



Delegated Report

Condition Discharge Application

Planning Application No:	20260582
Location:	Land at Dalefield Way (West) Dalefield Way Gravesend Kent
Description:	Application for the approval of condition 8 (Surface Water Drainage Verification Report) attached to planning reference number 20250596.
Applicant:	OHalloran & OBrien
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form
Covering letter dated 29/02/2026
Surface Water Drainage Verification Report (Rev. 03, dated 28/05/2026)

Relevant Planning History

The most relevant application is as follows:

Reference	Description	Decision	Decision Date
20260198	Application for the approval of condition 4 (Contaminated Land Assessment and Remediation Strategy), condition 6 (Infiltration Drainage Restriction), condition 7 (Detailed Surface Water Drainage Scheme) and condition 11 (Acoustic Fencing Details) attached to planning reference number 20250596.	Approval of details	17.04.2026
20250596	Use of the land for open storage of construction related equipment and operations related to Dalefield Way Industrial Park (B8 use) with associated installation of hardstanding/surface treatment.	Permitted	23.01.2026

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Section 15 – Conserving and Enhancing the Natural Environment

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network

Consultations

External Consultees

KCC Flood and Water Management

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

We have reviewed the submitted information and note that the location of the permeable tarmac area and associated drainage assets differs to that of the approved plans and those approved for the discharge of condition 7 under application 20260198.

As the layout is different to that of the approved planning permission, the condition requirements, including that *'The Report shall demonstrate that the drainage system constructed is consistent with that which was approved'* cannot be considered to have been met. On this basis, we are unable to recommend the discharge of condition 8.

Neighbouring properties

As this is an application for the discharge of conditions there is no requirement to consult neighbouring properties.

Officer's Analysis

Condition 8 (Verification Report)

Condition 8 states as follows:

8. Within one month of the date of approval of the details submitted under Condition 7, a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, shall be submitted to and approved by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 182 of the National Planning Policy Framework 2024.

A Surface Water Drainage Verification Report (Rev. 03, dated 28/05/2026) has been submitted in relation to this condition.

KCC as Lead Local Flood Authority have reviewed the submitted report and note that the location of the permeable tarmac area and associated drainage assets differs to that of the originally approved plans and those approved for the discharge of condition 7 under application 20260198. The requirements of the condition cannot therefore be met, and the condition cannot be discharged.

It is therefore considered that incorrect details have been provided to discharge condition 8. The details do not accord with Policy CS12 of the Gravesham Local Plan Core Strategy 2014, and the reason for condition 8.

Conclusion

The Local Planning Authority is not satisfied with the details submitted in relation to planning permission 20250596 for the use of the land for open storage of construction related equipment and operations. Conditions 8 cannot be discharged and the application will therefore be refused.

Case Officer:	Mrs Katherine Parkin	Team Leader:	Mrs Faye Walsh
Signed:	<i>K. Parkin</i>	Signed:	<i>F Walsh</i>
Dated:	20th July 2026	Dated:	21 July 2026