



Delegated Report

Approval of Details Application

Planning Application No: 20260083

Location: Land At Former Northfleet Cement Works The Shore Northfleet
Gravesend

Description: Application for the approval of condition 6 attached to planning permission reference number 20220078 relating to a detailed surface water drainage scheme for the site, and a management and maintenance plan for surface water drainage.

Applicant: C/O Agent

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. EHV-BPTW-S01-00-DR-A-0101 C02 – Application Boundary Plan;
Drawing No. 2101/01/3016 Rev F – Drainage Longitude Sections Sheet 1 of 3;
Drawing No. 2101/01/3017 Rev F – Drainage Longitude Sections Sheet 2 of 3;
Drawing No. 2101/01/3018 Rev F – Drainage Longitude Sections Sheet 3 of 3;
Drawing No. 2101/01/3019 Rev E – Manhole Schedules Sheet 1 of 2;
Drawing No. 2101/01/3020 Rev E – Manhole Schedules Sheet 2 of 2;
Drawing No. 1803/05/3002 Rev K – Section 104 Layout;
Drawing No. 1803/05/3004 Rev C – Flood Exceedance Plan;
Drawing No. 1803/05/3008 Rev D – Forebay and Pond Details;
Drawing No. 1803/05/3011 Rev K – Phase 1B Private Drainage Sheet 1 of 4;
Drawing No. 1803/05/3021 Rev B – Catchment Areas;
Drawing No. 1803/05/3022 Rev D – SUDS Basin Outlet Manhole Details;
Drawing No. 1803/05/3023 Rev F – SUDS Basin General Arrangement;
Drawing No. 1803/05/3024 – SUDS Basin Detail of Composite Middle Deck and Ramp / Deck C;
Drawing No. 1803/05/3024 Rev A – SUDS Basin Detail of Composite Deck Over Manhole;
Technical Note – Stantec;
Surface Water Drainage Maintenance and Management Strategy; and
Covering Letter.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220078	Erection of 3 dwellings together with associated infrastructure including details relating to parking and landscaping and the reconfiguration of parking to a consented dwelling approved under permission Ref: EDC/21/0081. Former Northfleet Cement Works, The Shore, Northfleet, Gravesend, Kent, DA11 9AN	Permission	24.02.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS03 – Northfleet Embankment and Swanscombe Peninsula East Opportunity Area
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Design & Development Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on the Highway Network
- T5 – New Accesses onto Highway Network

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)

Consultations

KCC Flood and Water Management

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

Southern Water are happy to discharge condition 6 (Surface Water Drainage) due to the submitted report showing the proposed SUDS scheme.

Environment Agency

This application relates to condition(s) that was/were not requested by us, we therefore have no comments to make with regards to the discharge/variation of condition(s).

Officer's Analysis

Proposal

This application is for the approval of Condition 6 attached to planning permission reference number 20220078 relating to a detailed surface water drainage scheme for the site, and a management and maintenance plan for surface water drainage.

Submitted Details

The following information has been submitted to discharge Conditions 6:

Planning Application Form;
Drawing No. EHV-BPTW-S01-00-DR-A-0101 C02 – Application Boundary Plan;
Drawing No. 2101/01/3016 Rev F – Drainage Longitude Sections Sheet 1 of 3;
Drawing No. 2101/01/3017 Rev F – Drainage Longitude Sections Sheet 2 of 3;
Drawing No. 2101/01/3018 Rev F – Drainage Longitude Sections Sheet 3 of 3;
Drawing No. 2101/01/3019 Rev E – Manhole Schedules Sheet 1 of 2;
Drawing No. 2101/01/3020 Rev E – Manhole Schedules Sheet 2 of 2;
Drawing No. 1803/05/3002 Rev K – Section 104 Layout;
Drawing No. 1803/05/3004 Rev C – Flood Exceedance Plan;
Drawing No. 1803/05/3008 Rev D – Forebay and Pond Details;
Drawing No. 1803/05/3011 Rev K – Phase 1B Private Drainage Sheet 1 of 4;
Drawing No. 1803/05/3021 Rev B – Catchment Areas;
Drawing No. 1803/05/3022 Rev D – SUDS Basin Outlet Manhole Details;
Drawing No. 1803/05/3023 Rev F – SUDS Basin General Arrangement;
Drawing No. 1803/05/3024 – SUDS Basin Detail of Composite Middle Deck and Ramp / Deck C;
Drawing No. 1803/05/3024 Rev A – SUDS Basin Detail of Composite Deck Over Manhole;
Technical Note – Stantec;
Surface Water Drainage Maintenance and Management Strategy; and
Covering Letter.

Condition 6

SUDS

6. *No development shall take place until a detailed surface water drainage scheme for the site, and a management and maintenance plan for surface water drainage, has been submitted to, and approved in writing, by the Local Planning Authority. The detailed drainage scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development including the interaction with contaminated land and should specify the responsibilities of each party for the implementation of the drainage measures and a management and maintenance plan for the lifetime of the development. The drainage scheme shall be implemented and subsequently maintained in accordance with the approved details.*

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 or risk to groundwater in accordance with adopted Gravesham Local Plan Core Strategy Policy CS18 and National Planning Policy Framework paragraph 163.*

The three additional units which were approved under Application Reference 20220078 utilise the site-wide comprehensive drainage strategy and connect into the approved drainage for the Harbour Village residential scheme as shown on the submitted plans previously approved on the 6th September 2023 under Ref. EDC/21/0072. Therefore, the current submission of details relates to the wider development of which the SUDS details have already been approved.

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 and its wording in its entirety.

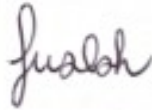
Conclusion

The details submitted with this application are considered to be sufficient to discharge condition 6 of planning approval reference; 202200078. The recommendation is therefore to discharge this condition.

Recommendation

ADET - Approval of Details

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Mrs Faye Walsh
Signed:	<i>A Cue</i>	Signed:	
Dated:	19 th March 2026	Dated:	20 March 2026