

Delegated Report

Planning Application

Application no:	20230290
Location:	Ascot Arms Central Avenue Gravesend Kent
Description:	Application for the approval of condition 10 attached to planning permission reference number 20220207 relating to the surface water drainage.
Applicant:	Mr Adrian Doyle, Avery Healthcare Group
Site Visit Date:	N/A

Planning permission was granted for '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' on 13 July 2022 under planning application reference number 20220207. This was subject to a number of planning conditions including no. 10 which this application seeks to discharge.

Consultations – 28/04/2023

KCC Flood & Water Management (Original comments)

Kent County Council as Lead Local Flood Authority have reviewed the Surface Water Discharge – Planning Condition 10 discharge document prepared by Arc Engineers dated 23rd March 2023 and have the following comments:

It is understood from the report that the use of a shallow infiltration feature has been discounted due to infiltration rates being lower than expected and instead the surface water will be managed through using 4 deep bore soakaways.

The report highlights that an Environmental permit will be required from the Environment Agency to allow the discharge of the surface water into the ground via a deep bore soakaway. We would advise for the Environment Agency to also be consulted with regards to these proposals and that confirmation of their acceptance for this condition or for the environmental permit to be provided.

We would therefore recommend a holding objection until the above information is provided.

KCC Flood & Water Management (Comments on revised information)

Kent County Council as Lead Local Flood Authority have reviewed the Surface Water Discharge – Planning Condition 10 prepared by Arc Engineers dated 5th May 2023 and have no objections to the discharge of Condition 10.

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.

Analysis

Condition 10 is as follows:

Where infiltration is to be used to manage the surface water from the development hereby permitted, it will only be allowed within those parts of the site where information is submitted to demonstrate to the Local Planning Authority's satisfaction that there is no resultant unacceptable risk to controlled waters and/or ground stability. The development shall only then be carried out in accordance with the approved details.

Reason: *To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework (NPPF), 2021.*

The information which has been submitted in pursuance to this condition is as follows:

- Application form;
- Surface Water Discharge Report by Arc Engineers, Reference 22 026/JAB/PD10 Rev. B.

The report originally submitted with the application was not acceptable as KCC Flood & Water Management who were consulted on the details raised a holding objection due to the lack of confirmation that either the Environment Agency (EA) are happy with the condition being discharged or for an Environmental Permit to be provided. The agent was given the opportunity to provide the information required and they accordingly submitted a revised report which includes a response from the Environment Agency who confirm that the proposed discharge of condition 10 does not require an environmental permit so long as advice they give is implemented – i.e. the developer must not allow direct discharges to groundwater and there must be an unsaturated zone beneath the base of the proposed borehole and the highest seasonal groundwater table at all times. KCC Flood & Water Management were re-consulted on the revised report submitted by the agent and they have advised that the revised information is now sufficient to discharge condition 10.

Conclusion

It is considered that sufficient information has been submitted to discharge condition 10 attached to planning permission reference number 20220207.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	8th June 2023	Dated:	12th June 2023