

Delegated Report

Submission of Details Application

Planning Application No: 20250026

Location: Ascot Arms Central Avenue Gravesend Kent

Description: Application for approval of condition 9 attached to planning permission reference number 20220207 relating to a Verification Report pertaining to the surface water drainage system and prepared by a suitably competent person.

Applicant: Mr Adrian Doyle, Avery Healthcare Group

Submitted Documents/Plans

Application Form
22026-ARC-XX-00-DR-D-0553-C02 – Drainage Details
Soakage Testing Letter Report
Drainage Verification Report
WinCan Report Details
2 Photo's of Drainage Hole

Relevant Planning History

Reference	Description	Decision	Decision Date
20220207	Demolition of the existing former public house building and redevelopment to provide a new 62 bed care home (Use Class C2) in a three-storey building together with associated access, car and cycle parking, structural landscaping and amenity space provision.	Permitted	13.07.2022

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

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

Consultations, Publicity and Representations

Consultees

KCC Flood and Water Management

Comments received on 12th May 2025:

Kent County Council as Lead Local Flood Authority have received additional correspondence provided by the applicant and have the following comments:

- It can be noted that additional photographs have been provided of the constructed soakaways as requested.

Kent County Council as Lead Local Flood Authority would see no further reason to object to the discharge of Condition 9.

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.

Comments received on 8th April 2025:

Kent County Council as Lead Local Flood Authority have received additional correspondence provided by the applicant and have the following comments:

- It can be noted that additional photographs have been provided of the constructed soakaways as requested.
- It can be noted that evidence of additional infiltration testing has been provided by the applicant as requested demonstrating all borehole locations possess favourable infiltration rates.

Kent County Council as Lead Local Flood Authority would see no further reason to object to the discharge of Condition 9.

Comments received on 11th February 2025:

Kent County Council as Lead Local Flood Authority have reviewed the Surface Water Drainage System Verification Report prepared by ARC Engineers (Jan 2025) and have the following comments:

- In our response dated 9th August 2023 under application reference 20230228, it was requested that additional infiltration testing was undertaken for all proposed borehole locations. No additional infiltration testing can be noted. Can the applicant clarify whether additional testing has occurred as requested?
- Though the provided pictures do display evidence of construction of the critical drainage assets, Kent County Council would note they are of poor quality. Though in this instance they will be accepted, higher resolution images will be required for any future submission. KCC would note that only 1 photograph of an installed soakaway chamber can be seen, with no internal photographs displaying siphon heads or other
- critical internal infrastructure. Can the applicant provide photographs for all constructed soakaways chambers and deep bore soakaways, included internal photographs of relevant drainage assets?

- A satisfactory maintenance manual has been provided outlining action and required frequency for critical drainage assets as requested.

Unless the applicant provides additional information responding to the above comments, Kent County Council as Lead Local Flood Authority would not recommend the discharge of Condition 9 at present.

Officer's Analysis

Condition 9 is as follows:

9. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been 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 169 of the National Planning Policy Framework (NPPF), 2021.

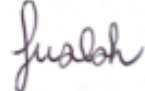
The details submitted with this application include; details of infiltration testing, photographs of drainage details as implemented, a plan showing all drainage locations, including foul water pipes and surface water pipes, sectional diagrams of relevant drainage features, surfacing details, planting schedule, drainage survey, a SUD's maintenance strategy and a surface water CCTV Report. KCC Flood and Water Management have commented on the scheme and based on the latest submitted information have raised no objection to its discharge.

It is considered that sufficient information has been submitted to meet the requirement of this condition and that the details meet the purposes of the condition which were 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.*

Conclusion & Recommendation

The details submitted with this application are considered to be sufficient to discharge condition 9 of planning approval reference; 20220207. The recommendation is therefore to discharge this condition.

(see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	12 th May 2025	Dated:	13 May 2025