to be used for the hard surfacing (sample materials and literature demonstrating permeability may be required).

Reason: In order to ensure adequate arrangements for the disposal of surface water and in accordance with Policy CS18 of the Gravesham Local Plan Core Strategy September 2014).

It is noted that an application for an Existing Lawful Development Certificate for implementation of planning permission 20230584 (as amended by 20240233) by digging a trench at the site was then refused under 20240845. An appeal has been submitted by the applicant. Regardless of this matter, the detail has now been submitted to discharge this application and, if acceptable, the scheme can be implemented as no other pre-commencement conditions would be outstanding.

The Foul and Surface Water Drainage Strategy details that surface water from the development would be directed to a 2m x 4m Geo-cellular soakaway system, which is separate from the foul and surface water drainage. It would allow infiltration into the ground which would have additional infiltration as the driveway and parking areas would be formed of permeable gravel surfacing, reducing water runoff. KCC Flood and Water Management and the Environment Agency have opted to raise no comment on the scheme. Southern Water have commented and advise they are happy for the condition to be discharged.

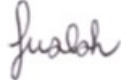
The details submitted are considered to demonstrate that surface water will be managed on site and are considered sufficient to ensure that the development will not increase the risk of flooding on or off site and accords with the requirements of the condition.

Conclusion & Recommendation

The recommendation is to discharge condition 6 of 20230584.

(See draft Decision)



Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	7th April 2026	Dated:	07 April 2026