



Delegated Report

Approval of Conditions

Application No:	20250463
Location:	Land At Worcester Close, Istead Rise, Gravesend, Kent, DA13 9LB
Description:	Application for the approval of condition 8 attached to planning reference number 20230136 relating to details of the proposed means of foul and surface water sewerage disposal
Applicant:	Elkins Construction

Submitted Documents/Plans

- Application Form (dated 08 May 2025);
- Drawing no. 2244-SDE-00-XX-DR-C-1000-S4 – Rev. C04 – Proposed Drainage Layout;
- Drawing no. 2244-SDE-00-XX-DR-C-1200-S4 – Rev. C03 – Proposed Manhole Schedule;
- Drawing no. 2244-SDE-ZZ-XX-D-C-1500-S4 – Rev. C01 – Proposed Drainage Details Sheet 1;
- Drawing no. 2244-SDE-ZZ-XX-D-C-1510-S4 – Rev. C01 – Proposed Drainage Details Sheet 2;
- Drawing no. 2244-SDE-ZZ-XX-D-C-1520-S4 – Rev. C01 – Proposed Drainage Details Sheet 3;
- Drawing no. 2244-SDE-ZZ-XX-D-C-1530-S4 – Rev. C01 – Proposed Drainage Details Sheet 4.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230136	Construction of 8 new affordable rent residential units (Use Class C3) with associated vehicular and pedestrian access, car parking, cycle parking, refuse storage and landscaping.	PERMITTED	29.11.2023

Consultations, Publicity and Representations

KCC Flood and Water Management – As Lead Local Flood Authority, Kent County Council are required to provide technical advice and guidance on the surface water drainage strategies, designs and maintenance arrangement put forward by developers to any new major development.

According to the Town and Country Planning (Development Management Procedure) (England) Order 2010, major development is defined in planning as any development involving any one or more of the following:

- (a) The winning and working of minerals or the use of land for mineral-working deposits;
- (b) Waste development;
- (c) The provision of dwelling houses where:
 - i. The number of dwelling houses to be provided is ten or more; or
 - ii. The development is to be carried out on a site having an area of 0.5 hectares or more and

- it is not known whether the development falls within sub-paragraph (c) (i);
- (d) The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
 - (e) Development carried out on a site having an area of one hectare or more.

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.

Notwithstanding the above, please feel free to contact us again if you consider there to be local flood risk issues on this site that may require further consideration.

Southern Water – I can confirm that a water main diversion is not required.

Officer's Analysis

This application seeks approval of conditions 8 attached to planning permission reference 20230126, relating to Foul and Surface Water Sewerage Disposal.

Condition 8 states:

- 8. *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.*

This condition was attached to ensure that sustainable drainage is incorporated into the development and 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.

The application has been supported by drainage plans and details.

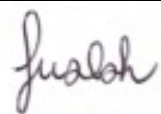
Following concerns raised by Southern Water early in the consultation process, the applicant entered into discussions and it was confirmed that the mains diversion was not required. Therefore, it is considered that condition 8 can be discharged.

Conclusion

The application has been supported by sufficient information to discharge condition 8 (Foul and Surface Water Sewerage Disposal).

Recommendation

Approval of Conditions

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	8 th December 2025	Dated:	09 December 2025