



Delegated Report

Application No:	20241158
Location:	Bowling Green, Church Walk, Gravesend DA12 2QU
Description:	Application for the approval of condition 8 (Sustainable Surface Water Drainage Scheme and Infiltration) and condition 9 (Foul and Surface Water Sewerage Disposal) attached to planning reference number 20221328.
Applicant:	McCarthy & Stone Retirement Lifestyles Ltd

Submitted Documents/Plans

Supporting Statement
Ground Investigation Report by Crossfield Consulting

Relevant Planning History

20221328	Demolition of existing bowls pavilion and erection of a 4-storey building to provide a 62-unit Use Class C2 retirement living complex, with a new access from Ellerslie, a new emergency access off Ellerslie, parking, landscaping and associated work
Approved	12.01.2024

Consultations, Publicity and Representations

KCC Flood and Water Management

Kent County Council as Lead Local Flood Authority have the following comments:

Having reviewed the recently available information in association with the above proposals there is a concern raised which requires addressing prior to us being able to recommend approval.

Whilst it is appreciated that the pre commencement condition report provided states that "In situ, soakaway tests were performed in trial pits TP1 and TP2. Based on soakaway test results, the infiltration technique is considered unsuitable for discharging surface water runoff from the proposed development to the ground.". In order to be able to confirm ourselves that the infiltration testing results did demonstrate that the use of infiltration is unfeasible we require to see the actual results of the in situ testing along with a location plan demonstrating where the tests were performed.

Until this matter has been addressed to our satisfaction we would suggest that a holding objection be put in place.

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.

The applicant submitted further information and KCC responded with the following:

Having reviewed the latest information submitted we confirm that this addresses those concerns raised in our previous response and that as such we remove our recommendation for a holding objection to the discharge of condition 8.

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

From reviewing the submitted documents, Southern Water has no objections to discharge condition 8 (Sustainable Surface Water Drainage Scheme and Infiltration) and 9 (Foul and Surface Water Sewerage Disposal) due to the proposed use of SUDS and the approved connection application.

Analysis

Condition 8 of 20221328 states:

8. *Development shall not 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 detailed drainage scheme shall demonstrate that due consideration has first been given to the possibility of utilising infiltration techniques and 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. Should the use of infiltration prove to be beyond being reasonably practical then any surface water leaving site shall not exceed a discharge rate of 1.4l/s for all rainfall events. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use and construction can be adequately managed to ensure there is no pollution risk to receiving waters.*

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 in accordance with policy CS18 of the Gravesham Core Strategy 2014.

The applicant has submitted a Supporting Statement and Ground Investigation Report in support of discharging this condition. The details contained in the reports is acceptable and this condition can be discharged. Consultation has been undertaken with the relevant bodies who agree the condition can be discharged.

Condition 9 states:

9. *Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence details of the proposed means of foul and surface water sewerage disposal shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. The development shall be carried out in accordance with the approved details.*

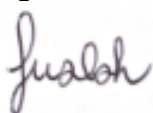
Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal; to ensure that the development does not contribute to, or is not put at risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants and to ensure ongoing efficacy of the drainage provisions, in accordance with policies CS18 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

The applicant has submitted a Supporting Statement in support of discharging this condition. The details contained in the statement is acceptable and this condition can be discharged. Consultation has been undertaken with the relevant bodies who agree the condition can be discharged.

Recommendation:

Discharge conditions 8 and 9 of 20221328.

See draft Decision

Case Officer: Alison Webster	Team Leader: Faye Walsh
Signed: 	Signed: 
Dated: 24 March 2025	Dated: 24 March 2025